

LEASE EXTENSION, AMENDMENT AND ACQUISITION – O-TRAIN
MAINTENANCE FACILITY – 3101 ALBION ROAD, CITY OF OTTAWA,
CANADIAN PACIFIC RAILWAY COMPANY
ACS2012-PAI-REP-0015Gloucester – Southgate (10)

REPORT RECOMMENDATIONS

That the Finance and Economic Development Committee recommend Council:

1. Approve a ten (10) year lease extension and amendment, with four (4) five (5) year options for the 3.78 hectares (9.34 acres) O-Train maintenance facility, 3101 Albion Road, City of Ottawa, shown as Parcel B on the attached Document 1, from Canadian Pacific Railway Company for the consideration of \$1,405,328 plus applicable HST for the ten (10) year term;
2. Approve the fee simple acquisition of a vacant parcel of land consisting of approximately 0.94 hectare (2.32 acres) described as Part Lot 2, Concession 3, Rideau Front, geographic Township of Gloucester, City of Ottawa, shown as Parcel C on the attached Document 1, from the Canadian Pacific Railway Company for the consideration of \$406,000 plus applicable HST, subject to final survey and adjustments on closing;
3. Approve the fee simple acquisition of a vacant parcel of land consisting of approximately 0.29 hectare (0.717 acre) described as Part Lot 2, Concession 3, Rideau Front, geographic Township of Gloucester, City of Ottawa, shown as Parcel D on the attached Document 1, from the Canadian Pacific Railway Company for the consideration of \$1.00 plus applicable HST, subject to final survey and adjustments on closing;
4. Designate the maintenance facility, 3.78 hectares (9.34 acres) at 3101 Albion Road, Ottawa, as a Municipal Capital Facility as permitted by Section 110 of the *Municipal Act*, 2001 and as defined in Ontario Regulation 603/06, as amended;
5. Direct this designation to be implemented by way of a Municipal Capital Facilities Agreement between the City and the Landlord (refer to Document 3) and by the enactment of the associated By-law for the

exemption of the taxes for municipal and school purposes (refer to Document 4), both in accordance with the requirements of the *Municipal Act* and this report; and

6. Authorize the Deputy City Manager, City Operations, to finalize and execute the Municipal Capital Facilities Agreement for the premises located at 3101 Albion Road.

Committee considered the following motion:

MOTION FED 23/02

Moved by Councillor D. Deans

WHEREAS, based on the usual process and timelines, the above-referenced report would normally be considered by Council at its meeting of September 12, 2012;

AND WHEREAS Real Estate Partnership and Development Office staff have advised that the City's acceptance of these Agreements are subject to receiving Council approval prior to 4:00pm on the 31st of August 2012;

THEREFORE BE IT RESOLVED that the Finance and Economic Development Committee recommend Council waive the Rules of Procedure to consider this report at its meeting of August 29, 2012.

CARRIED

Ms. MacNair responded to questions from Councillor Wilkinson about the rationale for continuing to lease this property rather than purchasing it outright.

Following these exchanges, the report recommendations were put to Committee and CARRIED, as amended by Motion 23/01.