

Subject: Declare surplus and transfer 650 Earl Armstrong Road to Build Ottawa for Future Disposal

File Number: ACS2025-SI-HSI-0005

**Report to Finance and Corporate Services Committee on 3 June 2025
and Council on 11 June 2025**

Submitted on May 23, 2025 by Geraldine Wildman, Interim Director, Housing Solutions and Investment Services, Strategic Initiatives Department

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Wards: Riverside South-Findlay Creek (22)

Objet: Déclarer excédentaire le 650, chemin Earl Armstrong et en transférer le titre de propriété à Bâtir Ottawa à des fins d'utilisation future

Dossier : ACS2025-SI-HSI-0005

Rapport au Comité des finances et des services organisationnels

le 3 juin 2025

et au Conseil le 11 juin 2025

Soumis le 23 mai 2025 par Geraldine Wildman, Directrice par intérim, Solutions de logement et Investissements, Direction générale des initiatives stratégiques

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Quartier: Riverside-Sud-Findaly Creek (22)

REPORT RECOMMENDATION(S)

1. **That the Finance and Corporate Services Committee Declare 650 Earl Armstrong Road, being 043300357, containing an area of approximately 19,000 sq.m. (204,514 sq.ft.), subject to final survey and shown as Parcel 1 on Document 1 attached as surplus to City requirements;**
2. **That Finance and Corporate Services Committee Recommend City Council authorize staff to transfer the lands detailed in Recommendation 1 above to Build Ottawa for future disposal.**

RECOMMANDATION(S) DU RAPPORT

1. **Que le Comité des finances et des services organisationnels déclare excédentaire, par rapport aux besoins de la Ville, le 650, chemin Earl Armstrong, constituant le NIP 043300357 et comprenant une superficie d'environ 19 000 mètres carrés (204 514 pieds carrés), illustré par la parcelle 1 sur le document 1 ci-joint, sous réserve d'un levé définitif.**
2. **Que le Comité des finances et des services organisationnels recommande au Conseil municipal d'autoriser le personnel à céder le terrain décrit dans la recommandation 1 ci-dessus à Bâtir Ottawa dans le cadre d'une aliénation future.**

BACKGROUND

650 Earl Armstrong Road

The subject property is located on the south side of Earl Armstrong Road, east of River Road. The property is partially occupied by an OC Transpo Park and Ride facility on the western portion of the site (Document 1). The vacant portion of the site abutting the intersection of Earl Armstrong Road and Brian Good Avenue is naturalized with no significant vegetation on site. There is an existing dry pond storm water management facility on the southern portion of the site that will remain until such time as an alternative engineering solution is brought forward that can address both properties requirements. The dry pond provides service to the existing park and ride facility. This portion of the site to be declared surplus is about 4.7 acres. The remaining property will continue to operate as a Park and Ride Facility.

The subject property is zoned DR[2387] – Development Reserve, Exception Zone and has an area of approximately 19,000 sq.m. (204,514 sq.ft.), shown as Parcel 1 on Document 1. The property is legally described as CON BF (RF) PT LOT 21 RP; 4R21545 PART 8. Residential land uses are not permitted on the property and a future rezoning application will be required. Exception 2387 has no applicable zoning provisions and is being held for future use.

An internal and utility circulation was completed on September 27, 2024 and no departmental needs were identified to retain this portion of the subject lands. Prior to proceeding with a recommendation to declare the parcel surplus to City needs, HSIS staff undertook a review with the City's Affordable Housing team to confirm that they did not want to retain the parcel for an affordable housing development. The City's Affordable Housing group, as well as OCH, did not request the subject property for affordable housing projects and therefore, subject to approval of Recommendation 1, the site can be declared surplus to City requirements and transferred to Build Ottawa.

DISCUSSION

As there has been no demonstrated need to retain the subject properties for a city mandated purpose, Housing Solutions and Investment Services is recommending that the property be declared surplus and marketed for sale to the general public. This is in keeping with the City's mandate to dispose of properties no longer required by the municipality. The potential sale of this property presents an opportunity for the City to both release key lands to the market for residential purposes and generate revenues for the City at a time when it is fiscally challenged.

Housing Suitability

In keeping with the Provincial housing goals under Bill 23: More Homes Built Faster Act 2022, and the City of Ottawa Municipal Housing Pledge of developing 151,000 homes by 2031, each site has been evaluated for its potential to contribute to the housing goals.

Where required, and to help achieve the Provincial and Municipal housing goals, HSIS will explore appropriate zoning for the lands with Planning staff to achieve the greatest density possible for residential construction with the sale of the subject lands.

The Disposal of Real Property Policy, Section 3.1, states that Viable Real Property shall be declared surplus by Finance and Corporate Services Committee.

Conveyance to Build Ottawa

The subject lands are proposed to be transferred to Build Ottawa for sale. The corporation will be able to ensure that purchasers abide by the development conditions placed on the land to further council priorities. The revised mandate of Build Ottawa is to provide opportunities for affordable housing and to promote financial and non-financial community value, through balancing financial, social,

environmental and cultural sustainability. This transfer of property to the Build Ottawa will result in the following additional benefits being achieved:

- Conformity of proposed developments with the policies and goals of the Official Plan and Zoning By-law that cannot be appealed to the Ontario Land Tribunal (OLT) by a purchaser,
- Entering into development agreements with 3rd parties that will provide additional corporate control to ensure City's objectives are met;
- Ability to achieve the highest and best use for the property
- Entering into agreements with purchasers to provide a higher standard of urban design and promote incorporation of sustainable measures in buildings

AFFORDABLE HOUSING LAND AND FUNDING POLICY

The Affordable Housing Land and Funding Policy approved by City Council on 26 April 2017, advances the vision and targets established in the 10-Year Housing Homelessness Plan, the Official Plan and other Council-approved affordable housing initiatives. The Policy also requires that the Official Plan target of 25 per cent affordable housing be met on any City owned property where existing or proposed zoning allows for residential uses. These zones include:

- All residential zones (R) - Village and rural residential zones (RR, RU, VM, V1 – V3)
- Mixed use/Commercial Zones (TM, AM, GM, MC, MD and TD); and
- Institutional zones (I1 and I2).

Where property is disposed of without a condition requiring an affordable housing component in any of the above zones, 25 per cent of the net proceeds from the sale are to be credited to Housing account 810125-507320 to be used for the development of affordable housing elsewhere in the City.

The current zoning (DR - Development Reserve) is not included within the zoning designations that meets the terms of the Affordable Housing Land and Funding Policy. However, as the current zoning's intent has identified these lands for future residential development, the policy's intent will be applied as part of the sale, with the appropriate percentage of proceeds to be credited.

PARKLAND ACQUISITION AND FUNDING THROUGH PROPERTY DISPOSAL POLICY

The Parkland Acquisition and Funding Through Property Disposal Policy approved by City Council on July 6, 2022, requires that a portion of the net proceeds from the sale of City lands be directed towards the development of municipal parkland and recreation facilities to meet the targets of the Parks and Recreation Facilities Master Plan (2021).

The policy applies to the sale of surplus City owned land that, at the time of disposal is not zoned as parkland, considered municipal parkland, or used as a parks and recreation facility.

When a property is disposed that meets the policy application, 25 per cent of the net proceeds from the sale are to be credited to the Parkland account for the development of municipal parks and recreation facilities, or a minimum of 25 per cent of the City's net proceeds from sale are to be transferred to the fund designated for municipal parks and recreation. Alternatively, 25 per cent of the land area subject to disposal can be retained by the City for recreation uses.

The City Lands recommended for disposal in this report fall within the policy application; HSIS staff will consult with Recreation, Culture, and Facility Services Department prior to disposal of each parcel to identify if they wish to have 25 per cent of the net proceeds from the sale credited to the Parkland account for the development of municipal parks and recreation facilities, or a minimum of 25 per cent of the City's net proceeds from sale transferred to the fund designated for municipal parks and recreation; or alternatively 25 per cent of the land area subject to disposal retained by the City for recreation uses.

FINANCIAL IMPLICATIONS

There are no direct financial implications at this time, a separate report will be brought forward at time of disposal for this property. The Parkland Acquisition and Funding Through Property Disposal and the Affordable Housing Land & Funding Policy apply on the future disposal, as such net proceeds will be transferred to the City Wide Capital Reserve, the Affordable Housing Reserve, and the Parkland Reserve.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations set out in this Report.

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councillor is aware of the report.

ADVISORY COMMITTEE(S) COMMENTS

This section contains any comments or recommendations made by one or more Advisory Committees relating to this report.

CONSULTATION

All comments received and requirements identified through the circulation have been addressed or will be addressed in the purchase and sale agreements.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with the report recommendation.

ASSET MANAGEMENT IMPLICATIONS

There are no direct Asset Management Implications resulting from recommendations of this report. Confirmation of adequate servicing capacity required for re-development of the site will need to be established during future planning processes.

CLIMATE IMPLICATIONS

There are no climate implications associated with the report recommendation.

ECONOMIC IMPLICATIONS

There are no economic implications associated with the report recommendation.

ENVIRONMENTAL IMPLICATIONS

The Environmental Remediation Unit does not have any records for the site. A Phase 1 ESA is being prepared for the site.

INDIGENOUS GENDER AND EQUITY IMPLICATIONS

There are no indigenous gender and equity implications associated with the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with the report recommendation.

RURAL IMPLICATIONS

There are no rural implications associated with the report recommendation.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with the report recommendation.

TERM OF COUNCIL PRIORITIES

Indicate the report's direct impact on the 2023-2026 Term of Council Priorities:

2 - Increase housing supply and support intensification.

SUPPORTING DOCUMENTATION

Document 1 – 650 Earl Armstrong Road – Sketch of lands to be declared surplus

DISPOSITION

Following Council's approval, staff from Realty Initiatives and Development and Legal Services Branch will complete the transfer of ownership at the designated time for each property identified.

Document 1 – 650 Earl Armstrong Road

