

7. DECLARE SURPLUS AND TRANSFER 788 MARCH ROAD, 25 KHYMER COURT AND 1045 GREENBANK ROAD TO OTTAWA COMMUNITY LANDS DEVELOPMENT CORPORATION (OCLDC) FOR FUTURE DISPOSAL

DÉCLARER EXCÉDENTAIRES LES 788, CHEMIN MARCH, 25 COUR KHYMER ET 1045 CHEMIN GREENBANK, ET EN TRANSFÉRER LE TITRE DE PROPRIÉTÉ À LA SOCIÉTÉ D'AMÉNAGEMENT DES TERRAINS COMMUNAUTAIRES D'OTTAWA À DES FINS D'UTILISATION FUTURE

COMMITTEE RECOMMENDATIONS

That Council:

- 1. Declare viable parcels of land known municipally as 788 March Road, 25 Khymer Court and 1045 Greenbank Road as surplus to the City's requirements; and**
- 2. Authorize staff to transfer the lands detailed in Recommendation 1, to the Ottawa Community Lands Development Corporation for future redevelopment and/or disposal.**

RECOMMANDATIONS DU COMITÉ

Que le Conseil :

- 1. Déclare les parcelles de terrains viables situées au 788, chemin March, au 25 cour Khymer et au 1045 chemin Greenbank, excédentaires aux besoins de la Ville; et**
- 2. Autorise le personnel à céder les terrains décrits dans la recommandation 1 à la Société d'aménagement des terrains**

**communautaires d'Ottawa pour leur réaménagement futur ou leur
aliénation.**

DOCUMENTATION / DOCUMENTATION

John L. Moser, Acting Deputy City Manager report dated 22 June 2015 /
directeur municipal adjoint par intérim, rapport daté du 22 juin 2015 (ACS2015-
PAI-REP-0007)

**FINANCE AND ECONOMIC
DEVELOPMENT COMMITTEE
REPORT 6
8 JULY 2015**

307

**COMITÉ DES FINANCES ET DU
DÉVELOPPEMENT ÉCONOMIQUE
RAPPORT 6
LE 8 JUILLET 2015**

**Report to
Rapport au:**

**Finance and Economic Development Committee
Comité des finances et du développement économique
29 June 2015 / 29 juin 2015**

**and Council
et au Conseil
8 July 2015 / 8 juillet 2015**

**Submitted on June 22, 2015
Soumis le 22 juin 2015**

**Submitted by
Soumis par:**

**John L. Moser, Acting Deputy City Manager/directeur municipal adjoint par
intérim, Planning and Infrastructure/Urbanisme et Infrastructure**

Contact Person

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**Ward: KANATA NORTH (4) / RIDEAU
GOULBOURN (21)
BARRHAVEN(3)**

File Number: ACS2015-PAI-REP-0007

**SUBJECT: DECLARE SURPLUS AND TRANSFER 788 MARCH ROAD, 25
KHYMER COURT AND 1045 GREENBANK ROAD TO OTTAWA
COMMUNITY LANDS DEVELOPMENT CORPORATION (OCLDC) FOR
FUTURE DISPOSAL**

OBJET: DÉCLARER EXCÉDENTAIRES LES 788, CHEMIN MARCH, 25 COUR KHYMER ET 1045 CHEMIN GREENBANK, ET EN TRANSFÉRER LE TITRE DE PROPRIÉTÉ À LA SOCIÉTÉ D'AMÉNAGEMENT DES TERRAINS COMMUNAUTAIRES D'OTTAWA À DES FINS D'UTILISATION FUTURE

REPORT RECOMMENDATIONS

That the Finance and Economic Development Committee recommend that Council:

- 1. Declare viable parcels of land known municipally as 788 March Road, 25 Khymer Court and 1045 Greenbank Road as surplus to the City's requirements; and**
- 2. Authorize staff to transfer the lands detailed in Recommendation 1, to the Ottawa Community Lands Development Corporation for future redevelopment and/or disposal.**

RECOMMANDATIONS DU RAPPORT

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

- 1. Déclarer les parcelles de terrains viables situées au 788, chemin March, au 25 cour Khymer et au 1045 chemin Greenbank, excédentaires aux besoins de la Ville; et**
- 2. Autoriser le personnel à céder les terrains décrits dans la recommandation 1 à la Société d'aménagement des terrains communautaires d'Ottawa pour leur réaménagement futur ou leur aliénation.**

BACKGROUND

788 March Road

In the 2009 Capital budget, City Council approved funding for the road widening of March Road from Shirley's Brook Drive to Old Carp Road. As part of the requirements

for the March Road project it was necessary to acquire a parcel of vacant land situated at the corner of March and Klondike Roads from Imperial Oil.

On 20 July 2010, City Council approved the acquisition (ACS2010-CMR-REP-0040) of 788 March Road for the reconstruction of March Road from a 2-lane undivided rural road to a 4-lane urbanized arterial road. The vacant property which contained 1.4 hectares (3.45 acres) was acquired from Imperial Oil for \$1,400,000 plus HST. The lands are designated as General Urban Area (GUA) in the City of Ottawa Official Plan and zoned General Mixed use (GM).

Approximately a third of the property is subject to development constraints due to proximity to a water course known as Shirley's Brook, which traverses the property's eastern boundary. The City has completed the road widening and the reconstruction of March Road, and the remaining lands consisting of approximately 1.2 hectares (3.0 acres) of property will be disposed of in order to recoup some of the acquisition costs.

25 Khymer Court

The Subject property was acquired by the former City of Nepean in 1998, for the non payment of property taxes. The property is bordering a quarry located at 994 Moodie Drive to the east and residences in Fallowfield Village to the west. This parcel and surrounding properties to the east are designated as Limestone Resource Area in the Official Plan and Mineral Extraction (ME) in the zoning By-Law.

Since the property is situated within a Mineral Extraction zone and the surrounding lands have been used for Limestone extraction, such lands are considered a valued resource for the City under the Official Plan and recognized under Provincial Policy as lands to be protected for the extraction of aggregate resource.

The site is 3.93 hectare (9.730 acres) in size and could potentially be used as buffer lands for the neighbouring quarry as the parcel is within a 300 m buffer as required under the Official Plan Section 3.7.4 Mineral Resources.

1045 Greenbank Road

In 2006 the City of Ottawa completed an Environmental Assessment study (EA) for a 4.3 kilometre section for the Greenbank Road widening project. The objective of the EA

was to address adequate transportation capacity for growth and encourage sustainable land use practices in accordance with the City's Official Plan. The EA recommended modifications to Greenbank Road from a 2-lane undivided rural arterial road to a 4-lane divided urban arterial road.

The 2010 Capital budget identified funding for this Phase of the project and as a result, 1045 Greenbank Road was acquired at a cost of \$698,000 plus HST under delegated authority report (DEL2014-REPDO-0111) as part of the overall project. The subject property is 0.350 hectare (0.086 acre) of vacant land and is situated on the east side of Greenbank Road. The property is designated as General Urban Area (GUA) in the Official Plan and General Mixed Use (GM) in the Davidson Heights Secondary Plan.

DISCUSSION

The subject properties are proposed to be declared surplus to City needs and transferred to Ottawa Community Lands Development Corporation (OCLDC) for future disposal. The Mandate of the 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. As explained within this report each property will benefit from one or more aspects of the implementation of the four (4) pillars in the disposal process while achieving optimal value.

788 March Road:

The property, 788 March Road, was purchased July 2010 from Imperial Oil for the purpose of the March Road reconstruction project and is no longer required for City purposes as the road reconstruction project has been completed and road widening has been secured for both March Road and Klondike Road.

As noted in the Consultation Section of this report, an internal circulation process was undertaken in March 2014 to confirm the availability of this parcel for disposal. The Natural Systems unit from Planning and Growth Management recommended a 20 m set back from top of the bank of Shirley's Brook, as expressed in the North Kanata Environmental/Stormwater Management Plan. If viable, a pathway along the corridor of the watercourse is also identified in the Green Space Master Plan.

The Historical Land use Inventory showed no previous use of the property that would constrain future uses. OCLDC staff pre-consulted with Planning and Growth Management and received feedback with regards to historical and environmental issues. The property is located across the street from the Historic March House and would benefit from architectural design considerations imposed on the sale prior to site plan application. Planning staff would also like measures implemented to mitigate potential environmental impacts on Shirley's Brook.

By transferring this property to the OCLDC for future disposal, the OCLDC will have the opportunity to achieve three of the pillars of the corporation's mandate. Staff is recommending the transfer of this property to ensure market value for the sale is achieved through a Purchase and Sale agreement based on appraised value. Environmental concerns related to Shirley's Brook will be addressed through a binding agreement between OCLDC and the purchaser. That binding agreement will also enable staff to ensure the protection of a future pathway corridor and allow for implementation of architectural design requirements for any development on the subject property. Such measures will incorporate the Financial, Environmental, and Cultural pillars of optimal value approach.

25 Khymer Crescent:

This property is located within a Mineral Extraction zone and has 135 m of road frontage. OCLDC's intent in the disposal of these lands will be to protect for future potential aggregate extraction as expressed within the Official Plan and the Provincial Aggregate Recourses Act. The site which is 3.93 hectare (9.730 acres) in size could potentially provide a buffer for the neighbouring quarry from the residential development to the west. This could also create an opportunity for expansion of the aggregate extraction on the adjoining lands.

The transfer of these lands to OCLDC will permit the use of an agreement within the Purchase and Sale Agreement that will require any future purchaser to use the lands as buffer zone for the protection of aggregate extraction. This will assist in achieving the market value of the lands by permitting further extraction within the adjoining lands and restricting the future use of the lands to buffer within the ME zone, utilizing two pillars to obtain optimal value within the OCLDC mandate.

1045 Greenbank Road:

This property was acquired as part of the Greenbank Road Phase 1 reconstruction project from Malvern Drive to Strandherd Drive. The parcel acquisition provided additional land requirements for the road widening of Greenbank Road and also to improve access to Greenbank Road from Highbury Park Drive.

The reconstruction project is scheduled for completion in 2017, the lands will be used on a temporary basis for staging of the reconstruction project which will help with completing the project on schedule.

The City has additional lands under the control of the OCLDC known as 651 Longfields Drive. This parcel of property could be consolidated with 1045 Greenbank Road to form a larger strategic parcel. Together these parcels will offer an opportunity for a gateway development into the Longfields demonstration community.

By transferring this property to the OCLDC, an opportunity is created for the potential of consolidating the two parcels with intent of providing a financial increase in the market value of both parcels, therefore achieving the financial pillar within the mandate. The use of a development agreement to enforce and integrate a future design complementing the westerly gateway into the Longfields Community will ensure the Cultural Sustainability pillar of the OCLDC mandate.

HOUSING FIRST POLICY

The Housing First Policy approved by Council on 13 July 2005, establishes priority consideration to the Housing Branch in the identification of potentially surplus City-owned property, to be used in achieving the City's affordable housing program targets. The policy also requires that the Official Plan target of 25% affordable housing, be met on any City owned property sold for residential development. Where residential properties are disposed of without a condition requiring an affordable housing component, 25% of the 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.

The three properties within this report are not being sold for residential development purposes as a result this policy is not applicable.

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 properties were circulated to all City Departments including the Housing Branch and the Ward Councillors to determine if the properties were required for a City mandated program. No interest was expressed from any of the above mentioned groups to retain any of the properties for a City mandated program.

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councillors are aware of this report and support the staff recommendations.

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 recommendation in this report.

FINANCIAL IMPLICATIONS

Transfer of the lands to the Ottawa Community Lands Development Corporation (OCLDC) will enable optimal financial value. Proceeds from the future land sales will be credited to OCLDC and go towards the City's budgeted revenues from OCLDC.

ACCESSIBILITY IMPACTS

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

ENVIRONMENTAL IMPLICATIONS

There are no Environmental implications resulting from the recommendation in this report. Comments received from Planning and Growth Management will be implemented through agreements with future purchasers.

TERM OF COUNCIL PRIORITIES

The recommendations in this report support City Council's Financial Sustainability 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 of 788 March Road

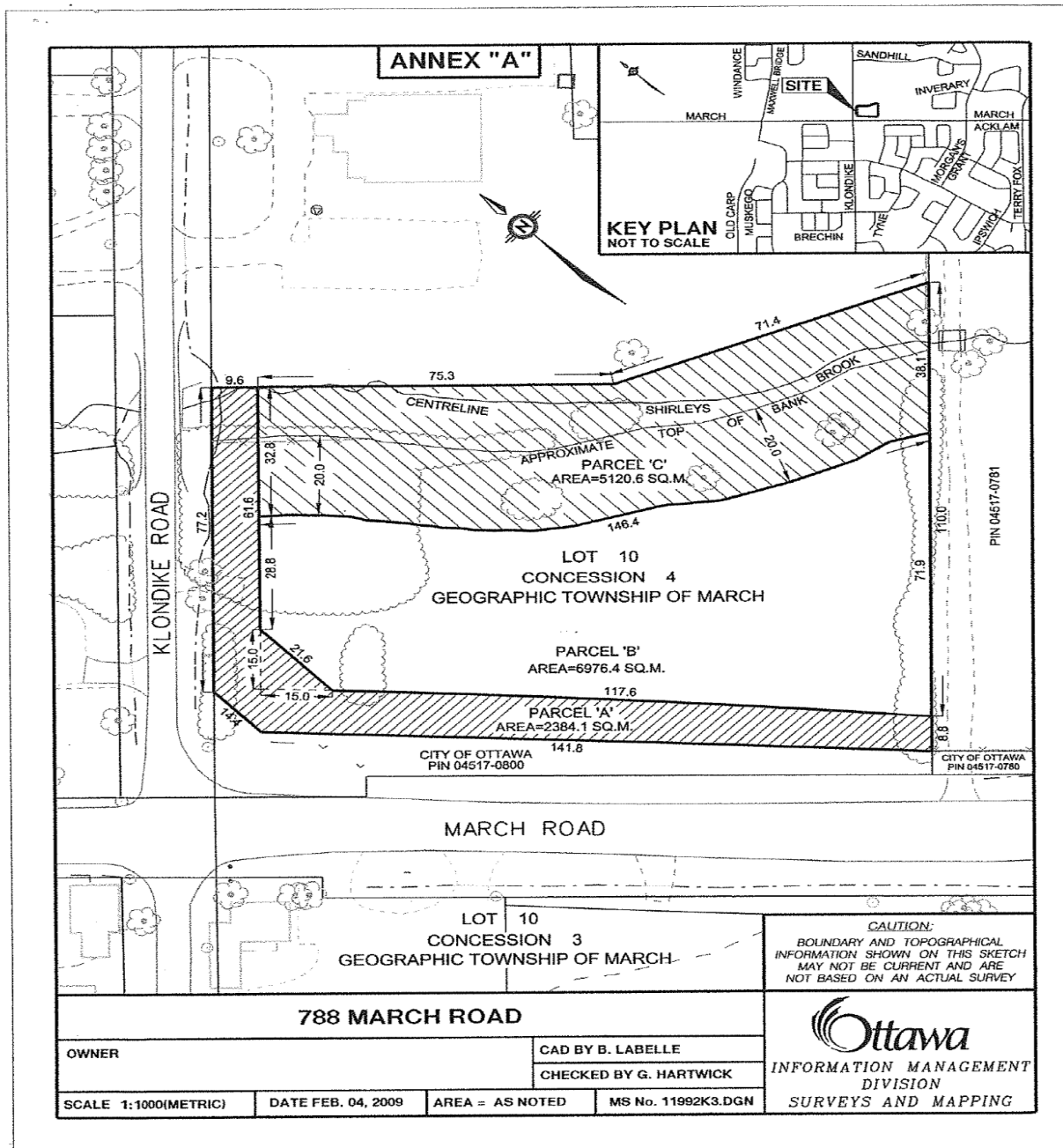
Document 2 - Property sketch of 25 Khymer Court

Document 3 - Property sketch 1045 Greenbank Road

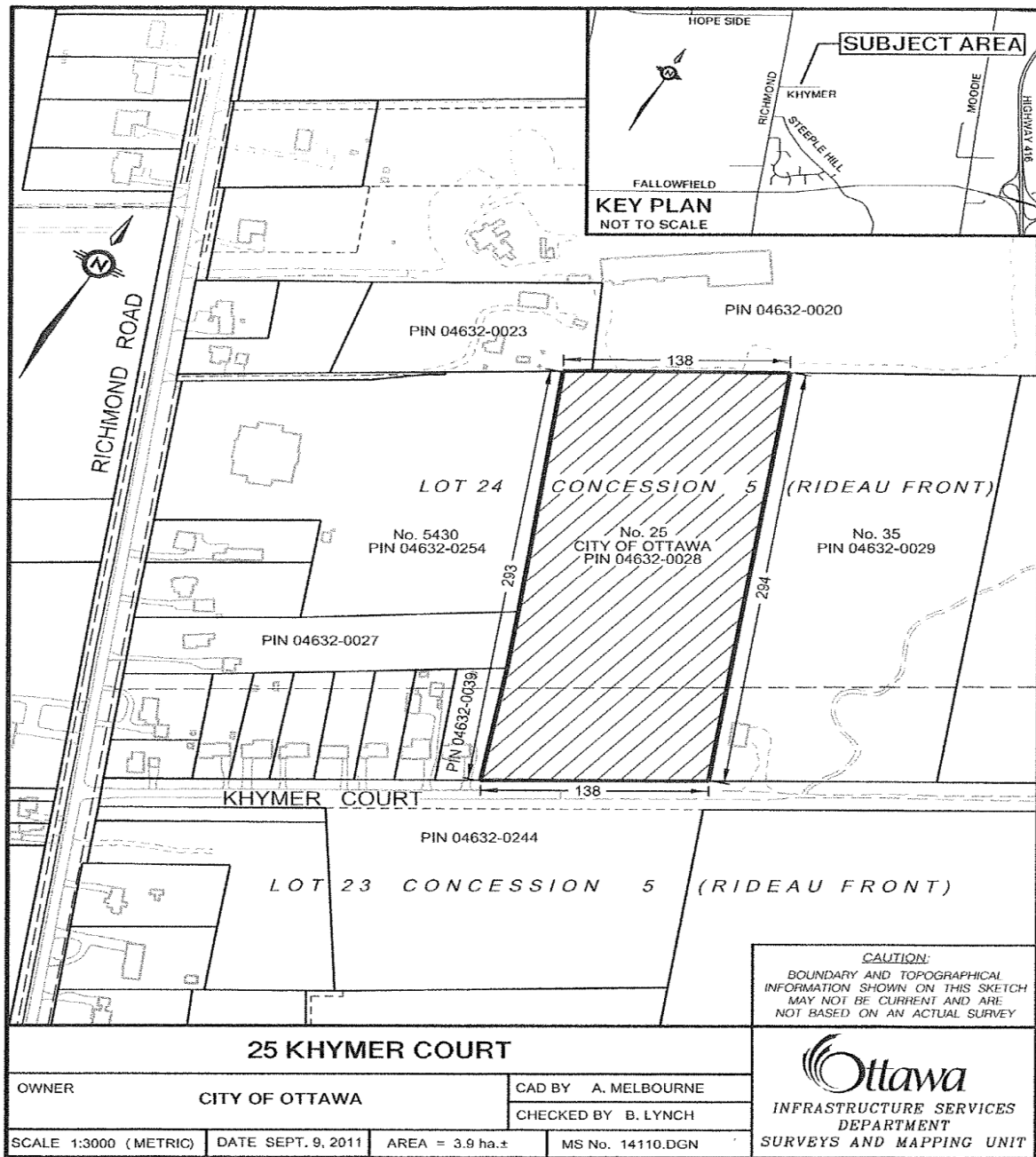
DISPOSITION

Following Council's approval, staff from Real Estate Partnerships and Development Office and Legal Services Branch will complete the transfer of ownership at the designated time for each property identified.

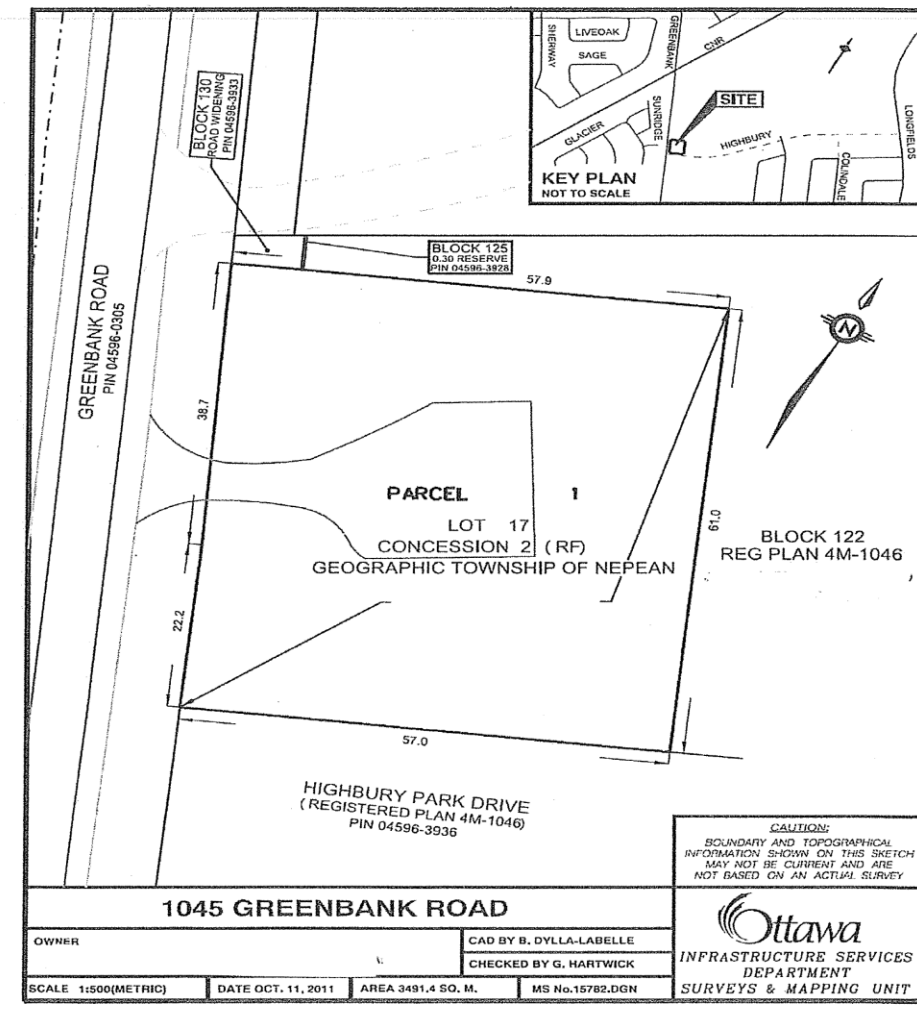
Document 1 - Property sketch of 788 March Road



Document 2 – Property sketch of 25 Khymer Court



Document 3 - Property sketch 1045 Greenbank Road



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