

- 8. Municipal Land Strategy – Surplus Land Declaration and Authority to Transfer City-Owned Lands for Affordable Housing**
- Stratégie foncière municipale – Déclaration de terrains excédentaires et pouvoir de transférer les terrains municipaux excédentaires pour y aménager des logements abordables**

Committee Recommendation(s) as amended

That Council

- 1. Authorize the transfer of 2 Pretty Street, previously declared surplus and transferred to Build Ottawa, and shown on Document 7, subject to existing easements and any easements that may be required, from Build Ottawa back to the City of Ottawa.**
- 2. Waive Section 1.2 of the City’s Disposal of Real Property Policy pertaining to the disposal of real property at current market value, Section 2.3 pertaining to the public marketing of viable properties and part of Section 4.1 pertaining to the requirement for two appraisals for the following properties:**
 - a) 40 Beechcliffe Street, as amended by FCSC Motion 2025-23-01.;**
 - b) Portions of 1770 Heatherington Road;**
 - c) 687 Somerset Street West;**
 - d) 2548 Cléroux Crescent;**
 - e) 185 Hawthorne Avenue;**
 - f) 2 Pretty Street; and**
 - g) 261A Hinchey Avenue, previously declared surplus and shown on Document 8.**
- 3. For the land abutting 287 Loretta Avenue South, waive Section 1.2 of the City’s Disposal of Real Property Policy pertaining to the disposal of real property at current market value, Section 2.4 pertaining to providing notice of disposal of non-viable property to abutting landowners, and part of Section 3.2 pertaining to disposal at market value.**

4. Delegate authority to the Director, Housing Solutions and Investment Services, to enter into, conclude, execute, amend, and implement on behalf of the City, the required agreements for the sale of the properties referenced in Recommendations 1 to 4 to a not-for-profit affordable housing provider or a not-for-profit housing provider in partnership with a private developer, selected in accordance with the process set out in this report, for the purpose of affordable housing development and for nominal consideration.
 - A. Should a not-for-profit affordable housing provider or not-for-profit housing provider in partnership with a private developer not be secured for these properties, approve the disposal of the surplus lands in accordance with the Disposal of Real Property Policy or transfer to Build Ottawa for disposal in accordance with the Build Ottawa Disposal of Real Property Policy.
5. Approve that \$4 million of the total \$16 million received through the Building Faster Fund for 1770 Heatherington Road be allocated by the Director, Housing Solutions and Investment Services, to Ottawa Community Housing Corporation (OCHC) for the purpose of constructing a public road, as shown on Document 9, as further detailed in this report.

Recommandation(s) du Comité telle que modifiée

Que le Conseil :

1. Autorise le transfert de la propriété du 2, rue Pretty, précédemment désignée excédentaire et transférée à Bâtir Ottawa (voir le document 7), sous réserve de toute servitude existante et requise, de Bâtir Ottawa à la Ville d'Ottawa
2. Lève l'exigence de l'article 1.2 de la Politique sur l'aliénation des biens immobiliers de la Ville, qui porte sur l'aliénation de biens immobiliers à la valeur marchande actuelle, l'exigence de l'article 2.3

de la Politique, qui porte sur l'offre au public des biens immobiliers viables, et celle de l'article 4.1, qui porte sur l'estimation des propriétés suivantes :

- a) 40, rue Beechcliffe telle que modifiée par le Motion No CFSO 2025-23-01. ;
 - b) portions du 1770, chemin Heatherington;
 - c) 687, rue Somerset Ouest;
 - d) 2548, croissant Cléroux;
 - e) 185, avenue Hawthorne;
 - f) 2, rue Pretty;
 - g) 261A, avenue Hinchey, précédemment désignée excédentaire comme mentionné dans le document 8.
3. Pour le terrain attenant au 287, avenue Loretta Sud, renonce à l'article 1.2 de la Politique sur l'aliénation des biens immobiliers de la Ville en ce qui concerne l'aliénation des biens immobiliers à leur valeur marchande actuelle, à l'article 2.4 concernant l'avis d'aliénation de biens non viables aux propriétaires fonciers voisins, et une partie de la section 3.2 concernant l'aliénation à la valeur marchande.
4. Délègue au directeur, Services des solutions de logement et des investissements, le pouvoir de conclure, signer, modifier et mettre en œuvre, au nom de la Ville, les ententes nécessaires à la vente des propriétés mentionnées aux recommandations 1 à 4 à un fournisseur de logements abordables sans but lucratif ou à un fournisseur de logements sans but lucratif en partenariat avec un promoteur privé, choisi conformément au processus énoncé dans le présent rapport, aux fins de la construction de logements abordables et moyennant une contrepartie symbolique.
- A. Si un fournisseur de logements abordables sans but lucratif ou un fournisseur de logements sans but lucratif en partenariat avec un promoteur privé ne possède aucune protection pour ces propriétés, approuver l'aliénation des terrains excédentaires conformément à la Politique sur l'aliénation des biens immobiliers ou la transférer à Bâtir Ottawa pour procéder à l'aliénation conformément à sa

Politique sur l'aliénation des biens immobiliers.

- 5. Approuve que 4 millions de dollars sur la somme totale de 16 millions de dollars reçue dans le cadre du Fonds pour l'accélération de la construction pour le 1770, chemin Heatherington soient attribués par le directeur, Solutions de logement et Investissement, à la Société de logement communautaire d'Ottawa (SLCO) aux fins de la construction d'une voie publique, comme indiqué dans le document 9 et tel que précisé dans le présent rapport.**

FOR THE INFORMATION OF COUNCIL

The Committee also approved the following:

Report Recommendation(s)

That the Finance and Corporate Services Committee:

- 1. Declare as surplus to City needs, the following properties,**
- a) 40 Beechcliffe Street, shown on Document 1;**
 - b) Portions of 1770 Heatherington Road, shown on Document 2;**
 - c) 687 Somerset Street West, shown on Document 3;**
 - d) 2548 Cléroux Crescent, shown on Document 4;**
 - e) 185 Hawthorne Avenue, shown on Document 5; and**
 - f) Land abutting 287 Loretta Avenue South, shown on Document 6.**

Direction to Staff (Councillor S. Menard)

It is important that the redevelopment of 185 Hawthorne Avenue be undertaken by a non-profit housing provider, to ensure long-term affordability in the community, given the high cost of home prices in the area. Staff have confirmed that this site and others listed in the report will be offered to non-profit housing providers, for nominal value, through a Request for Proposal. To support this effort, staff will undertake site due diligence, including environmental assessment work and concept plan development. Staff are also exploring pre-development funding to support planning, engineering, and building permit drawings. It is also useful to note that a motion was passed

when the rezoning application for 185 Hawthorne Avenue was presented to committee, to ensure that part of the property is maintained for publicly accessible open space, given the importance of the site to the community.

As a result of these objectives, staff shall be directed to follow up with the Councillor of Ward 17 prior to finalizing the disposal of the site, to confirm that a non-profit housing provider has been selected and to provide an update on the concept plan for the redevelopment including the future open space.

POUR L'INFORMATION DU CONSEIL MUNICIPAL

Le Comité a également approuvé ce qui suit :

Recommandation(s) du Rapport

Que le Comité des finances et des services organisationnels :

1. Déclare excédentaires pour les besoins de la Ville les propriétés suivantes :

- a) 40, rue Beechcliffe (voir le document 1);**
- b) portions du 1770, chemin Heatherington (voir le document 2);**
- c) 687, rue Somerset Ouest (voir le document 3);**
- d) 2548, croissant Cléroux (voir le document 4);**
- e) 185, avenue Hawthorne (voir le document 5);**
- f) terrain attenant au 287, avenue Loretta Sud (voir le document 6).**

Instructions au personnel (conseiller S. Menard)

Compte tenu du coût élevé des logements dans le secteur, il est important que le réaménagement du 185, avenue Hawthorne soit effectué par un fournisseur de logements à but non lucratif pour favoriser l'abordabilité à long terme dans le quartier. Le personnel a confirmé que ce site et ceux

mentionnés dans le rapport seraient cédés à des fournisseurs de logements à but non lucratif, contre une somme symbolique, dans le cadre d'une demande de propositions. Dans cette optique, le personnel réalisera une série d'activités d'examen préalable comprenant une évaluation environnementale et l'élaboration d'un plan d'avant-projet. Il déterminera également le financement nécessaire à la phase préparatoire pour les travaux de planification, d'ingénierie et de préparation des dessins pour la demande de permis de construire. Notons également que lors de la présentation au Comité de la demande de modification du zonage pour le 185, avenue Hawthorne, a été adoptée une motion prévoyant qu'une portion du site continue de servir d'espace ouvert accessible au public en raison de l'importance du lieu pour les résidentes et résidents.

Au vu de ces objectifs, qu'il soit demandé au personnel de faire un suivi auprès du conseiller du quartier 17, avant la cession du site, pour s'assurer qu'un fournisseur de logements à but non lucratif a été choisi et pour faire le point sur le plan d'avant-projet du réaménagement, notamment sur le futur espace ouvert.

Documentation/Documentation

1. Extract of draft Minutes, Finance and Corporate Services Committee, April 1, 2025.

Extrait de l'ébauche du procès-verbal du Comité des finances et des services organisationnels, le 1 avril 2025.

2. Interim Director's Report, Housing Solutions and Investment Services, Strategic Initiatives Department, submitted February 26, 2025 (ACS2025-SI-HSI-0010).

Rapport du directeur par intérim, Solutions de logement et Investissements, soumis le 26 février 2025 (ACS2025-SI-HSI-0010).

Extract of Draft Minutes 23
Finance and Corporate Services
Committee
April 1, 2025

Extrait de l'ébauche du procès-verbal 23
Comité des finances et des services
organisationnels
le 1 avril 2025

Municipal Land Strategy – Surplus Land Declaration and Authority to
Transfer City-Owned Lands for Affordable Housing

File No ACS2025-SI-HSI-0010 - Orléans West-Innes (2), Stittsville (6),
Knoxdale-Merivale (9), Gloucester-Southgate (10), Somerset (14),
Kitchissippi (15), Capital (17)

Councillor Gower introduced a technical amendment motion, which was
Carried. Councillor Menard introduced a Direction to staff. The committee
then Carried the item as amended by Motion FCSC 23-01 and the
following Direction to Staff:

DIRECTION TO STAFF (Councillor S. Menard)

It is important that the redevelopment of 185 Hawthorne Avenue be
undertaken by a non-profit housing provider, to ensure long-term
affordability in the community, given the high cost of home prices in the
area. Staff have confirmed that this site and others listed in the report will
be offered to non-profit housing providers, for nominal value, through a
Request for Proposal. To support this effort, staff will undertake site due
diligence, including environmental assessment work and concept plan
development. Staff are also exploring pre-development funding to support
planning, engineering, and building permit drawings. It is also useful to
note that a motion was passed when the rezoning application for 185
Hawthorne Avenue was presented to committee, to ensure that part of the
property is maintained for publicly accessible open space, given the
importance of the site to the community.

As a result of these objectives, staff shall be directed to follow up with the
Councillor of Ward 17 prior to finalizing the disposal of the site, to confirm
that a non-profit housing provider has been selected and to provide an
update on the concept plan for the redevelopment including the future
open space.

Report recommendations

That the Finance and Corporate Services Committee:

- 1. Declare as surplus to City needs, the following properties,
40 Beechcliffe Street, shown on Document 1;
Portions of 1770 Heatherington Road, shown on Document
2;
687 Somerset Street West, shown on Document 3;
2548 Cléroux Crescent, shown on Document 4;
185 Hawthorne Avenue, shown on Document 5; and
Land abutting 287 Loretta Avenue South, shown on
Document 6.**

**That the Finance and Corporate Services Committee recommend that
Council:**

- 2. Authorize the transfer of 2 Pretty Street, previously declared
surplus and transferred to Build Ottawa, and shown on
Document 7, subject to existing easements and any
easements that may be required, from Build Ottawa back to
the City of Ottawa.**
- 3. Waive Section 1.2 of the City's Disposal of Real Property
Policy pertaining to the disposal of real property at current
market value, Section 2.3 pertaining to the public marketing of
viable properties and part of Section 4.1 pertaining to the
requirement for two appraisals for the following properties:
40 Beechcliffe Street, ;
Portions of 1770 Heatherington Road;
687 Somerset Street West;
2548 Cléroux Crescent;
185 Hawthorne Avenue;
2 Pretty Street; and**

261A Hinchey Avenue, previously declared surplus and shown on Document 8.

- 4. For the land abutting 287 Loretta Avenue South, waive Section 1.2 of the City's Disposal of Real Property Policy pertaining to the disposal of real property at current market value, Section 2.4 pertaining to providing notice of disposal of non-viable property to abutting landowners, and part of Section 3.2 pertaining to disposal at market value.**
- 5. Delegate authority to the Director, Housing Solutions and Investment Services, to enter into, conclude, execute, amend, and implement on behalf of the City, the required agreements for the sale of the properties referenced in Recommendations 1 to 4 to a not-for-profit affordable housing provider or a not-for-profit housing provider in partnership with a private developer, selected in accordance with the process set out in this report, for the purpose of affordable housing development and for nominal consideration.**
 - A. Should a not-for-profit affordable housing provider or not-for-profit housing provider in partnership with a private developer not be secured for these properties, approve the disposal of the surplus lands in accordance with the Disposal of Real Property Policy or transfer to Build Ottawa for disposal in accordance with the Build Ottawa Disposal of Real Property Policy.**
- 6. Approve that \$4 million of the total \$16 million received through the Building Faster Fund for 1770 Heatherington Road be allocated by the Director, Housing Solutions and Investment Services, to Ottawa Community Housing Corporation (OCHC) for the purpose of constructing a public road, as shown on Document 9, as further detailed in this report.**

Carried as amended

Moved by G. Gower

WHEREAS Report ACS2025-SI-HIS-0010 (the “Report”) recommends the surplus declaration, waiver of certain sections in the City’s Disposal of Real Property Policy, and delegation of authority to transfer City-owned lands to proponents to build affordable and attainable housing;

AND WHEREAS the description of the property in Document 1 ought to have included a small parcel (shown as Area B in Document 1 attached), abutting the larger parcel known municipally as 40 Beechcliffe Street (shown as Area A in Document 1 attached), since this smaller parcel is not required for City purposes, it will otherwise become non-viable and it will contribute to the feasibility of the overall property at that address;

THEREFORE BE IT RESOLVED that Finance and Corporate Services Committee recommend amending the Report to replace Document 1 in the Report with Document 1 appended to this motion, in order to include the aforementioned City-owned parcel with the transfer of 40 Beechcliffe Street.

Carried