

5. **Property Acquisition – Future Fernbank Park and Ride – Abbott-Fernbank Holdings Inc.**
- Acquisition d’une propriété – Futur parc-o-bus Fernbank - Abbott-Fernbank Holdings Inc.**

### **COMMITTEE RECOMMENDATION**

That Council approve the fee simple acquisition of a vacant parcel of land required for a future Park and Ride facility consisting of 17,707.7 square metres (4.38 acres) owned by Abbott-Fernbank Holdings Inc., described as Part of Lot 28, Concession 10, geographic Township of Goulbourn, shown as Parcel 1 on attached Document 1 for the consideration of \$2,668,456 plus applicable taxes related to the transaction subject to final adjustments on closing.

### **RECOMMANDATION DU COMITÉ**

Que le Conseil approuve l’acquisition en fief simple d’une parcelle vacante nécessaire à l’aménagement d’un futur parc-o-bus de 17 707,7 mètres carrés (4, 38 acres) appartenant à la société Abbott-Fernbank Holdings Inc., faisant partie du lot 28, concession 10, canton géographique de Goulbourn, et désignée comme parcelle 1 dans le document 1 ci-joint pour la somme de 2 668 456 \$ (taxes associées à la transaction applicables en sus), sous réserve d’ajustements finaux au moment de la clôture.

### **DOCUMENTATION / DOCUMENTATION**

1. Director’s report, Corporate Services Department, dated 25 March 2019 (ACS2019-CSD-CRE-0003)  
  
Rapport du Directeur, Direction générale des services organisationnels, daté le 25 mars 2019 (ACS2019-CSD-CRE-0003)

**Report to**  
**Rapport au:**

**Transportation Committee**  
**Comité des transports**  
**3 April 2019 / 3 avril 2019**

**and Council**  
**et au Conseil**  
**10 April 2019 / 10 avril 2019**

**Submitted on March 25, 2019**  
**Soumis le 25 mars 2019**

**Submitted by**  
**Soumis par:**

**Gordon MacNair, Director, Corporate Real Estate Office, Corporate Services  
Department / Directeur, Bureau des biens immobiliers municipal, Direction  
générale des services organisationnels**

**Contact Person**  
**Personne ressource:**

**Peter Radke, Manager, Realty Initiative and Development Branch/Gestionnaire,  
Initiatives et mise en valeur en immobilier**  
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**Ward: STITTSVILLE (6)**

**File Number: ACS2019-CSD-CRE-0003**

**SUBJECT: PROPERTY ACQUISITION – FUTURE FERNBANK PARK AND RIDE –  
ABBOTT-FERNBANK HOLDINGS INC.**

**OBJET: ACQUISITION D'UNE PROPRIÉTÉ – FUTUR PARC-O-BUS  
FERNBANK - ABBOTT-FERNBANK HOLDINGS INC.**

## **REPORT RECOMMENDATION**

**That the Transportation Committee recommend Council approve the fee simple acquisition of a vacant parcel of land required for a future Park and Ride facility consisting of 17,707.7 square metres (4.38 acres) owned by Abbott-Fernbank Holdings Inc., described as Part of Lot 28, Concession 10, geographic Township of Goulbourn, shown as Parcel 1 on attached Document 1 for the consideration of \$2,668,456 plus applicable taxes related to the transaction subject to final adjustments on closing.**

## **RECOMMANDATION DU RAPPORT**

**Que le Comité des transports recommande au Conseil d'approuver l'acquisition en fief simple d'une parcelle vacante nécessaire à l'aménagement d'un futur parc-o-bus de 17 707,7 mètres carrés (4, 38 acres) appartenant à la société Abbott-Fernbank Holdings Inc., faisant partie du lot 28, concession 10, canton géographique de Goulbourn, et désignée comme parcelle 1 dans le document 1 ci-joint pour la somme de 2 668 456 \$ (taxes associées à la transaction applicables en sus), sous réserve d'ajustements finaux au moment de la clôture.**

## **BACKGROUND**

The June 2009 Fernbank Community Design Plan (CDP) identified the potential for a park and ride facility located on the northeast corner of the future Western Transitway extension (Robert Grant Avenue) and Fernbank Road. The need for a park and ride facility with approximately 200 spaces at this location was confirmed in the March 2012 Western Transitway Kanata Centrum (Terry Fox) to Fernbank Road Environmental Assessment (EA). The approved Transportation Master Plan (TMP) Maps 3, 4 and 5 and Official Plan (OP) Schedule D also indicate the location of a new park and ride facility at the Western Transitway extension / Fernbank Road area.

## **DISCUSSION**

Located in the west suburban Fernbank Community, the property is positioned at the northeast corner of Fernbank Road and Robert Grant Avenue (future Western Transitway extension). This vacant development site is identified in planning policy documents as a future park and ride facility. Adjacent lands to the north and east are under development with single detached, townhouse and stacked townhouse dwellings.

Lands to the west are vacant and identified for future residential subdivision development, while to the south lands comprise rural farmland. The site has a functional rectangular configuration and is encumbered by a storm sewer easement in favour of the City over a small 180 sf (16.7 m<sup>2</sup>) parcel located in the northeast corner of the site. The site is essentially clear with undulating terrain due to placement of earthworks used for the development of the adjacent property. As part of the land transaction, the vendor has agreed to complete grading including topsoil and seeding, and drainage works, as well as install sanitary and storm sewer services, and water services stubbed 2m inside the property line.

At the request of Transportation Planning Services, negotiations with Abbott-Fernbank Holdings Inc. were undertaken to acquire the 190,604 sf (17,707.7 m<sup>2</sup>) parcel of vacant land shown as Parcel 1 on the attached Document 1. The site is currently designated General Urban Area in the City's Official Plan and zoned Ground Transportation Zone, permitting inter-urban ground transportation facilities (e.g. bus & train stations) and appropriate service and related uses.

Independent appraisals, to determine market value of the property in the absence of the land use planning designations supporting the proposed park and ride facility use, were completed for both the City and Abbot-Fernbank Holdings Inc. and shared between the two parties. These resulted in the establishment of a market value range for the property under examination. Negotiations ensued between the City and Abbott-Fernbank Holdings Inc. resulting in a settlement being reached at the low end of the appraised values, or \$2,668,456 (\$14.00 per square foot), subject to any adjustments on closing.

The mutually agreed upon property value is considered to be reasonable.

This acquisition is recommended for approval.

### **RURAL IMPLICATIONS**

The proposed Park and Ride facility would accommodate transit users from both urban Stittsville Ward and rural Rideau-Goulbourn Ward.

## **CONSULTATION**

The public has been made aware of the location and the need for a park and ride facility at this location through the public consultation processes for the CDP, EA, TMP, OP as well as through the recent (February 20, 2019) public meeting for the surrounding Fernbank Crossing subdivision lands.

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

The subject property is located in Ward 6. The Ward Councillor, Glen Gower, is aware of the staff recommendation therein.

## **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

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

## **ASSET MANAGEMENT IMPLICATIONS**

The recommendation documented in this report are consistent with the City's Comprehensive Asset Management (CAM) Program objectives. The implementation of the CAM program results in timely decisions that minimize lifecycle costs and ensure the long-term affordability of assets. To fulfill its obligation to deliver quality services to the community, the City must ensure that assets supporting City services are managed in a way that balances service levels, risk and affordability.

Acquiring the parcel of land required for a future Park and Ride facility supports a level of service expectation and what needs to be done to achieve those levels.

## **FINANCIAL IMPLICATIONS**

The funds required for the acquisition of the land are available within existing resources: Park and Ride Facilities projects 908238, 908549, 909065.

## **ACCESSIBILITY IMPACTS**

The construction of a future park and ride facility that will follow from this land acquisition will meet accessibility requirements.

## **ENVIRONMENTAL IMPLICATIONS**

Available environmental information including a Phase 1 Environmental Site Assessment prepared for the property has been reviewed. The only concern identified by the review was the environmental quality of the surface soil on the property. The acquisition of this property is conditional on the results of soil testing meeting the satisfaction of the City.

## **TECHNOLOGY IMPLICATIONS**

There are no technical implications to implementing the recommendation in the report.

## **TERM OF COUNCIL PRIORITIES**

This land purchase would be supportive of the following 2015 to 2018 Term of Council Priorities:

TM2 – Provide and promote infrastructure to support safe mobility choices

TM3 – Integrate the rapid transit and transit priority network into the community

TM5 – Ensure reliable, safe, accessible and affordable transit services

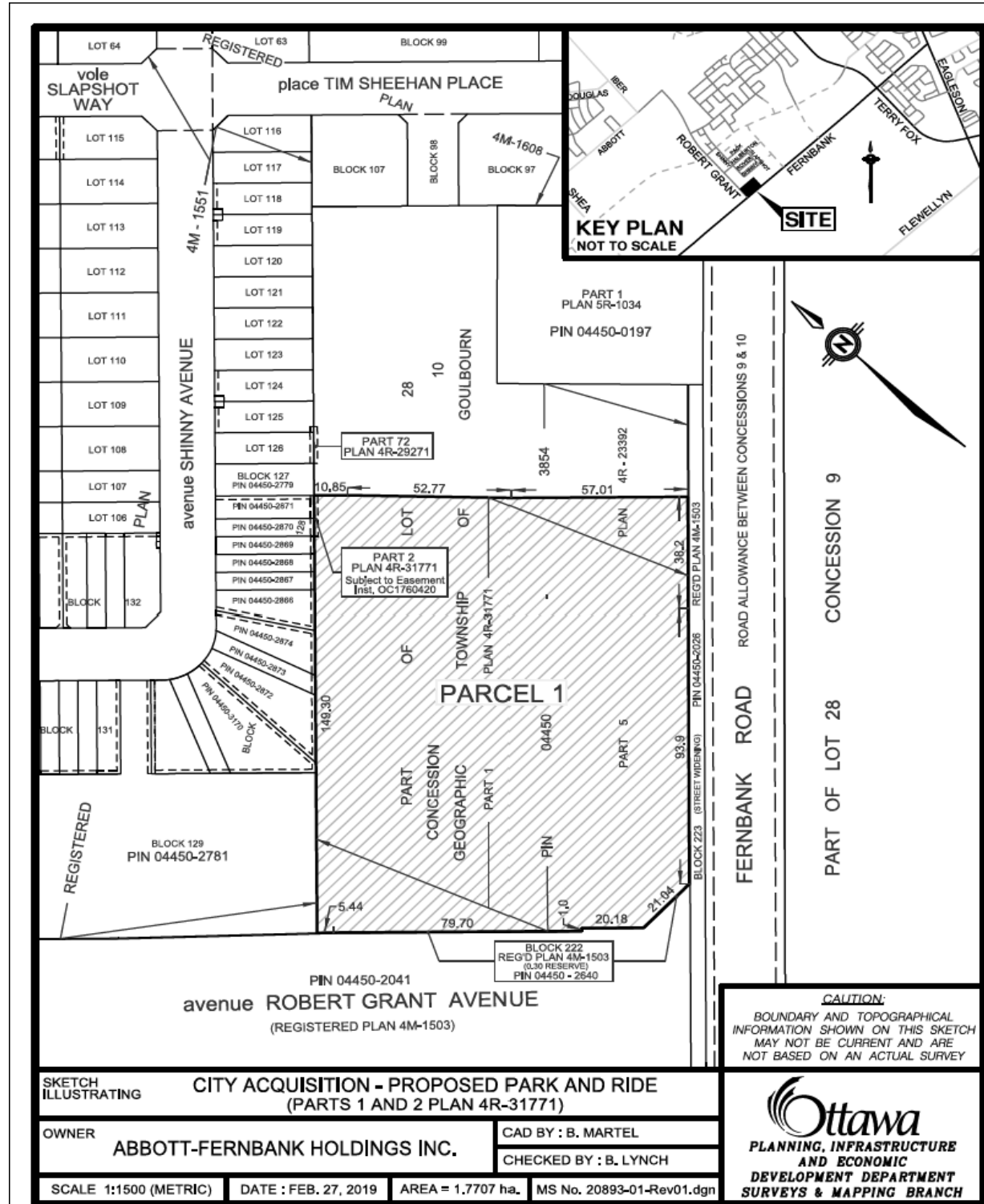
## **SUPPORTING DOCUMENTATION**

Document 1: Abbott-Fernbank Holdings Inc. lands to be conveyed to the City is included at the end of this report.

## **DISPOSITION**

Following Council's approval, the Corporate Real Estate Office and Legal Services Branch will finalize this transaction.

Document 1 – Property Sketch Proposed Park and Ride



SKETCH ILLUSTRATING	CITY ACQUISITION - PROPOSED PARK AND RIDE (PARTS 1 AND 2 PLAN 4R-31771)		
OWNER	ABBOTT-FERNBANK HOLDINGS INC.		CAD BY : B. MARTEL
			CHECKED BY : B. LYNCH
SCALE 1:1500 (METRIC)	DATE : FEB. 27, 2019	AREA = 1,7707 ha.	MS No. 20893-01-Rev01.dgn

**CAUTION:**  
 BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ON THIS SKETCH MAY NOT BE CURRENT AND ARE NOT BASED ON AN ACTUAL SURVEY

Ottawa  
 PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT  
 SURVEYS & MAPPING BRANCH