

**Subject: Delegation of Authority – Acquisition and Sale of Land and Property –
1 January 2022 to 30 June 2022**

File Number: ACS2022-PIE-CRO-0010

Report to Finance and Economic Development Committee on 1 November 2022

**Submitted on September 20, 2022 by Peter Radke, Director, Corporate Real Estate
Office, Planning, Real Estate and Economic Development**

Contact Person: Kim Millar, Acting Manager, Realty Initiative and Development

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Ward: Citywide

**Objet : Délégation de pouvoirs – acquisition et vente de terrains et de
propriétés – du 1 janvier 2022 au 30 juin 2022**

Dossier : ACS2022-PIE-CRO-0010

Rapport au Comité des finances et du développement économique

le 1er novembre 2022

**Soumis le 20 septembre 2022 par Peter Radke, Directeur, Bureau des
biens immobiliers municipal, Direction générale de la planification, de
l'immobilier et du développement économique**

**Personne ressource : Kim Millar, gestionnaire par intérim, initiatives et mise en
valeur en immobilier**

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Quartier : À l'échelle de la ville

REPORT RECOMMENDATION

**That the Finance and Economic Development Committee receive this report for
information.**

RECOMMANDATION DU RAPPORT

**Que le Comité des finances et du développement économique reçoive le présent
rapport à titre d'information.**

BACKGROUND

The Delegation of Authority By-law (By-law No. 2022-29) approved by City Council on March 24, 2022 delegates the authority to staff at four levels of management to approve and conclude real estate transactions involving the acquisition or sale of an interest in land or property. Sections 66 to 73 of the By-law describe the types of transactions allowed under the delegation of authority including fee simple acquisitions, easements, rights of way, leases, joint use and maintenance agreements, licences, and consents to enter.

Real Estate delegations are subject to the provisions of this by-law as well as the Acquisition of Real Property Policy, the Disposal of Real Property Policy, the Leasing Policy and Procedures approved by Council. By-law 2022-29 requires staff to report the exercise of delegated authority to the Finance and Economic Development Committee on a semi-annual basis.

DISCUSSION

The Corporate Real Estate Office (CREO) certifies that all transactions approved under delegated authority for the period of 1 January 2022 to 30 June 2022 comply with the Delegation of Authority By-law and the Disposal, Acquisition and Leasing of Real Property policies. These transactions are listed in Document 1.

Prior to transaction approval, CREO staff confirms with the Finance Department staff that the appropriate funds are available in the budget. The availability of funds is a condition and requirement of approval under delegated authority.

RURAL IMPLICATIONS

There are no rural implications associated with this report

CONSULTATION

The preparation of this report is required by the Delegation of Authority By-law and as such, no public consultation is required.

COMMENTS BY THE WARD COUNCILLORS

This is a City-wide report – not applicable.

LEGAL IMPLICATIONS

There is no legal impediment to receiving this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with receiving this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with receiving this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with receiving this report.

TERM OF COUNCIL PRIORITIES

This report supports Council's priorities of Governance and Fiscal Responsibility.

SUPPORTING DOCUMENTATION

Document 1 is a separate document and lists real estate transactions involving the acquisition and sale of an interest in land or property approved under delegated authority for the period 1 January 2022 to 30 June 2022.

DISPOSITION

The report has been forwarded for information in accordance with the Delegation of Authority By-law

Document 1 – Delegation of Authority - Acquisition of Land and Property – January 1, 2022 to June 30, 2022

Approved	Approved By	Report Number	Report Title	Total Expended	Transaction
10-Mar-22	Manager	DEL2022-CREO-0018	Fee Simple Acquisition - 422 Slater Street - Albert, Queen, Slater, Bronson Integrated - Ottawa Carleton District School Board	\$187,500.00	Acquisition
03-Feb-22	Program Manager	DEL2022-CREO-0019	Second Amending Agreement - Teron Road Sewer Replacement - 100 Weeping Willow Lane - Homestead Land Holdings Limited	\$847.66	Acquisition
08-Feb-22	Program Manager	DEL2022-CREO-0021	Easement Acquisition - Heron Road Emergency Culvert Repair - 958 Heron Road - Her Majesty the Queen in Right of Canada	\$1.00	Acquisition
25-Apr-22	Program Manager	DEL2022-CREO-0054	Acquisition of Permanent Easement and Temporary Occupancy - ICIP - 2021 MPS and Manotick Sidewalk - 655 Richmond Road - Carleton Condominium Corporation # 136	\$47,619.23	Acquisition
20-Apr-22	Program Manager	DEL2022-CREO-0055	Amending Acquisition Agreement - 969 Smyth Road - 172965 Canada Limited (Imperial Oil)	\$-50,000.00	Acquisition
05-May-22	Program Manager	DEL2022-CREO-0061	Property Expropriation - Section 25 Offer - Montreal Road Revitalization - 287 Montreal Road - Compensation - D. Ibrahim Holdings II Inc. and 6427685 Canada Ltd.	\$14,000.00	Acquisition
12-May-22	Program Manager	DEL2022-CREO-0067	Temporary Occupancy Agreement - 1679538 Ontario Inc. - 2625 Queensview Drive	\$-	Acquisition

23-Jun-22	Director	DEL2022-CREO-0086	Property Acquisition For Use As A Future Park - Marianne Van Oosten and James Cocks - 115 Spencer Street	\$975,000.00	Acquisition
			Total Expended	\$1,174,967.89	

Delegation of Authority – Acquisition Lease of Land and Property – January 1, 2022 to June 30, 2022

Approved	Approved By	Report Number	Report Title	Total Expended	Transaction
06-Apr-22	Program Manager	DEL2022-CREO-0039	Acquisition Lease Renewal - Pinecrest - Queensway Community Health Centre - 1635 Richmond Road	\$1.00	Acquisition Lease
			Total Expended	\$1.00	

Delegation of Authority - License of Occupation Acquisition – January 1, 2022 to June 30, 2022

Approved	Approved By	Report Number	Report Title	Total Expended	Transaction
14-Apr-22	Program Manager	DEL2022-CREO-0051	License of Occupation - 20 St-Pierre Road, Russell - Vars Park and Ride Facility - Russell Township	\$24,000.00	License of Occupation Acquisition

13-Apr-22	Program Manager	DEL2022-CREO-0052	Temporary Occupancy License Agreement - The Recreation Association of the Public Service of Canada (The RA Centre)	\$1,200.00	License of Occupation Acquisition
10-May-22	Manager	DEL2022-CREO-0056	License of Occupation - 110 Place D'Orleans Drive - OC Transpo Park and Ride	\$156,626.66	License of Occupation Acquisition
24-May-22	Program Manager	DEL2022-CREO-0065	Temporary License Agreement - Capital Sports Properties Inc.	\$2,500.00	License of Occupation Acquisition
			Total Expended	\$184,326.66	

Delegation of Authority – Disposal of Land and Property – January 1, 2022 to June 30, 2022

Approved	Approved By	Report Number	Report Title	Total Revenue	Transaction
17-Jan-22	Program Manager	DEL2022-CREO-0005	Sale of Easement - 2622 Bridle Path Drive - Telus Communications Inc.	\$500.00	Sale
24-Feb-22	Manager	DEL2022-CREO-0011	Sale of 316 Donald B. Monro Drive to Meena Issa and Uwsetina Yousif	\$120,000.00	Sale
27-Jan-22	Program Manager	DEL2022-CREO-0013	Sale of Easement - 37 Appaloosa Drive - Enbridge Gas Inc.	\$4,240.00	Sale

24-Mar-22	Program Manager	DEL2022-CREO-0035	Sale of Easement - 4420 Trail Road / 4296 Barnsdale Road - Hydro Ottawa Limited	\$1,000.00	Sale
22-Mar-22	Program Manager	DEL2022-CREO-0036	Sale of Easement - 788 March Road - Minto Communities Inc.	\$24,000.00	Sale
05-Apr-22	Director	DEL2022-CREO-0045	<p>Sale of Part of Old Walkley Road, East of Sheffield Road to 652761 Ontario Inc. and Cohen & Cohen Full-Line Office Interiors Inc.</p> <p>Pursuant to the City Council meeting of December 3, 2014, Disposition 68, the following information is provided:</p> <ol style="list-style-type: none"> 1. Only one offer has been received as this is a road closing and a sale of a nonviable property to an abutting owner. 2. The City of Ottawa is the abutting owner on both sides of the road to be conveyed to the Purchaser. The public was notified through the road closing application process 3. The Purchaser is 652761 Ontario Inc. and Cohen and Cohen Full-Line Office Interiors Inc. 	\$50,500.00	Sale

			4. The offer was accepted as the Purchaser has agreed to pay the City's asking price of \$50,500.00.		
17-May-22	Director	DEL2022-CREO-0050	Land Disposal of City Air Rights over Trillium Light Rail Line (Former O-Train Rail Corridor) to Carleton University	\$1	Sale
25-Apr-22	Program Manager	DEL2022-CREO-0059	Sale of Easement - Adjacent to 2264 Stevenage Drive - Hydro Ottawa Limited	\$15,000.00	Sale
27-May-22	Director	DEL2022-CREO-0068	<p>Sale of Part of Lot 6, Concession 2, Old Survey, Cumberland, being Parts 16 to 21 and 30 to 35 Inclusive on Plan 4R-11705 – Wilhaven Drive to Jens-Uwe Kull and Anne-Marie Dupont, John and Christine Thomas, Rene Ducharme and Narcisa Puf, 2043573 Ontario Limited, and Richard Gladu and Michelle Zander-Brown</p> <p>Pursuant to City Council meeting of December 3, 2014, Disposition 68, the following information is provided:</p> <ol style="list-style-type: none"> 1. Five offers have been received as this is a sale of a non-viable property to the abutting owners. 2. Abutting owners are Jens-Uwe Kull and Anne-Marie Dupont, John and Christine Thomas, Rene Ducharme and Narcisa Puf, 2043573 Ontario Limited, Richard Gladu and Michelle Zander-Brown, and Michel 	\$56,937.00	Sale

			<p>Latremouille and Ina Wielinga, all of which have been notified and involved in the sale.</p> <p>3. The purchasers are Jens-Uwe Kull and Anne-Marie Dupont, John and Christine Thomas, Rene Ducharme and Narcisa Puf, 2043573 Ontario Limited, and Richard Gladu and Michelle Zander-Brown.</p> <p>4. Michel Latremouille and Ina Wielinga have declined to purchase Parts 16 and 17. The owners have an existing lane over the parcel, and we may enter into an Easement Agreement to legalize the access or dedicate the parcels as right-of Way.</p> <p>5. The five offers are recommended for acceptance as the purchasers have agreed to pay the City's asking price of \$0.44/ft2 respectively totaling \$56,937.</p>		
18-May-22	Program Manager	DEL2022-CREO-0071	Sale of Easement - Enbridge Gas Inc.	\$9,800.00	Sale
08-Jun-22	Program Manager	DEL2022-CREO-0082	Sale of Easement - Wilhaven Drive - Hydro One Networks Inc.	\$5,400.00	Sale
			Total Revenue	\$287,378.00	

Delegation of Authority – License of Occupation Revenue – January 1, 2022 to June 30, 2022

Approved	Approved	Report Number	Report Title	Total Revenue	Transaction
22-Feb-22	Manager	DEL2022-CREO-0004	License of Occupation Renewal Agreement - 1500 St. Laurent Boulevard - Telus Mobility Inc.	\$110,785.37	License of Occupation Revenue
25-Apr-22	Manager	DEL2022-CREO-0014	License of Occupation Renewal Agreement - 100 Constellation Crescent - Rogers Communications Inc.	\$110,785.31	License of Occupation Revenue
15-Feb-22	Program Manager	DEL2022-CREO-0017	License Amending Agreement - Upper Canada Snowmobile Region (UCSR)	\$1.00	License of Occupation Revenue
21-Mar-22	Program Manager	DEL2022-CREO-0033	License of Occupation Renewal and Amending Agreement - 334 River Road - Gloucester Waterski Association	\$300.00	License of Occupation Revenue
20-Apr-22	Program Manager	DEL2022-CREO-0046	License of Occupation Agreement - Fiber Optic Cable in a City of Ottawa Conduit - University of Ottawa - from 200 Lees Avenue to 800 King Edward Avenue	\$50,927.40	License of Occupation Revenue

24-May-22	Program Manager	DEL2022-CREO-0047	License of Occupation Agreement - Wilderness Tours - 2805 Carling Avenue	\$16,875.00	License of Occupation Revenue
14-Apr-22	Program Manager	DEL2022-CREO-0049	License of Occupation Agreement to Statistics Canada at 70 Aird Place, Kanata	\$18,000.00	License of Occupation Revenue
08-Jun-22	Program Manager	DEL2022-CREO-0060	Revenue License of Occupation for Vacant Lands - 1-33 Cheryl Road	\$63,000.00	License of Occupation Revenue
30-Jun-22	Program Manager	DEL2022-CREO-0062	License of Occupation - 137 Murray Street - Immeubles Famille Claude Lauzon Limitée	\$20,919.00	License of Occupation Revenue
21-Jun-22	Program Manager	DEL2022-CREO-0070	License Renewal - 3035 Conroy Road - Ottawa Islamic Centre and Assalam Mosque	\$1.00	License of Occupation Revenue
			Total Revenue	\$391,594.08	

Delegation of Authority - Revenue Lease of Land and Property – January 1, 2022 to June 30, 2022

Approved	Approved By	Report Number	Report Title	Total Revenue	Transaction
9-Mar-22	Director	DEL2022-CREO-0001	Lease Renewal Agreement - Nepean Sports Medicine and Physiotherapy Centre - 1701 Woodroffe Avenue	\$507,500.00	Revenue Lease
29-Apr-22	Program Manager	DEL2022-CREO-0024	Lease Renewal Agreement - 110 Laurier Avenue West - Country Car Care 2000 (Ahmed Hemayed)	\$41,012.41	Revenue Lease
12-Apr-22	Director	DEL2022-CREO-0028	Billboard Lease Agreement - Pattison Outdoor, A Division of Jim Pattison Industries Ltd. - Phase II Billboard Program	\$594,246.96	Revenue Lease
22-Mar-22	Manager	DEL2022-CREO-0029	Lease Renewal Agreement - 6160 Orleans Boulevard - Telus Communication Inc.	\$147,713.83	Revenue Lease
05-Apr-22	Director	DEL2022-CREO-0032	Lease Extension Agreement - Land Lease - 3019 Fairlea Crescent - Fairlea Park Housing Co-operative Inc.	\$1.00	Revenue Lease
17-Mar-22	Program Manager	DEL2022-CREO-0034	Utility Crossing Agreement - Renfrew Subdivision Rail Corridor Mile 8.80 at Donald B. Munro - Rogers Communications Canada Inc.	\$3,000.00	Revenue Lease
24-May-22	Program Manager	DEL2022-CREO-0038	Lease Renewal Agreement - 1610 Sixth Line Road - Kanata Sailing Club	\$10,000.00	Revenue Lease

17-May-22	Director	DEL2022-CREO-0043	Revenue Lease Renewal and Amendment 2021 - 2026 - 7 Bayview Station Road - Merkley Supply Limited	\$341,676.00	Revenue Lease
21-Apr-22	Director	DEL2022-CREO-0057	Lease Amending Agreement - 7 Bayview Station Road - Innovation Centre at Bayview Yards	\$ -	Revenue Lease
26-May-22	Manager	DEL2022-CREO-0063	Lease Renewal Agreement - 500 Charlemagne Boulevard - Fido Solutions Inc.	\$132,728.40	Revenue Lease
21-Jun-22	Program Manager	DEL2022-CREO-0078	Lease Agreement with Western Ottawa Community Resource Centre - 3739 Carp Road	\$48,072.00	Revenue Lease
			Total Revenue	\$1,825,950.60	

Delegation of Authority - Waived Administration Fees – January 1, 2022 to June 30, 2022

Approved	Approved By	Report Number	Report Title	Total Waived	Transaction
14-Apr-22	Program Manager	DEL2022-CREO-0049	License of Occupation Agreement to Statistics Canada at 70 Aird Place, Kanata	\$574.00	License of Occupation Revenue
21-Apr-22	Director	DEL2022-CREO-0057	Lease Amending Agreement - 7 Bayview Station Road - Innovation Centre at Bayview Yards	\$574.00	Revenue Lease
21-Jun-22	Program Manager	DEL2022-CREO-0078	Lease Agreement with Western Ottawa Community Resource Centre - 3739 Carp Road	\$574.00	Revenue Lease
			Total Waived	\$1,722.00	