

6. **SALE OF 5441 WILLIAM LINDSAY GROVE TO SANSAR REAL ESTATE INVESTMENTS CORP.
VENTE DU 5441, BOIS WILLIAM LINDSAY À SANSAR REAL ESTATE INVESTMENTS CORP.**

COMMITTEE RECOMMENDATION

That Council approve the sale of 5441 William Lindsay Grove, being all of PIN 04326-0277, containing an area of 77.87 hectares (192.63 acres) and shown as Parcel 1 on Document 1 attached, to Sansar Real Estate Investments Corp. for two million, five hundred and fifty-five thousand (\$2,555,000.00) plus HST, pursuant to an Agreement of Purchase and Sale that has been received.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve la vente du 5441, bois William Lindsay, dont les terrains correspondent à l'entièreté de la cote foncière 04326-0277 et couvrent une superficie de 77,87 hectares (192,63 acres) (parcelle 1 dans le document 1 ci-joint), à Sansar Real Estate Investments Corp., pour la somme de deux millions cinq cent cinquante-cinq mille dollars (2 555 000,00 \$), plus la TVH, conformément à l'accord de vente et d'achat reçu.

DOCUMENTATION/DOCUMENTATION

1. Director's report, Real Estate Office, Planning, Infrastructure and Economic Development, dated August 26, 2021 (ACS2021-PIE-CRO-0012)

Rapport du Directeur, Bureau des biens immobiliers municipal, Services de la planification, de l'infrastructure et du développement économique, daté le 26 août 2021, (ACS2021-PIE-CRO-0012)

**Report to
Rapport au:**

**Finance and Economic Development Committee / Comité des finances et du
développement économique
September 7, 2021 / 7 septembre 2021**

**and Council / et au Conseil
September 22, 2021 / 22 septembre 2021**

**Submitted on August 26, 2021
Soumis le 26 août 2021**

Submitted by

Soumis par:

Derrick Moodie

Director / Directeur

**Corporate Real Estate Office / Bureau des biens immobiliers municipal, Planning,
Infrastructure and Economic Development / Services de la planification, de
l'infrastructure et du développement économique**

Peter Radke,

Manager / Gestionnaire,

**Realty Initiative and Development Branch, Corporate Real Estate Office /
Initiatives et Mise en valeur en immobilier. Bureau des biens immobiliers
municipal**

613-580-2424, 12551, Peter.Radke@ottawa.ca

Ward: OSGOODE (20)

File Number: ACS2021-PIE-CRO-0012

**SUBJECT: Sale of 5441 William Lindsay Grove to Sansar Real Estate
Investments Corp.**

**OBJET: Vente du 5441, bois William Lindsay à Sansar Real Estate
Investments Corp.**

REPORT RECOMMENDATION

That the Finance and Economic Development Committee recommend Council approve the sale of 5441 William Lindsay Grove, being all of PIN 04326-0277, containing an area of 77.87 hectares (192.63 acres) and shown as Parcel 1 on Document 1 attached, to Sansar Real Estate Investments Corp. for two million, five hundred and fifty-five thousand (\$2,555,000.00) plus HST, pursuant to an Agreement of Purchase and Sale that has been received.

RECOMMANDATION DU RAPPORT

Que le Comité des finances et du développement économique recommande au Conseil d'approuver la vente du 5441, bois William Lindsay, dont les terrains correspondent à l'entièreté de la cote foncière 04326-0277 et couvrent une superficie de 77,87 hectares (192,63 acres) (parcelle 1 dans le document 1 ci-joint), à Sansar Real Estate Investments Corp., pour la somme de deux millions cinq cent cinquante-cinq mille dollars (2 555 000,00 \$), plus la TVH, conformément à l'accord de vente et d'achat reçu.

BACKGROUND

The property at 5441 William Lindsay Grove is a vacant parcel of land located in the south-eastern part of the city, north of Mitch Owens Road, between Ramsayville Road and William Lindsay Grove (formerly Hawthorne Road) containing an area of 77.87 hectares (192.42 acres). The property is legally described as part of Lots 29 and 30, Concession 6, Rideau Front, geographic Township of Gloucester, being all of PIN 04326-0277 and is subject to easements as in GL60150 and GL59768 as amended by GL63494.

The property is zoned RU – Rural and AG2 – Agriculture. Approximately 37.99 hectares (93.88 acres) were leased for many years to a local family farm operation and the remainder of the site is treed and unused. The parcel was acquired by the Regional Municipality of Ottawa-Carleton in 1991 for a future snow disposal facility to service the south end of the city.

Public Works and Environmental Services Department (PWESD) confirmed that 5441 William Lindsay Grove is no longer required for a snow disposal facility. As a result, an

internal and utility circulation was completed in January 2021 to determine if there was any other municipal requirement for the property. Based on comments received, there is no departmental need to retain the parcel in City ownership.

In compliance with the Disposal of Surplus Property Policy and Procedures, specifically Section 2.3 with respect to the potential sale of a viable property, an external circulation was completed. The circulation was sent to the various school boards and government agencies. None of these external agencies expressed a need for the property.

DISCUSSION

As there was no demonstrated need to retain 5441 William Lindsay Grove for a City mandated purpose, the Finance and Economic Development Committee on April 6, 2021 (report [ACS2021-PIE-CRO-0005](#)) declared the property surplus to City requirements. This is in keeping with the City's mandate to dispose of properties no longer required by the municipality.

Following the declaration of surplus, the property was marketed for sale on March 9, 2021. No asking price was indicated in the advertisement as it was deemed to be in the City's best interest to generate interest through a competitive bidding process, thus attempting to receive the best value for the property.

Marketing consisted of advertising on the City website, installing signage on the site and sending out notices to approximately 400 potential purchasers, who had requested that they be notified when City land is for sale, indicating that the City would be receiving offers on this property until March 31, 2021.

In response to this advertising, 10 offers were received but none were acceptable as none of the offers met the appraised value of \$2,400,000.

As no acceptable offer was received, the property was re-advertised for sale on April 22, 2021 with an asking price of \$2,500,000. In response to this second process, five offers were received within the prescribed timeline of May 6, 2021. As a result of having received multiple offers, all were provided until May 12, 2021, to amend their offers, if they wished. The following is a list of the offers received. These five companies and/or individuals also submitted offers with the first marketing process.

OFFER 1 Sansar Real Estate Investments Corp.

Offer Price: \$2,555,000 - Unconditional

OFFER 2 Offer Price: \$1,920,000 - Unconditional

OFFER 3 Offer Price: \$1,655,500 - Unconditional

OFFER 4 Offer Price: \$1,750,000 – Unconditional

OFFER 5 Offer Price: \$1,275,000 - Unconditional

Offer 1 – The Offer received from Sansar Real Estate Investment Corp. is deemed to be the superior offer due to it being an unconditional and over the City's asking price of \$2,500,000. The purchaser has advised of no immediate plans for the property but will work with City planning staff in the future to discuss potential development opportunities. The offer is fair and reasonable and is recommended for acceptance.

Offers 2, 3, 4 and 5 are below the asking price and the market value of \$2,400,000 established by an external appraisal and are therefore not acceptable.

RURAL IMPLICATIONS

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

AFFORDABLE HOUSING LAND AND FUNDING POLICY

The Affordable Housing Land and Funding Policy approved by Council on April 26, 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 per cent 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 per cent 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.

5441 William Lindsay Grove has a dual zoning. Approximately one-half of the property is zoned RU – Rural and the other half is zoned AG2 – Agricultural. Therefore 25 per cent of the net proceeds from the sale of the Rural portion of 5441 William Lindsay Grove containing approximately 38.85 hectares (96 acres) and based on a rate of \$13,278 per acre, will be directed to Housing Account 820055-507320. This represents approximately \$318,672 (based on 25 per cent of \$1,274,688).

CONSULTATION

In accordance with policies approved by City Council on February 28, 2018, the availability of the subject properties was circulated to all City departments, including the Housing Branch, Planning, Infrastructure and Economic Development Department, and Public Works and Environmental Services to determine if the property was required for a City mandated program.

There were no objections or concerns expressed by the Ward Councillor or any City department at the time of the circulation. No expressions of interest were received from the outside government agencies and school boards. The utility companies were also circulated, and we did not receive any request for an easement.

Councillor Darouze has been consulted with respect to this report and his comments are indicated under the “Comments by Ward Councillor” section below.

COMMENTS BY THE WARD COUNCILLOR

Councillor Darouze is aware of this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

Finance has reviewed the report and any financial implications are as identified within the report. Offer 1 is deemed to be the superior as it is unconditional and exceeds the City's asking price. 25 per cent of the net proceeds (approximately \$318,672) are to be credited to the Housing account to be used for the development of affordable housing elsewhere in the City.

ACCESSIBILITY IMPACTS

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

ENVIRONMENTAL IMPLICATIONS

Based on available information it appears that the property has historically been used for agricultural purposes and continues to be used for this purpose at present. It is possible that the property has been subject to the application of pesticides and herbicides over time to support agricultural use. In 2018 the property and surrounding properties received a Non-Agricultural Source Material (NASM) approval from the Ministry of Agriculture, Food, and Rural Affairs for the application of biosolids. It was reported that biosolids were applied to the surrounding properties only, not the subject property.

TERM OF COUNCIL PRIORITIES

The recommendations in this report support City Council Strategic Policies:

- Economic Growth in business investment, small and medium enterprises and entrepreneurship
- Sustainable Infrastructure with goal to effectively manage City assets through evidence-based decisions

SUPPORTING DOCUMENTATION

Document 1 Location Map

CONCLUSION

Staff supports the sale of 5441 William Lindsay Grove to Sansar Real Estate Investments Corp.

DISPOSITION

Following approval, the Corporate Real Estate Office and Legal Services will initiate action to complete the sale of the property.

Document 1 – Location Map

