

3. DECLARATION OF SURPLUS - PART OF 3392 JOCKVALE ROAD AND 1209 ST. LAURENT BOULEVARD AND THE TRANSFER OF PARTS OF 3311 GREENBANK ROAD, 261 BREN-MAUR ROAD, 3392 JOCKVALE ROAD AND 1209 ST. LAURENT BOULEVARD TO OTTAWA COMMUNITY LANDS DEVELOPMENT CORPORATION FOR FUTURE DISPOSAL
- DÉCLARATION DE PROPRIÉTÉ EXCÉDENTAIRE – CERTAINES PARTIES DU 3392, CHEMIN JOCKVALE ET 1209, BOULEVARD ST-LAURENT ET CESSION DE CERTAINES PARTIES DU 3311, CHEMIN GREENBANK, DU 261, CHEMIN BREN-MAUR, DU 3392, CHEMIN JOCKVALE, DU 1209 ET BOULEVARD ST-LAURENT, À LA SOCIÉTÉ D'AMÉNAGEMENT DES TERRAINS COMMUNAUTAIRES D'OTTAWA OUR ALIÉNATION ULTÉRIEURE

### **COMMITTEE RECOMMENDATIONS**

**That Council:**

- 1. Declare the following properties as surplus to City requirements:**
  - a. Municipally known as part of 3392 Jockvale Road being part of PIN 04732-0034, containing an area of approximately 490 m<sup>2</sup> (5,275 square feet), shown as Parcels 3 and 4 on Document 1 attached;**
  - b. 1209 St. Laurent Boulevard being part of PIN 04264-0115, containing an area of approximately 2293 m<sup>2</sup> (24,682 square feet) shown as Parcel 1 on Document 2 attached.**
- 2. Authorize the transfer of the following lands to the Ottawa Community Lands Development Corporation (OCLDC) for future development and/or disposal:**
  - a. 3311 Greenbank Road, 261 Bren-Maur Road and 3392 Jockvale Road, shown as Parcels 1, 2, 3 and 4 on Document 1 attached; and**

- b. 1209 St. Laurent Boulevard, shown as Parcel 1 on Document 2 attached.

## RECOMMANDATIONS DU COMITÉ

Que le Conseil :

1. déclare excédentaires aux besoins de la Ville les propriétés suivantes :
  - a. une partie de la propriété ayant pour désignation municipale le 3392, chemin Jockvale, comprise dans la cote foncière 04732-0034 et qui fait environ 490 m<sup>2</sup> (5 275 pi<sup>2</sup>), soit les parcelles 3 et 4 du document 1 ci-joint;
  - b. la propriété ayant pour désignation municipale le 1209, boulevard St-Laurent, comprise dans la cote foncière 04264-0115 et qui fait environ 2293 m<sup>2</sup> (24 682 pi<sup>2</sup>), soit la parcelle 1 du document 2 ci-joint.
2. autorise la cession des parcelles suivantes à la Société d'aménagement des terrains communautaires d'Ottawa (SATCO) pour que celle-ci les aménage ou les aliène ultérieurement :
  - a. les propriétés ayant pour désignations municipales le 3311, chemin Greenbank, le 261, chemin Bren-Maur, et le 3392, chemin Jockvale, soit les parcelles 1, 2, 3 et 4 du document 1 ci-joint;
  - b. la propriété ayant pour désignation municipale le 1209, boulevard St-Laurent, soit la parcelle 1 du document 2 ci-joint.

## DOCUMENTATION/DOCUMENTATION

1. Director's report, Corporate Real Estate Office, dated 26 September 2017 (ACS2017-CSD-CRE-0004)  
  
Rapport du Directeur, Bureau des biens immobiliers municipal, daté le 26 septembre 2017 (ACS2017-CSD-CRE-0004)

2. Extract of draft Minutes, Finance and Economic Development Committee, 3 October 2017

Extrait de l'ébauche du procès-verbal, Comité des finances et du développement économique, le 3 octobre 2017

**Report to  
Rapport au:**

**Finance and Economic Development Committee  
Comité des finances et du développement économique  
3 October 2017 / 3 octobre 2017**

**and Council  
et au Conseil  
11 October 2017 / 11 octobre 2017**

**Submitted on September 26, 2017  
Soumis le 26 septembre 2017**

**Submitted by  
Soumis par:  
Gordon MacNair, Director, Corporate Real Estate Office/Directeur, Bureau des  
biens immobiliers municipal**

**Contact Person  
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Peter Radke, Manager, Realty Initiative & Development Branch, Corporate Real  
Estate Office/Gestionnaire, Initiatives et Mise en valeur en immobilier, Bureau des  
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**Ward: BARRHAVEN (3), BEACON HILL      File Number: ACS2017-CSD-CRE-0004  
– CYRVILLE (11)**

**SUBJECT: DECLARATION OF SURPLUS - PART OF 3392 JOCKVALE ROAD  
AND 1209 ST. LAURENT BOULEVARD AND THE TRANSFER OF  
PARTS OF 3311 GREENBANK ROAD, 261 BREN-MAUR ROAD, 3392  
JOCKVALE ROAD AND 1209 ST. LAURENT BOULEVARD TO  
OTTAWA COMMUNITY LANDS DEVELOPMENT CORPORATION FOR  
FUTURE DISPOSAL**

**OBJET: DÉCLARATION DE PROPRIÉTÉ EXCÉDENTAIRE – CERTAINES PARTIES DU 3392, CHEMIN JOCKVALE ET 1209, BOULEVARD ST-LAURENT ET CESSION DE CERTAINES PARTIES DU 3311, CHEMIN GREENBANK, DU 261, CHEMIN BREN-MAUR, DU 3392, CHEMIN JOCKVALE, DU 1209 ET BOULEVARD ST-LAURENT, 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 following properties as surplus to City requirements:**
  - a. Municipally known as part of 3392 Jockvale Road being part of PIN 04732-0034, containing an area of approximately 490 m<sup>2</sup> (5,275 square feet), shown as Parcels 3 and 4 on Document 1 attached;**
  - b. 1209 St. Laurent Boulevard being part of PIN 04264-0115, containing an area of approximately 2293 m<sup>2</sup> (24,682 square feet) shown as Parcel 1 on Document 2 attached.**
- 2. Authorize the transfer of the following lands to the Ottawa Community Lands Development Corporation (OCLDC) for future development and/or disposal:**
  - a. 3311 Greenbank Road, 261 Bren-Maur Road and 3392 Jockvale Road, shown as Parcels 1, 2, 3 and 4 on Document 1 attached; and**
  - b. 1209 St. Laurent Boulevard, shown as Parcel 1 on Document 2 attached.**

## RECOMMANDATIONS DU RAPPORT

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

1. de déclarer excédentaires aux besoins de la Ville les propriétés suivantes :
  - a. une partie de la propriété ayant pour désignation municipale le 3392, chemin Jockvale, comprise dans la cote foncière 04732-0034 et qui fait environ 490 m<sup>2</sup> (5 275 pi<sup>2</sup>), soit les parcelles 3 et 4 du document 1 ci-joint;
  - b. la propriété ayant pour désignation municipale le 1209, boulevard St-Laurent, comprise dans la cote foncière 04264-0115 et qui fait environ 2293 m<sup>2</sup> (24 682 pi<sup>2</sup>), soit la parcelle 1 du document 2 ci-joint.
2. d'autoriser la cession des parcelles suivantes à la Société d'aménagement des terrains communautaires d'Ottawa (SATCO) pour que celle-ci les aménage ou les aliène ultérieurement :
  - a. les propriétés ayant pour désignations municipales le 3311, chemin Greenbank, le 261, chemin Bren-Maur, et le 3392, chemin Jockvale, soit les parcelles 1, 2, 3 et 4 du document 1 ci-joint;
  - b. la propriété ayant pour désignation municipale le 1209, boulevard St-Laurent, soit la parcelle 1 du document 2 ci-joint.

## BACKGROUND

### 261 Bren-Maur Road and 3311 Greenbank Road

The subject parcels were acquired by the City of Nepean in the early 1990's, to control the form of development in the South Nepean Town Centre.

261 Bren-Maur Road is located north of Jockvale Road and west of Longfields Drive. The property is shown as Parcel 2 on Document 1 attached and is legally described as part of the west half of Lot 13, Concession 2, R.F. (part of PIN 04732-3132), containing an area of approximately 66,554 m<sup>2</sup> (16.45 acres). A 1,650 mm storm sewer runs through the middle of the property which will require the retention of an easement in favour of the City when the land is sold.

3311 Greenbank Road is located between Jockvale Road and Greenbank Road. The property is shown as Parcel 2 on Document 1 attached and is legally described as part of the west half of Lot 13, Concession 2, R.F. (part of PIN 04732-1365), having an area of approximately 19,208 m<sup>2</sup> (4.75 acres). The South Nepean Sanitary Collector Sewer has been constructed in a portion of 3311 Greenbank Road within a proposed new road between Greenbank and Jockvale Roads. An easement will be required in favour of the City if the property is sold prior to the construction and dedication of the roadway.

3311 Greenbank Road and 261 Bren-Maur Road were declared surplus as part of the Mahogany Woods land exchange approved by City Council on 19 November 2016 (Report [ACS2016-CSD-REP-0005](#)).

#### 3392 Jockvale Road

3392 Jockvale Road was acquired for the construction of a four-lane arterial link to connect Longfields Drive with Jockvale Road, parkland and the protection of an Urban Natural Feature. The property is located immediately south of 3311 Greenbank Road and is shown as Parcels 3 and 4 on Document 1 attached. The property, legally described as part of the west half of Lot 13, Concession 2, R.F. being part of PIN 04732-0034, has an area of approximately 8,113 m<sup>2</sup> (2.0 acres). A sanitary sewer also traverses these parcels and an easement will need to be retained in favour of the City if the property is sold prior to the construction of the proposed roadway.

261 Bren-Maur Road, 3311 Greenbank Road and 3392 Jockvale Road are situated within the South Nepean Town Centre and any future development on these lands, including the provision of public streets and parks, is to comply with the South Nepean Town Centre Secondary Plan and any other requirements through the development review process.

#### 1209 St. Laurent Boulevard

1209 St. Laurent Boulevard was acquired by the Regional Municipality of Ottawa-Carleton in 1977 for the construction of a trumpet ramp to the St. Laurent Shopping Center. The property, shown as Parcel 1 on Document 2 attached, is legally described as part of Lot 4, Registered Plan 23 being part of PIN 04264-0115 and has an area of approximately 2,293 m<sup>2</sup> (24,682 square feet). The site is located on the east side of St. Laurent Boulevard, immediately north of the transitway ramps that lead to the St. Laurent Boulevard transit station. There is an existing lease on this property for an

advertising sign, which expired 30 June 30 2017. A ninety (90) day written notice is required to terminate this lease.

## **DISCUSSION**

### Recommendation 1 – Declaration of Surplus

It is recommended that the portions of 3392 Jockvale Road and 1209 St. Laurent Boulevard identified in Recommendation 1 above, be declared surplus. This is required to facilitate the transfer of these properties to 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 value. Such a mandate is based on four (4) pillars that emphasize concern for financial, social, environmental and cultural sustainability.

Since 261 Bren-Maur Road, 3311 Greenbank Road and 3392 Jockvale Road are all located within the South Nepean Town Centre Concept Plan, these properties are being recommended for transfer to the OCLDC. Such a transfer will allow the OCLDC to guide future development of these properties and ensure that the overall objectives of the South Nepean Town Centre Concept Plan and the Official Plan policies relative to compatible infill are met.

The parcel of land at 1209 St. Laurent Boulevard is located within 600 metres of the future St. Laurent Station of the O-Train Confederation Line and within the Transit Oriented Study Area. This site is identified as a having “short-term” development horizon, given that it is vacant and potentially easily serviced. One of the overarching goals for the Confederation Line is to counter urban sprawl, and promote efficient use of serviced land within the greenbelt. To ensure that development within this area capitalizes on the proximity to St. Laurent Station, staff is recommending that 1209 St. Laurent be transferred to the OCLDC.

An internal circulation process to all city departments was undertaken for the subject properties to confirm the availability of these parcels for disposal. Comments were received from the Housing Department, the Natural Systems Unit and Infrastructure Services Unit of Planning, Infrastructure and Economic Development Department as well as Ottawa Police and the Ottawa Public Library. Resolution of the interests expressed by these City Departments, are detailed in the Consultation Section below.



As there is no City requirement to retain these properties, it is recommended that the subject portions of 3311 Greenbank Road, 261 Bren-Maur Road and 3392 Jockvale Road shown as Parcels 1, 2, 3 and 4 on Document 1 and 1209 St. Laurent Boulevard shown as Parcel 1 on Document 2, be transferred to the 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.

#### 3311 Greenbank Road, 261 Bren-Maur Road and 3392 Jockvale Road

Housing Services has expressed an interest in these properties. As such, Housing Services' request will be accommodated through the sale and/or development of these lands. This may entail the provision of 25% of net revenue from sale of the surplus land or the provision of land for affordable housing development, or a combination of the two. The affordable housing calculation will be based on the total area of the lands shown on Document 1 attached, together with the area of the part of 3311 Greenbank Road (approximately 9.12 acres) being conveyed to Minto Communities Inc. as part of the Mahogany Woods land exchange and approved by City Council on 19 November 2016 ( Report ACS2016-CSD-REP-0005).

#### 1209 St. Laurent Boulevard

1209 St. Laurent Boulevard is located in a TD Zone - Transit Oriented Development Zone (section 195-196) which identifies housing as a permitted use. Therefore, 25% of

the net proceeds from the sale of 1209 St. Laurent Boulevard will be directed to the Housing Fund Account 810125 - 507320.

### **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 properties was circulated to all City Departments, including the Housing Branch and Ward Councillors to determine if the properties were required for a City mandated program. The comments received are detailed below:

#### 3311 Greenbank Road, 261 Bren-Maur and 3392 Jockvale Road

Housing Services' comments are detailed in the Affordable Housing Land and Funding Policy section of this report above.

The Natural Systems Unit - did not oppose the disposal of the subject lands but cautioned that future development may be subject to regulatory requirements under the provincial Endangered Species Act, 2007, due to the probable presence of species at risk.

Infrastructure Services has requested that easements be retained for existing infrastructure located in both 3311 Greenbank Road and 261 Bren-Maur Road.

Ottawa Police Services indicated during the circulation process that these properties may be of interest for a new South Division Station. Ottawa Police Services are however, focusing on another site and have no further interest in these properties.

Ottawa Public Library is looking for available land in South Barrhaven for the future construction of a 10,000 sq.ft. branch library. Their staff are currently exploring opportunities such a facility in South Barrhaven, and these lands will be part of that evaluation.

#### 1209 St. Laurent Boulevard

There was no City requirement identified for 1209 St. Laurent Boulevard other than the potential retention of property along the St. Laurent Boulevard frontage, to protect City

infrastructure located within St. Laurent Boulevard and a requirement to retain additional land along the St. Laurent Boulevard frontage that is required to facilitate the construction of a bi-directional pathway proposed in this location, together with a directional sign.

Councillor Harder and Councillor Tierney have been consulted with respect to this report and their comments are indicated under the Comments By Ward Councillor section below.

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

Councillor Harder, Barrhaven (3) – The Councillor has reviewed the report and is in support of the recommendations as presented in the report.

Councillor Tierney, Beacon Hill-Cyrville (11) – The Councillor has reviewed the report and is in support of the recommendations as presented in the report.

### **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**

Approval of the recommendations outlined in this report represents the initial steps in the disposal of the identified properties. Proceeds generated by the OCLDC will be transferred back to the City upon completion of the sales.

### **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**

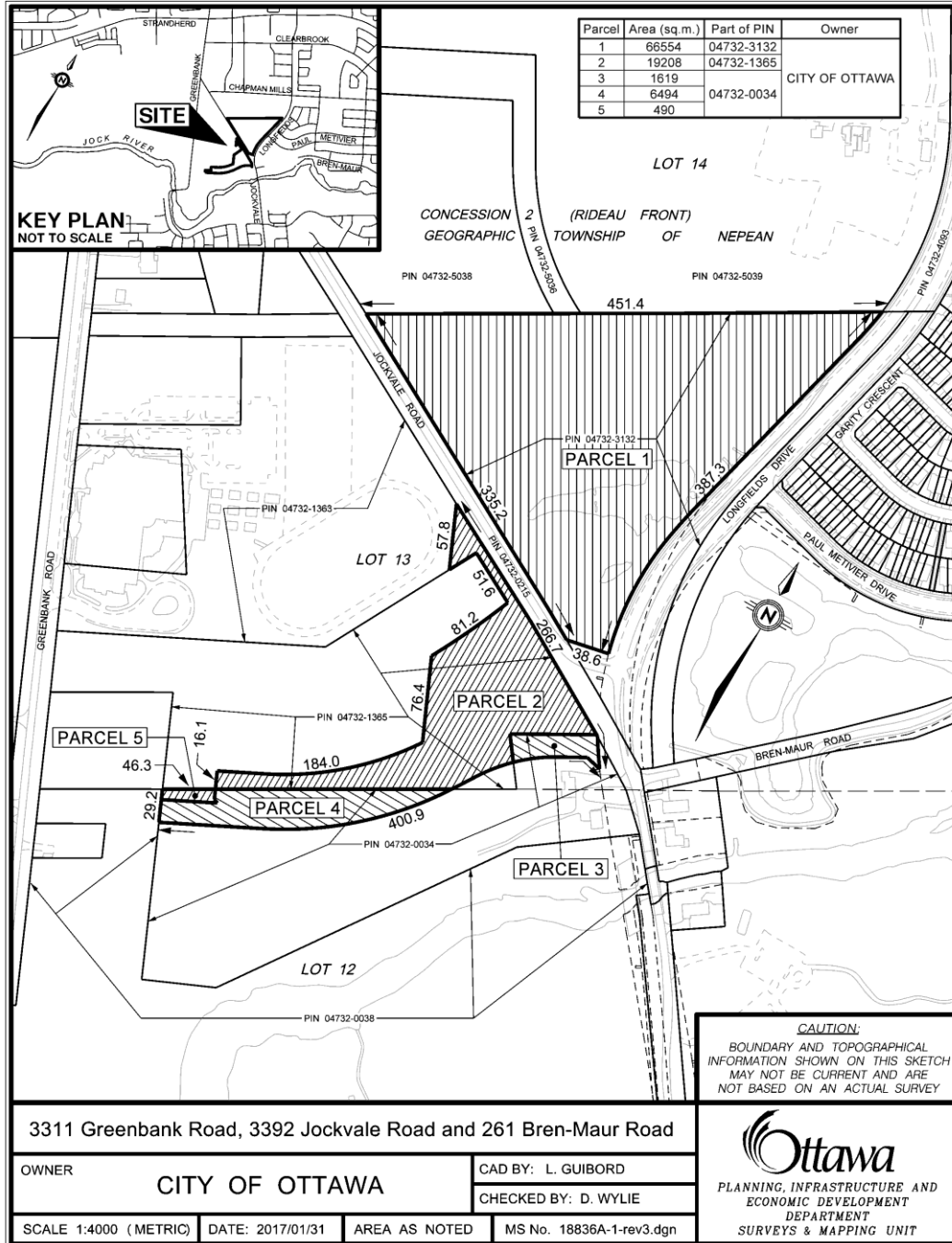
Document 1 - Property sketch shows 261 Bren-Maur Road as Parcel 1, 3311 Greenbank Road as Parcel 2 and 3392 Jockvale Road as Parcels 3, 4 and 5.

Document 2 – Property sketch shows 1209 St. Laurent Boulevard 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 - 3311 Greenbank Road, 261 Bren-Maur Road and 3392 Jockvale Road



Document 2 - 1209 St. Laurent Boulevard

