

**6. LEASE ASSIGNMENT – 200 ISLAND LODGE ROAD – PORTER ISLAND
FACILITY INC.**

**CESSION DE BAIL – 200, CHEMIN ISLAND LODGE – PORTER ISLAND
FACILITY INC.**

COMMITTEE RECOMMENDATIONS

That Council:

- 1. Approve the assignment of the ground lease over part of Porter Island from Porter's Island Facility Inc. to CSH (ROCKCLIFFE) Inc.;**
- 2. Delegate authority to the Director, Real Estate Partnerships and Development Office, to approve all future material changes to the ground lease.**

RECOMMANDATIONS DU COMITÉ

Que le Conseil :

- 1. Approuve la cession du bail foncier d'une partie de l'île Porter de Porter's Island Facility Inc. à CSH (ROCKCLIFFE) Inc.;**
- 2. Délègue le pouvoir au directeur du Bureau des partenariats et du développement en immobilier d'effectuer des changements matériels au bail foncier.**

DOCUMENTATION / DOCUMENTATION

John L. Moser, Acting Deputy City Manager, report dated 29 September 2015 / directeur municipal adjoint par intérim, Planning and Infrastructure, rapport daté du 29 septembre 2015 (ACS2015-PAI-REP-0014)

**FINANCE AND ECONOMIC
DEVELOPMENT COMMITTEE
REPORT 8
14 OCTOBER 2015**

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**COMITÉ DES FINANCES ET DU
DÉVELOPPEMENT ÉCONOMIQUE
RAPPORT 8
LE 14 OCTOBRE 2015**

**Report to
Rapport au:**

**Finance and Economic Development Committee
Comité des finances et du développement économique
6 October 2015 / 6 octobre 2015**

**and Council
et au Conseil
14 October 2015 / 14 octobre 2015**

**Submitted on September 29, 2015
Soumis le 29 septembre 2015**

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

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Ward: RIDEAU-VANIER (12)

File Number: ACS2015-PAI-REP-0014

**SUBJECT: LEASE ASSIGNMENT – 200 ISLAND LODGE ROAD – PORTER
ISLAND FACILITY INC.**

**OBJET: CESSION DE BAIL – 200, CHEMIN ISLAND LODGE – PORTER
ISLAND FACILITY INC.**

REPORT RECOMMENDATIONS

That the Finance and Economic Development Committee recommend that Council:

- 1. Approve the assignment of the ground lease over part of Porter Island from Porter's Island Facility Inc. to CSH (ROCKCLIFFE) Inc.;**
- 2. Delegate authority to the Director, Real Estate Partnerships and Development Office, to approve all future material changes to the ground lease.**

RECOMMANDATIONS DU RAPPORT

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

- 1. D'approuver la cession du bail foncier d'une partie de l'île Porter de Porter's Island Facility Inc. à CSH (ROCKCLIFFE) Inc.;**
- 2. De déléguer le pouvoir au directeur du Bureau des partenariats et du développement en immobilier d'effectuer des changements matériels au bail foncier.**

BACKGROUND

The construction of the Garry J. Armstrong Long Term Care Centre and the redevelopment of the former Allan House, now the Rockcliffe Retirement Residence, constituted the basis of a public/private partnership between the City and Porter's Island Facility Inc. which was approved by Council on September 2, 2003 [ACS2003-CMR-CMO-0011](#).

The partnership required Porter's Island Facility Inc. to enter into a fifty (50) year ground lease with the City for the east part of Porter Island. The Rockcliffe Retirement Residence now sits on this property.

Porter's Island Facility Inc. notified the City of its intent to transfer its interest in the Rockcliffe Retirement Residence to CSH (ROCKCLIFFE) Inc. This transfer requires an

assignment of the ground lease and Porter's Island Facility Inc. is requesting the City approve that assignment of the ground lease to CSH (ROCKCLIFFE) Inc.

DISCUSSION

This request is an administrative matter to allow the assignment of the ground lease to CSH (ROCKCLIFFE) Inc.

CSH (ROCKCLIFFE) Inc. accepts and agrees to be bound by all the terms and conditions of the ground lease. Chartwell Master Care LLP will be executing the assignment of the ground lease and providing security interest.

The Real Estate Partnerships and Development Office (REPDO) has reviewed the documentation and has received advice from Legal Services as well as outside Legal Counsel to execute the assignment.

RURAL IMPLICATIONS

There are no rural implications associated with the recommendations of this report.

CONSULTATION

REPDO consulted with Legal Services and outside Legal Counsel in the review and approval of the assignment documents. Public consultation was not required for this administrative matter.

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councillor is aware of this report and has no objection to staff's recommendations.

LEGAL IMPLICATIONS

For the reasons set out hereafter there are no legal impediments to implementing the recommendations in the report. Pursuant to the public/private partnership legal agreements between the City and Porter's Island Facility Inc. which were previously approved by Council, Porter's Island Inc. pre-paid to the City the entire amount of the ground lease payments prior its commencement. Further, should Council approve the

recommendations CSH (ROCKLIFFE) Inc. has agreed to accept and be bound by all of the existing terms and conditions of the ground lease. Finally, the request for delegated authority to the Director of REPDO is to administer the ground lease and other related agreements within the existing financial and legal parameters of the agreements. As the project was approved in 2003 the agreements did not provide delegated authority to staff for such administration which is now an accepted practice, subject to the above noted restrictions.

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the report as there are no changes to any obligations or terms and conditions of the lease.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with the recommendations of this report.

TERM OF COUNCIL PRIORITIES

The recommendations of this report support City's Council's Healthy and Caring Communities and Governance, Planning and Decision Making strategic priorities.

DISPOSITION

Upon approval, REPDO will execute the requirement documentation. Legal services will register any documents, in Land Titles, as are necessary.