

**Subject: Motion – Waive the Disposal of Real Property Policy to transfer lands to Tartan Homes Ltd**

**File Number: ACS2022 OCC FED 0007**

**Report to Finance and Economic Development Committee on 4 October 2022 and Council 9 November 2022**

**Submitted on September 22, 2022 by Carole Legault, Committee Coordinator**

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**Ward: Stittsville (6)**

**Objet : Motion – Renonciation à la Politique sur l’aliénation des biens immobiliers pour les terrains situés à Tartan Homes Itée**

**Dossier : ACS2022 OCC FED 0007**

**Rapport au Comité des finances et du développement économique le 4 octobre 2022 et au Conseil le 9 novembre 2022**

**Soumis le 22 septembre 2022 par Carole Legault, Coordonnatrice du comité**

**Personne ressource : Carole Legault, Coordonnatrice du comité  
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**Quartier : Stittsville (6)**

## **REPORT RECOMMENDATIONS**

**That the Finance and Economic Development Committee recommend:**

- 1. This report be submitted in the new term of Council at Council’s first regular meeting subsequent to the meeting where the Governance Report is considered; and**
- 2. Council to waive the Disposal of Real Property Policy to enable the City to transfer a portion of the hydro corridor to accommodate either a public or private road, back to Tartan Homes Ltd for a nominal charge.**

## **RECOMMANDATIONS DU RAPPORT**

**Que le Comité des finances et du développement économique recommande :**

- 1. que le rapport soit déposé à la première réunion ordinaire du nouveau Conseil devant suivre la réunion où le Rapport sur l'examen de la structure de gestion publique sera examiné; et**
- 2. que le Conseil suspend la Politique sur l'aliénation des biens immobiliers afin de permettre à la Ville de transférer une partie du couloir de transport de l'électricité pour l'aménagement d'une route publique ou privée à Tartan Homes Ltée pour une charge nominale.**

## **BACKGROUND**

At the Finance and Economic Development Committee meeting on June 28, 2022, Councillor G. Gower introduced a Notice of Motion for consideration at the subsequent meeting. The purpose of the motion is to waive the Disposal of Real Property Policy to enable the City to transfer a portion of the hydro corridor to accommodate either a public or private road, back to Tartan Homes Ltd for a nominal charge.

## **DISCUSSION**

Councillor G. Gower provided the following Notice of Motion for Finance and Economic Development Committee's consideration:

**WHEREAS Tartan Homes registered plan of Subdivision OC2424154, known as EdenWylde on November 16, 2021; and,**

**WHEREAS a large hydro corridor was dedicated to the City as part of the registration, that did not count as parkland dedication; and**

**WHEREAS a number of blocks were identified and protected within the hydro corridor to provide streets to service and make efficient use of the subdivision lands; and**

**WHEREAS one street block was omitted and not protected for in the plan; and,**

**WHEREAS once the property is owned by the City our disposal policies would apply that would require us to sell the road block back to the developer at fair market value, in order for them to include it as a road block;**

**THEREFORE BE IT RESOLVED THAT the Disposal of Real Property Policy be**

**waived to enable the City to transfer a portion of the hydro corridor to accommodate either a public or private road, back to Tartan Homes Ltd for a nominal charge.**

## **FINANCIAL IMPLICATIONS**

There is no revenue impact by transferring the subject street block at a nominal charge, and there are no financial implications associated with this recommendation.

## **LEGAL IMPLICATIONS**

This report can be considered by Finance and Economic Development Committee at its meeting of October 4, 2022. However, as this report deals with a matter caught by the restrictions in the Municipal Act, section 275 (c) the disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal; for adoption by Council it will have to be directed to a meeting of the new term of Council.

## **COMMENTS BY THE WARD COUNCILLOR(S)**

Councillor G. Gower raised this issue by way of Notice of Motion at the June 28, 2022 meeting of Finance and Economic Development Committee and can provide further context upon request.

## **ADVISORY COMMITTEE(S) COMMENTS**

Advisory committees were not consulted on this report.

## **CONSULTATION**

No specific consultation was conducted in respect of this report. The public was notified of this report in such that the Notice of Motion was raised at the public meeting of the Finance and Economic Development Committee on June 28, 2022, and was listed on the associated meeting Disposition, which was posted to Ottawa.ca. Subsequently, the meeting was advertised in community newspapers and on Ottawa.ca, and the agenda was published on Thursday, September 22, 2022.

## **ACCESSIBILITY IMPACTS**

Roads and public infrastructure in this subdivision have been designed in accordance with the *Integrated Accessibility Standards Regulation* under the *Accessibility for*

*Ontarians with Disabilities Act (2005)*, as well as the City's Accessibility Design Standards.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications to implementing the recommendations of this report.

### **RURAL IMPLICATIONS**

There are no rural implications related to implementing the recommendations in this report.

### **TERM OF COUNCIL PRIORITIES**

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

### **DISPOSITION**

Pending Committee/Council approval, the Corporate Real Estate Office will finalize this transaction as outlined in the report recommendation.