

**3. DECLARATION OF SURPLUS AND TRANSFER OF 156-160 LYON STREET TO OTTAWA COMMUNITY LANDS DEVELOPMENT CORPORATION (OCLDC) FOR FUTURE DISPOSAL**

**DÉCLARATION COMME EXCÉDENTAIRE ET CESSION DE LA PROPRIÉTÉ SITUÉE AU 156-160, RUE LYON, À LA SOCIÉTÉ D'AMÉNAGEMENT DES TERRAINS COMMUNAUTAIRES D'OTTAWA POUR ALIÉNATION ULTÉRIEURE**

**COMMITTEE RECOMMENDATIONS**

That Council:

1. Declare the property municipally known as 156-160 Lyon Street, being all of PINS 04114-0009 and 04114-0010, containing an area of approximately 946 m<sup>2</sup> (10,182 square feet) and shown as Parcel 1 on Document 1 attached, as surplus to City requirements;
2. Authorize the transfer of the property municipally known as 156-160 Lyon Street to Ottawa Community Lands Development Corporation (OCLDC) for disposal.

**RECOMMANDATIONS DU COMITÉ**

Que le Conseil :

1. Déclare excédentaire, par rapport aux besoins de la Ville, la propriété située à l'adresse municipale 156-160, rue Lyon, portant les cotes foncières 04114-0009 et 04114-0010, d'une superficie de 946 m<sup>2</sup> (10 182 pieds carrés) et désignée comme la parcelle 1 dans le document 1 ci-joint ;
2. Autorise la cession du 156-160, rue Lyon, à la Société d'aménagement des terrains communautaires d'Ottawa pour aménagement ou cession ultérieure.

DOCUMENTATION/DOCUMENTATION

1. Director's report, Corporate Real Estate Office dated 10 July 2017 (ACS2017-CSD-CRE-0010 )

Rapport du Directeur, Bureau des biens immobiliers municipal daté le 10 juillet 2017  
(ACS2017-CSD-CRE-0010 )

**Report to  
Rapport au:**

**Finance and Economic Development Committee  
Comité des finances et du développement économique  
5 September 2017 / 5 septembre 2017**

**and Council  
et au Conseil  
13 September 2017 / 13 septembre 2017**

**Submitted on July 10, 2017  
Soumis le 10 juillet 2017**

**Submitted by  
Soumis par:  
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**Ward: SOMERSET (14)**

**File Number: ACS2017-CSD-CRE-0010**

**SUBJECT: DECLARATION OF SURPLUS AND TRANSFER OF 156-160 LYON  
STREET TO OTTAWA COMMUNITY LANDS DEVELOPMENT  
CORPORATION (OCLDC) FOR FUTURE DISPOSAL**

**OBJET: DÉCLARATION COMME EXCÉDENTAIRE ET CESSION DE LA  
PROPRIÉTÉ SITUÉE AU 156-160, RUE LYON, À LA SOCIÉTÉ  
D'AMÉNAGEMENT DES TERRAINS COMMUNAUTAIRES D'OTTAWA  
POUR ALIÉNATION ULTÉRIEURE**

## **REPORT RECOMMENDATIONS**

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

- 1. Declare the property municipally known as 156-160 Lyon Street, being all of PINS 04114-0009 and 04114-0010, containing an area of approximately 946 m<sup>2</sup> (10,182 square feet) and shown as Parcel 1 on Document 1 attached, as surplus to City requirements;**
- 2. Authorize the transfer of the property municipally known as 156-160 Lyon Street to Ottawa Community Lands Development Corporation (OCLDC) for disposal.**

## **RECOMMANDATIONS DU RAPPORT**

**Que le Comité des finances et de développement économique recommande au Conseil :**

- 1. De déclarer excédentaire, par rapport aux besoins de la Ville, la propriété située à l'adresse municipale 156-160, rue Lyon, portant les cotes foncières 04114-0009 et 04114-0010, d'une superficie de 946 m<sup>2</sup> (10 182 pieds carrés) et désignée comme la parcelle 1 dans le document 1 ci-joint ;**
- 2. D'autoriser la cession du 156-160, rue Lyon, à la Société d'aménagement des terrains communautaires d'Ottawa pour aménagement ou cession ultérieure.**

## **BACKGROUND**

The property at 156-160 Lyon Street was expropriated by the City in 2013 for the purpose of locating and constructing a light rail transit station entrance on behalf of the Ottawa Light Rail Transit (OLRT) Project (ACS2011-CMR-REP-0028). Following negotiations with the Rideau Transit Group and realization of a net capital savings, the Downtown West Station Entrance location was relocated to the southeast corner of Queen Street and Lyon Street eliminating the need for a pedestrian tunnel connection under Lyon Street and the entrance at 156-160 Lyon Street (ACS2012-ICS-RIO-0004). The site is currently being used as a temporary municipal parking lot.

The property is legally described as part of Lot 16 and all of Lot 17, south side of Albert Street, Registered Plan 3922 (Pins 04114-0009 and 04114-0010) and is further described as Parts 1 and 2 on Expropriation Plan OC1327327. The property at 156-160 Lyon Street is currently used on a temporary basis as a City operated public parking lot and is zoned to permit mid to high-rise residential development (R5Q – Residential Fifth Density Zone).

The former owners under *Section 42 of The Expropriations Act*, had a first right of refusal to purchase the property on the terms of the best offer received by the expropriating authority. The owners have confirmed that they are not interested in re-purchasing this property and have waived their rights by executing a release agreement.

## **DISCUSSION**

### Recommendation 1 – Declaration of Surplus

As noted in the Consultation Section of this report, an internal circulation process was undertaken for the subject properties to confirm the availability of these parcels for disposal. No City department indicated a requirement to retain 156-160 Lyon Street for their needs. Given the results of the circulation process, staff is recommending the subject property be declared surplus to City needs. This declaration is required to facilitate the transfer of these properties to the Ottawa Community Lands Development Corporation (OCLDC).

### Recommendation 2 – Transfer to Ottawa Community Lands Development Corporation.

The Mandate of OCLDC is to obtain “Optimal Value” pertaining to both financial and non-financial community values. Such a mandate is based on four (4) pillars that emphasize concern for financial, social, environmental and cultural sustainability.

By transferring 156-160 Lyon Street to OCLDC for future disposal, OCLDC will not only be able to achieve “Optimal Value” for the property but ensure that the future development of this important site located opposite the Lyon Street Light Rail Station makes a strong contribution to the public realm by providing quality urban design, privately owned publicly accessible space and enhanced pedestrian experiences for a more liveable city. In addition, the OCLDC sale can be used as a vehicle to market the lands as soon as possible to return the revenue generated to the OLRT budget,

encourage desirable residential and employment uses, ensure that any Official Plan designation or zoning changes do not erode the intended function of this parcel in the City's core, and attract targeted development.

As there is no City requirement to retain 156-160 Lyon Street, it is recommended that Parcel 1 shown on Document 1 attached, be transferred to OCLDC for future disposal.

### **AFFORDABLE HOUSING LAND AND FUNDING POLICY**

The Affordable Housing Land and Funding Policy approved by Council on 26 April 2017, advances the vision and targets established in the Ten 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% 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 a property is disposed of without a condition requiring an affordable housing component in any of the above zones, 25% of the net proceeds from the sale are to be credited to a housing fund to be used for the development of affordable housing elsewhere in the City.

156-160 Lyon Street is located in an R5Q – Residential Fifth Density Zone which identifies housing as a permitted use. Therefore, 25% of the net proceeds from the sale of 156-160 Lyon Street will be directed to Housing Account 810125-507320.

Determination of those net proceeds will be based on the original purchase price of the subject property, carrying costs, and disposal costs.

### **RURAL IMPLICATIONS**

There are no rural implications resulting from the recommendations in this report.

### **CONSULTATION**

In accordance with policies approved by City Council on 28 March 2012, the availability of the subject property was circulated to all City Departments, including the Housing

Branch and Ward Councillor to determine if the properties were required for a City mandated program.

There was no City requirement identified for 156-160 Lyon Street other than to ensure that 20 metre right-of-way along Lyon Street is protected.

Councillor McKenney has been consulted with respect to this report and her comments are indicated under the Comments By Ward Councillor section below.

### **COMMENTS BY THE WARD COUNCILLORS**

“I have read and am aware of the implications of this report. I look forward to working to establish a number of provisions associated with the agreement of purchase and sale to ensure future development that is complementary to future growth policies and objectives for this neighbourhood and the City as a whole. Specifically, I hope the development agreement will ensure pedestrian friendly amenities, high-quality architectural design principles, highest standards of environmental sustainability, and affordable housing options.”

### **LEGAL IMPLICATIONS**

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

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications resulting from the recommendations in this report.

### **FINANCIAL IMPLICATIONS**

As noted in the discussion section of this report, the subject property was originally purchased for the Ottawa Light Rail Transit (OLRT) Project at a purchase price of \$4M. Therefore, \$4M from the proceeds of the sale of the subject property will be directed back to the Confederation Line Capital Project (Account # 905176) and any additional funds will be credited to the OCLDC account.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts resulting from the recommendations in this report.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications resulting from the recommendations in this report.

## **TERM OF COUNCIL PRIORITIES**

The recommendations in this report support City Council's Financial Responsibility strategic priority to practice prudent fiscal management of existing resources and make sound long-term choices that allow City programs and services to be sustainable.

## **SUPPORTING DOCUMENTATION**

Document 1 – Property sketch shows 156-160 Lyon Street as Parcel 1.

## **DISPOSITION**

Following Council's approval, staff from Corporate Real Estate Office and Legal Services Branch will complete the transfer of ownership at the designated time.



Document 1

156-160 Lyon Street

