

**Subject: Property Acquisition – Realigned Greenbank Road – Park n Ride,
3882 Barnsdale Road**

File Number: ACS2025-SI-HSI-0015

**Report to Finance and Corporate Services Committee on 30 June 2025
and Council 23 July 2025**

**Submitted on June 19, 2025 by Geraldine Wildman, Interim Director, Housing
Solutions and Investment Services, Strategic Initiatives Department**

**Contact Person: Robin Souchen, Manager, Realty Services Branch
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Ward: Barrhaven West (3)

**Objet: Acquisition de bien immeuble – Nouveau tracé du chemin Greenbank –
Parc relais, 3882, chemin Barnsdale**

Dossier : ACS2025-SI-HSI-0015

Rapport au Comité des finances et des services organisationnels

le 30 juin 2025

et au Conseil le 23 juillet 2025

**Soumis le 19 juin 2025 par Geraldine Wildman, directrice par intérim, Solutions de
logement et Investissements**

**Personne ressource : Robin Souchen, Gestionnaire de programme, Bureau des
biens immobiliers municipal**

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Quartier : Barrhaven Ouest (3)

REPORT RECOMMENDATION(S)

That the Finance and Corporate Services Committee recommend that City Council approve:

- 1. The fee simple acquisition of a 2.59 ha parcel of vacant land legally described as Part of Lot 7, Concession 3, Rideau Front, Nepean, being Parts 2, 3 and 4, Plan 4R-35788, save and except Parts 1 and 2, Plan 4R-36091, City of Ottawa, and part of PIN 04592-5580 shown attached as Parts 1, 2 and 3 in Document 1 from Minto Communities Inc. for the total consideration of \$6,976,000 excluding applicable taxes and the usual closing costs.**
- 2. That the Director, Housing Solutions and Investments, Strategic Initiatives Department be given the authority to execute the above-mentioned purchase and sale agreement.**

RECOMMANDATION(S) DU RAPPORT

Que le Comité des finances et des services organisationnels recommande au Conseil municipal d'approuver :

- 1. L'acquisition en fief simple d'un terrain inoccupé de 2,59 hectares décrit au cadastre comme constituant une partie du lot 7, concession 3, façade rivière Rideau, Nepean, correspondant aux parties 2, 3 et 4 du plan 4R-35788, à l'exception des parties 1 et 2 du plan 4R-36091 de la Ville d'Ottawa et des parties de PIN 04592-5580 correspondant aux parties 1, 2 et 3 indiquées dans le document 1 (en pièce jointe) de Minto Communities Inc., pour un montant total de 6 976 000 \$, taxes applicables et frais de clôture en sus;**
- 2. Que la directrice, Solutions de logement et Investissements, Direction générale des initiatives stratégiques, soit autorisée à conclure l'entente d'achat et de vente susmentionnée.**

BACKGROUND

On December 11, 2019, Council approved a Motion directing staff to secure funds and initiate design and property acquisition of the Greenbank Road Realignment and Southwest Transitway Extension Project starting in 2020. The project limits extend from Marketplace Avenue/Southwest Transitway in the north to Barnsdale Road in the south. It includes the realigned Greenbank Road and Southwest Transitway extension along Chapman Mills Drive from the Southwest Transitway to Greenbank Road. The cross-section of Greenbank Road widening will include a four-lane roadway for general traffic, two-lane segregated median Bus Rapid Transit (BRT) facility in the middle of the roadway lanes and will include facilities for pedestrians and cyclists along the corridor. The project includes a new bridge structure over the Jock River, a Park and Ride lot near the terminus of the transitway corridor and a large diameter watermain. With additional Council funding in 2022, staff have completed the preliminary design and detail design is moving toward completion with Phase 1 of the construction scheduled to begin in the spring of 2026.

The lands identified for the future Park and Ride have been withheld from development by Minto Communities Inc., the landowner. Minto approached the City to determine when the City would be acquiring the lands as they are currently planning Stage 5 of their Quinn's Pointe subdivision in which the Park and Ride block is located. Staff from Transit Services, Planning, Development and Building and the Infrastructure and Water Services Departments felt the acquisition was a priority both for the Park and Ride and for the future re-aligned Greenbank Road and Southwest Transitway. As a result, Realty Services Branch, Housing Solutions and Investment Services was tasked with acquiring the subject lands.

DISCUSSION

The subject property is part of a larger development parcel municipally located at 3882 Barnsdale Road, Ottawa and is currently a vacant parcel of land. The section of the larger parcel being acquired is zoned O1 – Parks and Open Space zone under the City of Ottawa's Zoning By-Law # 2008-250 and is designated Evolving Neighbourhood in the City's Official Plan.

Negotiations related to acquiring a fee simple interest in this parcel of vacant land having a total area of 2.59 ha (6.4 ac.) shown as Part 1 in Document 1, was supported by an independent appraisal commissioned by the City to provide an estimate of market value. The appraiser concluded that the subject lands highest and best use for residential development that resulted in market value unit rate of \$1,100,000/ per acre. This estimate

was consistent with a second appraisal estimate provided by the City's Acquisitions and Valuation Unit.

As this parcel is attached to a much larger parcel that the owner is preparing to subdivide for Phase 5 of their Quinn's Pointe subdivision the developer is prepared to transfer the abutting road widening parcels, Parts 2 and 3 in Document 1, in advance of their Phase 5 development. These parts totaling 1.39 ha (3.42 acres) will be transferred at nominal consideration.

Additional terms of the agreement were negotiated to ensure the developer could continue to store an existing soil stockpile on the subject lands for up to three years. As well, the owner will require access to the site to complete final grading and to install the required services for the future Park and Ride facility. As part of these works and the development of Phase 5 of their abutting development, the developer will be extending Kilbirnie Drive on the north end of the site across Parts 2 and 3. It is anticipated that road access and services to the site will be installed by the developer in the near future, well before the construction of the Park and Ride. Minto will prepare a grading and drainage plan for City approval before the grading works are completed and the servicing is installed. Before the City takes control of the site the owner must ensure the quality of the soil conditions and final grading are to the satisfaction of the City. The parties agreed to a final consideration of \$6,976,000 for the acquisition of the fee simple interest in the three parts described above (\$1,090,000/acre) plus applicable taxes and usual closing costs.

The acquisition has followed the City of Ottawa Acquisition Policy. The agreement is deemed fair and reasonable and is recommended for approval.

FINANCIAL IMPLICATIONS

Funding for the acquisition costs of \$6,976,000 plus applicable taxes and closing costs are available in the Greenbank account, and the Park and Ride Facilities account.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendation in this report.

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councillor for the Ward 3 has been consulted and is aware of and is in support of this reports recommendations.

ADVISORY COMMITTEE(S) COMMENTS

N/A

CONSULTATION

The Realigned Greenbank Road and Southwest Transitway Extension (Cambrian Road to Barnsdale Road) EA Study was completed in 2014 and involved public consultation.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management Implications associated with this report.

CLIMATE IMPLICATIONS

There are no climate implications associated with this report

DELEGATION OF AUTHORITY IMPLICATIONS

This report recommends that authority be delegated to the Director, Housing Solutions and Investments, Strategic Initiatives Department, to negotiate, conclude, and execute the agreements for sale of this property. This authority allows for the acceleration of this transaction in order to readily contribute to the achievement of the City's housing targets, which includes a variety of housing choices.

ECONOMIC IMPLICATIONS

There are no economic implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

A review of the City's Historical Land Use Inventory data base resulted in locating a 2018 Phase 1 ESA that concluded there was no potentially contaminating activities at this former farmland site. As the current owner has soil material temporarily stockpiled on site it is a condition of the agreement that the Owner update the Phase 1 ESA including a soil quality test to verify the quality of the soil before the City accepts ownership and control of the lands.

INDIGENOUS GENDER AND EQUITY IMPLICATIONS

There are no indigenous, gender, nor equity implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities: A city that is more connected with reliable, safe and accessible mobility options.

SUPPORTING DOCUMENTATION

- Document 1 – Plan of Survey, Part of Lot 7 Concession 3 (Rideau Front)

DISPOSITION

Following approval, Realty Services and the Legal Services Branches to finalize this transaction.

Document 1 – Plan of Survey, Part of Lot 7 Concession 3 (Rideau Front)

