

**8. Motion – Councillor Kitts - Waive the Market Rent Requirement for 3 Selkirk Street for 2 Years**

**Motion – Conseillère Kitts - Renoncer à l'obligation du loyer du marché pour une période de deux ans pour le 3, rue Selkirk**

**Committee Recommendation(s)**

That City Council approve the following:

- 1. To waive the market rent requirement of the Leasing Policy and the Retention of Municipal Parkland Policy and direct City staff to negotiate a license for 3 Selkirk Street at a nominal value; and**
- 2. That staff be directed to include in the License of Occupation a sunset clause of two years from the date of issuance and should an additional License of Occupation be required beyond those two years, it be valued based on market rate or meet the policy requirements in effect at the time of issuance; and**
- 3. That the City ensures that the appropriate securities associated with the park parcel be held through the Site Plan Agreement and the License of Occupation.**

**Recommandation(s) du Comité**

Que le Conseil municipal approuve ce qui suit :

- 1. Que la Ville renonce à l'obligation du loyer du marché prévue dans la Politique sur la location à bail et la Politique sur la rétention des terrains municipaux à vocation de parc et demande au personnel municipal de négocier un permis de valeur symbolique pour le 3, rue Selkirk; et**
- 2. Que le personnel inclue dans le permis d'occupation une disposition de réexamen de deux ans après la date de délivrance et que si un permis d'occupation est toujours requis après cette date, sa valeur soit fondée sur le tarif du marché ou les exigences des politiques en vigueur au moment de la délivrance; et**

- 3. Que la Ville établisse les garanties appropriées sur la parcelle du parc par l'entremise de l'accord de plan d'implantation et du permis d'occupation.**

Documentation/Documentation

1. Extract of draft Minutes, Finance and Corporate Services Committee, November 6, 2024.

Extrait de l'ébauche du procès-verbal, Comité des finances et des services organisationnels, le 6 novembre 2024.

2. Committee Coordinator's transmittal report, Council and Committee Services, Office of the City Clerk, dated November 6, 2024 (ACS2024-OCC-CCS-0100)

Rapport d'accompagnement de la Coordonnatrice du comité, Services au Conseil municipal et aux comités, Bureau du Greffe municipal, daté le 6 novembre 2024 (ACS2024-OCC-CCS-0100)

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Motion – License of Occupation – 3 Selkirk Street

File No. ACS2024-OCC-CCS-0100 – Rideau-Vanier (12)

Vice-Chair C. Kitts introduced a motion.

Peter Radke, Manager, Realty Initiatives & Development, Strategic Initiatives Department responded to questions.

Following discussion and questions of staff, the Committee carried the motion as presented.

**Motion No. FCSC 2024-19-02**

Moved by C. Kitts

**WHEREAS** the development project at 3 Selkirk Street will be done over three phases, ultimately resulting in three high-rise buildings of 22, 32 and 28 storeys with approximately 1,100 residential units, 1,977 square metres of commercial space, and 1,694 square metre park; and

**WHEREAS** a site plan agreement, Instrument Number OC2658658, has been registered, executed and that agreement required the property owner to dedicate land for park purposes; and

**WHEREAS** the intent of the City was to acquire the park lands prior to the property owner commencing development but to then allow the property owner to utilize the park lands for staging and other construction activity at a nominal rent value; and

**WHEREAS** City Council adopted a Leasing Policy on July 6, 2022, that requires market rent to be realized for any city land being leased or licensed; and

**WHEREAS** the annual market rental rate to license the subject lands would be approximately \$120,000; and

**WHEREAS** it is consistent with the site plan approval that the use of the lands be at nominal value;

**THEREFORE BE IT RESOLVED** that Finance and Corporate Services Committee recommend that City Council waive the market rent requirement of the Leasing Policy and the Retention of Municipal Parkland Policy and direct City staff to negotiate a license for 3 Selkirk Street at a nominal value;

**BE IT FURTHER RESOLVED** that staff be directed to include in the License of Occupation a sunset clause of two years from the date of issuance and should an additional License of Occupation be required beyond those two years, it be valued based on market rate or meet the policy requirements in effect at the time of issuance.

**BE IT FURTHER RESOLVED** that the City ensures that the appropriate securities associated with the park parcel be held through the Site Plan Agreement and the License of Occupation.