

**Subject: Delegation of Authority – Acquisition and Sale of Land and Property
– 1 July 2021 to 31 December 2021**

File Number: ACS2022-PIE-CRO-0003

Report to Finance and Economic Development Committee on 5 April 2022

**Submitted on March 25, 2022 by Derrick Moodie, Director, Corporate Real Estate
Office**

Contact Person: Peter Radke, Manager, Realty Initiative and Development

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Ward: Citywide

**Objet : Delegation de pouvoirs – acquisition et vente de terrains et de
propriétés – du 1 juillet 2021 au 31 decembre 2021**

Dossier : ACS2022-PIE-CRO-0003

Rapport au Comité des finances et du développement économique

le 5 avril 2022

**Soumis le 25 mars 2022 par Derrick Moodie, Directeur, Bureau des biens
immobiliers municipal**

**Personne ressource : Peter Radke, gestionnaire, initiatives et mise en valeur en
immobilier**

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Quartier : À l'échelle de la ville

REPORT RECOMMENDATION

**That the Finance and Economic Development Committee receive this report for
information.**

RECOMMANDATION DU RAPPORT

**Que le Comité des finances et du développement économique reçoive le présent
rapport à titre d'information.**

BACKGROUND

The Delegation of Authority By-law (By-law No. 2012-109) approved by City Council on April 11, 2012 and amended on April 10, 2013 (By-law No. 2013-71), delegates the authority to staff at four levels of management to approve and conclude real estate transactions involving the acquisition or sale of an interest in land or property. This includes fee simple acquisitions, easements, rights of way, leases, joint use and maintenance agreements, licences, consents to enter and mortgages.

Real Estate delegations are subject to the provisions of this by-law as well as the Acquisition of Real Property Policy and the Disposal of Real Property Policy and Procedures approved by Council. The By-law approved in April 2013 required reporting the exercise of delegated authority to the Finance and Economic Development Committee on a semi-annual basis. This By-law was updated on December 10, 2014 (By-law No. 2014-435) to require reporting on a quarterly basis as well as inclusion of:

- A description of the major terms and conditions in reports about the acquisition of fee simple interests, easements or rights of way; and
- A list of all offers received in writing and a statement about why each was successful or unsuccessful in reports about the sale of fee simple interests, easements or rights of way.

By-law No. 2016-369 was enacted in November 2016 respecting the delegation of authority to various officers of the City and to repeal By-law No. 2014-435.

By-law No. 2018-397 was enacted in December 2018 respecting the delegation of authority to various officers of the City and to repeal By-law No. 2016-369. This By law was updated on December 5, 2018 to require reporting on a semi-annual basis.

By-law No. 2019-280 was enacted on September 11, 2019 respecting the delegation of authority to various officers of the City and to repeal Bylaw No. 2018-397.

By-law No.2020-360 was enacted on December 9, 2020 respecting the delegation of authority to various officers of the City and to repeal By-law No. 2019-280.

DISCUSSION

The Corporate Real Estate Office (CREO) certifies that all transactions approved under delegated authority for the period of 1 July 2021 to 31 December 2021 comply with the

Delegation of Authority By-law and the Disposal and Acquisition of Real Property policies. These transactions are listed in Document 1.

Prior to transaction approval, CREO staff confirms with the Finance Department staff that the appropriate funds are available in the budget. The availability of funds is a condition and requirement of approval under delegated authority.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The preparation of this report is required by the Delegation of Authority By-law and as such, no public consultation is required.

COMMENTS BY THE WARD COUNCILLOR(S)

This is a City-wide report.

LEGAL IMPLICATIONS

There are no legal implications associated with receiving this report for information

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with receiving this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with receiving this report.

TERM OF COUNCIL PRIORITIES

This report supports Council's priorities of Governance and Fiscal Responsibility.

SUPPORTING DOCUMENTATION

Document 1 is a separate document and lists real estate transactions involving the acquisition and sale of an interest in land or property approved under delegated authority for the period 1 July 2021 to 31 December 2021.

DISPOSITION

The report has been forwarded for information in accordance with the Delegation of Authority By-law.

Document 1 – Delegation of Authority - Acquisition of Land and Property – July 1, 2021 to December 31, 2021

Approved	Approved By	Report Number	Report Title	Total Expended	Transaction
8-Jul-21	Program Manager	DEL2021-CREO-0112	Acquisition of Seven Permanent Easements at Three Locations and License of Occupation - Ottawa River Outfalls - National Capital Commission	\$71,625.65	Acquisition
22-Jul-21	Program Manager	DEL2021-CREO-0116	Acquisition of Permanent Easement at 1565 Lilac Lane from Gilles Marcel Plouffe	\$1.00	Acquisition
21-Jul-21	Program Manager	DEL2021-CREO-0120	Temporary Occupancy Agreement - March Road Pump Station Conversion - 89 Marsh Sparrow Private - James Esler and Virginia Pavlis-Esler	\$5,203.67	Acquisition
9-Aug-21	Program Manager	DEL2021-CREO-0124	Property Acquisition - 200 Lafontaine Avenue - Carleton Condominium Corporation No. 371	\$14,257.00	Acquisition
28-Jul-21	Program Manager	DEL2021-CREO-0125	Property Acquisition - 1 Montreal Road - Shell Canada Limited	\$33,195.00	Acquisition
29-Jul-21	Program Manager	DEL2021-CREO-0126	Disturbance Payment – CSST - National Capital Commission	\$5,096.30	Acquisition
24-Sep-21	Program Manager	DEL2021-CREO-0141	Property Acquisition - 435 Montreal Road - The Roman Catholic Episcopal Corporation of Ottawa	\$30,100.00	Acquisition

24-Sep-21	Program Manager	DEL2021-CREO-0142	Property Acquisition - 455 Montreal Road - The Roman Catholic Episcopal Corporation of Ottawa	\$2,100.00	Acquisition
1-Oct-21	Program Manager	DEL2021-CREO-0144	Easement Acquisition and Temporary Occupancy Agreement - March Road Pump Station Conversion - Farrar Road and Legget Drive - Wesley Clover International Corporation	\$61,715.90	Acquisition
12-Nov-21	Program Manager	DEL2021-CREO-0163	Second Amending Agreement - Teron Road Storm Sewer Rehabilitation - 1 Chisholm Court - Carleton Condominium Corporation No. 67	\$-	Acquisition
5-Nov-21	Program Manager	DEL2021-CREO-0170	Permanent Easement Acquisition - Minto Communities Inc. - Strandherd Widening Project - Borrisokane Road at Strandherd Drive - Hydro Ottawa - Guy Wire/Anchor - Part Block 75	\$500.00	Acquisition
			Total Expended	\$223,794.52	

Delegation of Authority – Acquisition Lease of Land and Property – July 1, 2021 to December 31, 2021

Approved	Approved By	Report Number	Report Title	Total Expended	Transaction
20-Aug-21	Manager	DEL2021-CREO-0134	Acquisition Lease - 1010 Somerset Street West	\$-	Acquisition Lease
10-Nov-21	Director	DEL2021-CREO-0148	Acquisition Lease - Paramedics Public Education Training Centre - 2430 Don Reid Avenue	\$292,435.00	Acquisition Lease

22-Oct-21	Program Manager	DEL2021-CREO-0156	Acquisition Lease Renewal for Healthy Growth and Development Program (Ottawa Public Health) with Rideau-Rockcliffe Community Resource Centre - 815 St. Laurent Boulevard	\$6,242.00	Acquisition Lease
17-Dec-21	Program Manager	DEL2021-CREO-0168	Renewal of Acquisition Lease - 240 Centrum Boulevard - Orleans Cumberland Community Resource	\$2,500.21	Acquisition Lease
14-Dec-21	General Manager	DEL2021-CREO-0172	Acquisition Lease Extension - 75 Nicholas Street - Hostelling International Canada, Ontario East Region - Temporary Emergency Accommodations	\$228,000.00	Acquisition Lease
14-Dec-21	General Manager	DEL2021-CREO-0173	Lease Extension Agreement (1221 Cyrville Road) - Sedco Limited	\$1,551,986.60	Acquisition Lease
17-Dec-21	Program Manager	DEL2021-CREO-0177	Extension of Lease - Ottawa Public Health - 2260 Walkley Road	\$5,940.00	Acquisition Lease
			Total Expended	\$2,087,103.81	

Delegation of Authority - License of Occupation Acquisition – July 1, 2021 to December 31, 2021

Approved	Approved By	Report Number	Report Title	Total Expended	Transaction
4-Aug-21	Manager	DEL2021-CREO-0114	License of Occupation Agreement - 5870 Abbott Street - Accessible Pathway - Ottawa Catholic School Board (OCSB)	\$-	License of Occupation Acquisition

12-Aug-21	Program Manager	DEL2021-CREO-0132	License of Occupation - Emergency Culvert Repair - Her Majesty the Queen/PSPC - 958 Heron Road	\$1.00	License of Occupation Acquisition
17-Sep-21	Manager	DEL2021-CREO-0140	License of Occupation - 1300 Kitchener Avenue - Ontario Minister of Government and Consumer Services - Hydro One Transmission Corridor	\$143,450.00	License of Occupation Acquisition
5-Nov-21	Program Manager	DEL2021-CREO-0147	License of Occupation from the National Capital Commission - 751 Hillsdale Road - Hemlock Pump Station Upgrades Project	\$2,930.23	License of Occupation Acquisition
6-Oct-21	Program Manager	DEL2021-CREO-0155	License of Occupation - Bank Street Rehabilitation - Riverside to Kitchener Street - Her Majesty the Queen in Right of Canada	\$-	License of Occupation Acquisition
15-Nov-21	Manager	DEL2021-CREO-0159	Temporary License of Occupation - 1010 Somerset Street West - Her Majesty the Queen in Right of Canada	\$-	License of Occupation Acquisition
22-Nov-21	Program Manager	DEL2021-CREO-0162	License of Occupation with Capital Sports Properties Inc. - 945 and 1000 Palladium Drive - Parking Lot No.'s 3 and 4	\$3,000.00	License of Occupation Acquisition
22-Nov-21	Program Manager	DEL2021-CREO-0164	License of Occupation Renewal Agreement - 580 Terry Fox Drive - 1457722 Ontario Inc.	\$12,300.00	License of Occupation Acquisition
			Total Expended	\$161,681.23	

Delegation of Authority – Disposal of Land and Property – July 1, 2021 to December 31, 2021

Approved	Approved By	Report Number	Report Title	Total Revenue	Transaction
14-Oct-21	General Manager	DEL2021-CREO-0098	<p>Sale of 2630 Walkley Road and Part of Russell Road (Closed) to National Capital Commission</p> <p>Pursuant to City Council meeting of December 3, 2014, Disposition 68, the following information is provided:</p> <ol style="list-style-type: none"> 1. Only one offer received as this property is a sale of a non-viable property to an abutting owner, 2. This is a sale of a non-viable property, and no public notification is required, 3. The purchaser is the National Capital Commission, 4. The National Capital Commission agreed to the City's market value of \$1,878,500. 	\$1,878,500.00	Sale
8-Jul-21	Director	DEL2021-CREO-0111	1595 Telesat Court – 1600 James Naismith Drive – Land Exchange Agreement Between City of Ottawa and The Toronto-Dominion Bank	\$1,356,940.45	Sale
15-Sep-21	Director	DEL2021-CREO-0129	<p>Sale of Part of Lane Adjacent to 1569, 1573 and 1577 Laperriere Avenue to Canadian Air Traffic Control Association</p> <p>Pursuant to City Council meeting of December 3, 2014, Disposition 68, the following information is provided:</p> <ol style="list-style-type: none"> 1. Only one offer has been received as this is a road closing and a sale of a non-viable property to an abutting owner, 	\$47,800.00	Sale

			<ol style="list-style-type: none"> 2. Only two abutting owners were considered as the north half of the lane was purchased by the other abutting owner several years ago. The public is being notified through the road closing application, 3. The purchaser is Canadian Air Traffic Control Association, 4. The offer was accepted as the purchaser has agreed to pay the City's asking price of \$47,800.00. 		
15-Sep-21	Director	DEL2021-CREO-0136	<p>Sale of Part of Elm, Walnut, Cherry and Olive Streets Closed by By-Law 66-1993 to 2108939 Ontario Inc.</p> <p>Pursuant to City Council meeting of December 3, 2014, Disposition 68, the following information is provided:</p> <ol style="list-style-type: none"> 1. Only one offer has been received as these roads are non-viable property and abut only the purchaser's land, 2. The purchaser is 2108939 Ontario Inc., 3. The negotiated offer of \$165,000.00 was accepted as it is within the market value range established by an appraisal. 	\$165,000.00	Sale
15-Sep-21	Director	DEL2021-CREO-0137	<p>Sale of Parts of Elm, Cherry and Olive Streets to be Closed to 2108939 Ontario Inc.</p> <p>Pursuant to City Council meeting of December 3, 2014, Disposition 68, the following information is provided:</p> <ol style="list-style-type: none"> 1. Only one offer has been received as these roads are non-viable property and abut only the purchaser's land, 	\$100,000.00	Sale

			<ol style="list-style-type: none">2. The purchaser is 2108939 Ontario Inc.,3. The negotiated offer of \$100,000.00 was accepted as it is within the market value range established by an appraisal.		
			Total Revenue	\$3,548,240.45	

Delegation of Authority – License of Occupation Revenue – July 1, 2021 to December 31, 2021

Approved	Approved	Report Number	Report Title	Total Revenue	Transaction
1-Sep-21	Program Manager	DEL2021-CREO-0012	Revenue License of Occupation - 1000 Belfast Road - 1000-1010 Belfast Road Inc.	\$91,924.20	License of Occupation Revenue
20-Dec-21	Director	DEL2021-CREO-0032	Licence Agreement (LRT – Trillium Line – Cellular Service) - Telus	\$-	License of Occupation Revenue
22-Dec-21	Program Manager	DEL2021-CREO-0057	License of Occupation Agreement - 4048 Leitrim Road - National Capital Commission	\$1.00	License of Occupation Revenue
2-Sep-21	Program Manager	DEL2021-CREO-0118	Part of PIN 040210461 - Revenue License of Occupation - CP REIT Ontario Properties Limited	\$-	License of Occupation Revenue
25-Aug-21	Director	DEL2021-CREO-0127	Fernbank Pond 4 - License of Occupation - 1384341 Ontario Inc.	\$500,000.00	License of Occupation Revenue
2-Sep-21	Program Manager	DEL2021-CREO-0143	License of Occupation with Mattamy Homes - 1880 Portobello and Part of the Road Allowance formerly known as Trim Road	\$1,000.00	License of Occupation Revenue

1-Dec-21	Manager	DEL2021-CREO-0152	License Renewal Agreement - 3311 Woodroffe Avenue - Movati Athletic (Group) Inc.	\$129,480.00	License of Occupation Revenue
2-Dec-21	Program Manager	DEL2021-CREO-0154	License of Occupation Agreement - 341 Bayview Drive - NorthWind Wireless	\$212.37	License of Occupation Revenue
22-Oct-21	Program Manager	DEL2021-CREO-0157	License of Occupation with Mattamy Homes - 1825 Trim Road and Part of the Road Allowance formerly known as Trim Road	\$18,650.00	License of Occupation Revenue
			Total Revenue	\$741,267.57	

Delegation of Authority - Revenue Lease of Land and Property – July 1, 2021 to December 31, 2021

Approved	Approved By	Report Number	Report Title	Total Revenue	Transaction
23-Jul-21	Program Manager	DEL2021-CREO-0072	8243 Victoria Street - Metcalfe Client Service Centre - Revenue Lease - Rural Family Connections	\$60,667.00	Revenue Lease
2-Dec-21	Director	DEL2021-CREO-0092	Revenue Lease Renewal - 1137 Wellington Street - Ottawa West Community Support (OWCS)	\$213,293.00	Revenue Lease
26-Jul-21	Program Manager	DEL2021-CREO-0121	Lease Renewal - 630 Cameron Harvey Drive - Kanata Art Club	\$44,220.00	Revenue Lease
29-Jul-21	Program Manager	DEL2021-CREO-0122	Utility Crossing Agreement - Renfrew Subdivision Rail Corridor - Bell Canada - Mile 17.51	\$3,000.00	Revenue Lease
14-Sep-21	Manager	DEL2021-CREO-0123	Lease Renewal Agreement - 3100 Conroy Road - TM Mobile Inc.	\$107,046.94	Revenue Lease
30-Aug-21	Program Manager	DEL2021-CREO-0128	Lease - 5572 Doctor Leach Drive - Andrew Fleck Children's Services	\$47,432.00	Revenue Lease
29-Oct-21	Director	DEL2021-CREO-0145	Lease Agreement - 3311 Woodroffe Avenue - Rogers Communications Inc.	\$303,792.80	Revenue Lease
26-Oct-21	Program Manager	DEL2021-CREO-0146	Lease Renewal - 3320 Paul Anka Drive - South East Ottawa Community Health Centre (SEOCHC) - Ottawa	\$29,467.92	Revenue Lease

14-Dec-21	Director	DEL2021- CREO-0150	Lease Renewal Agreement - 1159 Moodie Drive - Bell Mobility Inc.	\$245,282.07	Revenue Lease
			Total Revenue	\$1,054,201.73	

Delegation of Authority – Consent to Enter – July 1, 2021 to December 31, 2021

8-Jul-21	Program Manager	DEL2021-CREO-0115	Consent to Enter - 435 Montreal Road - The Roman Catholic Episcopal Corporation of Ottawa	\$6,150.29	Consent to Enter
12-Oct-21	Program Manager	DEL2021-CREO-0158	Consent to Enter - 395 Montreal Road - Couche-Tard Inc.	\$5,000.00	Consent to Enter
			Total Expended	\$11,150.29	

Delegation of Authority - Waived Administration Fees – July 1, 2021 to December 31, 2021

Approved	Approved By	Report Number	Report Title	Total Waived	Transaction
20-Dec-21	Director	DEL2021-CREO-0032	Licence Agreement (LRT – Trillium Line – Cellular Service) - Telus	\$1,126.00	License of Occupation Revenue
23-Jul-21	Program Manager	DEL2021-CREO-0072	8243 Victoria Street - Metcalfe Client Service Centre - Revenue Lease - Rural Family Connections	\$1,126.00	Revenue Lease
2-Dec-21	Director	DEL2021-CREO-0092	Revenue Lease Renewal - 1137 Wellington Street - Ottawa West Community Support (OWCS)	\$563.00	Revenue Lease
26-Jul-21	Program Manager	DEL2021-CREO-0121	Lease Renewal - 630 Cameron Harvey Drive - Kanata Art Club	\$1,126.00	Revenue Lease
30-Aug-21	Program Manager	DEL2021-CREO-0128	Lease - 5572 Doctor Leach Drive - Andrew Fleck Children's Services	\$1,126.00	Revenue Lease
26-Oct-21	Program Manager	DEL2021-CREO-0146	Lease Renewal - 3320 Paul Anka Drive - South East Ottawa Community Health Centre (SEOCHC) - Ottawa	\$563.00	Revenue Lease
			Total Waived	\$5,630.00	