

**4. PARK BLOCK REALLOCATION IN EMERALD LINKS ESTATES PHASES II
AND III - 6247 PEBBLEWOODS DRIVE**

**RÉAFFECTATION DE L'ÎLOT DE PARC DES PHASES II ET III DU PROJET
EMERALD LINKS ESTATES – 6247, PROMENADE PEBBLEWOODS**

COMMITTEE RECOMMENDATIONS

- 1. That Council waive the requirement in Section 5 of the City's Real Property Disposal Policy requiring notification to the public of the pending sale of a City property;**
- 2. That Council waive the requirement in Section 1.2 of the City's Real Property Disposal Policy requiring all real property to be disposed of at market value and approve the disposal of the lands described in Recommendation 1 in accordance with Document 3 attached to this Report.**

RECOMMANDATIONS DU COMITÉ

- 1. Que le Conseil renonce à la disposition de l'article 5 de la Politique sur l'aliénation des biens immobiliers de la Ville exigeant la publication d'un avis annonçant la proposition d'aliénation d'une propriété municipale;**
- 2. Que le Conseil renonce à la disposition de l'article 1.2 de la Politique sur l'aliénation des biens immobiliers de la Ville exigeant que les biens immobiliers soient aliénés à leur valeur marchande et d'approuver l'aliénation des terrains décrits dans la Recommandation 1, conformément au document 3 joint au présent rapport.**

DOCUMENTATION/DOCUMENTATION

1. Director's report, Corporate Real Estate, Office Planning, Infrastructure and Economic Development Department, dated 24 January 2020 (ACS2020-PIE-CRO-0004).

Rapport du Directeur, Bureau des partenariats et du développement en immobilier, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 24 janvier 2020 (ACS2020-PIE-CRO-0004).

**Report to
Rapport au:**

**Finance and Economic Development Committee / Comité des finances et du
développement économique
February 4, 2020 / 4 février 2020**

**and Council / et au Conseil
February 12, 2020 / 12 février 2020**

**Submitted on January 24, 2020
Soumis le 24 janvier 2020**

**Submitted by
Soumis par:
Derrick Moodie
Director / Directeur**

**Corporate Real Estate Office / Bureau des partenariats et du développement en
immobilier**

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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Ward: OSGOODE (20)

File Number: ACS2020-PIE-CRO-0004

**SUBJECT: Park Block Reallocation in Emerald Links Estates Phases II and III -
6247 Pebblewoods Drive**

**OBJET: Réaffectation de l'îlot de parc des phases II et III du projet Emerald
Links Estates – 6247, promenade Pebblewoods**

REPORT RECOMMENDATIONS

- 1. That the Finance and Economic Development Committee declare the viable property known municipally as 6247 Pebblewoods Drive described as Emerald Links Phase II Park (Block 35 of 4M-1267) and shown on Document 1 attached as surplus to the City's needs;**
- 2. That the Finance and Economic Development Committee recommend Council waive the requirement in Section 5 of the City's Real Property Disposal Policy requiring notification to the public of the pending sale of a City property;**
- 3. That the Finance and Economic Development Committee recommend Council waive the requirement in Section 1.2 of the City's Real Property Disposal Policy requiring all real property to be disposed of at market value and approve the disposal of the lands described in Recommendation 1 in accordance with Document 3 attached to this Report.**

RECOMMANDATIONS DU RAPPORT

- 1. Que le Comité des finances et du développement économique déclare excédentaire aux besoins de la Ville la propriété exploitable ayant pour désignation municipale le 6247, promenade Pebblewoods, décrite comme étant le parc de la Phase II du projet Emerald Links (îlot 35 du plan 4M-1267) et illustrée dans le document 1;**
- 2. Que le Comité des finances et du développement économique recommande au Conseil de renoncer à la disposition de l'article 5 de la Politique sur l'aliénation des biens immobiliers de la Ville exigeant la publication d'un avis annonçant la proposition d'aliénation d'une propriété municipale;**
- 3. Que le Comité des finances et du développement économique recommande au Conseil de renoncer à la disposition de l'article 1.2 de la Politique sur l'aliénation des biens immobiliers de la Ville exigeant que les biens immobiliers soient aliénés à leur valeur marchande et d'approuver l'aliénation des terrains décrits dans la Recommandation 1, conformément au document 3 joint au présent rapport.**

BACKGROUND

Emerald Links is a residential subdivision located to the east of the village of Greely. The first phase of the subdivision was registered in 1988. Phase II of Emerald Links was registered as Plan 4M-1267 (see Document 1), through a Subdivision Agreement between the City of Ottawa and Castor Creek Inc. registered as OC470615 on June 6, 2005. Through this registration, a 0.9199-hectare parcel identified as Block 35 was dedicated as parkland, with a civic address 6247 Pebblewoods Drive. However, this land has not been developed as a park and is not the subject of an agreement entered into by the City for the provision of municipal capital facilities pursuant to Section 110 of the *Municipal Act*.

Phase III of Emerald Links was Draft Approved in 2012. Based on public consultation with the Emerald Links Estates Community Association and the Ward Councillor, the conditions of Draft Approval reflect the agreement between the developer and the City to implement a larger Park Block in Phase III, instead of two separate park blocks in Phase II and Phase III, respectively. This additional parkland for Phase III, over and above the required parkland to be dedicated in this phase as per the *Planning Act* and City policies, is Block 49 on the Draft 4M Plan (see Document 2). The total parkland to be dedicated through Phase III registration is 3.003 hectares. In return, as per the agreed upon Draft Conditions, the Phase II parkland at 6247 Pebblewoods Drive (Block 35 of Plan 4M-1267) was to be transferred back to the developer's ownership for residential purposes. A Zoning By-law amendment report [ACS2015-PAI-PGM-0122](#) was approved by Council in 2015 to reflect the updated zoning as envisioned by these Draft Conditions.

DISCUSSION

Staff in Development Review Rural and Parks and Facilities Planning determined through the Draft Approval Process for Emerald Links, Phase III, that the best approach for a park in this area was one larger park in Phase III, rather than two small parks in both Phase II and Phase III.

Current situation

The agreed upon Draft Conditions from 2012 have been subsequently extended by the developer as required by the *Planning Act*. Now that the developer has indicated that

they are ready to register Phase III of Emerald Links, the parkland “swap” as envisioned by conditions of Draft Approval cannot be accomplished by staff through delegated authority, as per the Disposal of Real Property Policy.

The two blocks of land contemplated to be exchanged are of an approximate equal value if considered as singular standalone parcels. However, the Draft Conditions and Council-approved zoning allow for the parkland being conveyed back to the developer in Phase II to be configured as two residential lots, subject to the submission of a supportive hydrogeological study. An appraisal by the Corporate Real Estate Office has determined that if the parkland to be conveyed to the developer is in two residential parcels, it would be worth approximately \$100,000 more than the additional single block of parkland to be dedicated to the City through the registration process.

It is noted that, should the transaction described in this report not occur, the parcel currently owned by the City in Phase II would remain as parkland and as such there is no revenue lost to the City. Further, if the exchange were not to occur, the City would not have the preferred outcome of the large 3-hectare area park in Phase III. Staff are recommending that Council allow for the required waivers of related sections of the Disposal of Property Policy as it has been determined by staff in Development Review Rural, Parks and Facilities Planning, and the Corporate Real Estate Office that it is in the best interest of the City to create a larger park block in Emerald Links Phase III. This approach is consistent with the conditions of Draft Approval for Phase III, and the Zoning By-law amendment, approved by Council in 2015.

RURAL IMPLICATIONS

The report recommendations will allow for disposal of the existing City-owned Park Block in Emerald Links Phase II, in order to acquire through the registration of Phase III of the subdivision, a larger Park Block in Emerald Links Phase III. This park configuration reflects the preferred option of staff, the rural residents in the Emerald Links Estates Community Association, and the Ward Councillor.

CONSULTATION

Through the public consultation conducted by Development Review staff for the subdivision application for Emerald Links Phase III, the Emerald Links Estates Community Association passed a resolution as follows on September 16, 2010:

“That the existing open space in Emerald Links Phase II (park on Pebblewoods) be swapped by the City of Ottawa for another piece of land in Emerald Links Phase III.”

COMMENTS BY THE WARD COUNCILLOR

Councillor Darouze supports the recommendations in this report.

LEGAL IMPLICATIONS

There are no legal implications associated with this report. This will have the effect of finalizing conditions within a subdivision agreement relating to a land exchange for a larger park parcel benefiting the City.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City’s [Comprehensive Asset Management \(CAM\) Program](#) objective. The CAM objectives include “Forward looking” guiding principle, which stipulates that the City will make the appropriate decisions and provisions to better enable its assets to meet future challenges, including changing demographics and populations, customer expectations, legislative requirements, technological and environmental factors. This report directly responds to stakeholders’ expectations by identifying a larger park as part of Emerald Links Estates Phase 3, instead of two smaller ones in Phases 2 and 3.

Recreation, Cultural and Facility Services Department supports this recommendation to consolidate the City’s parkland in this area into one contiguous parcel instead of two non-contiguous parks. A single larger parcel allows for improved park programmatic and amenity spaces over smaller less efficient properties.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts.

ENVIRONMENTAL IMPLICATIONS

Residential properties in this area use private services (well and septic). As such, a Condition in the Draft Subdivision Agreement for Phase III will require the developer to demonstrate the hydrogeological conditions are suitable for additional residential use in Phase II achieved through this property exchange.

TERM OF COUNCIL PRIORITIES

This report addresses the following Term of Council Priority:

- SE1 – Improve the client experience through established service expectations.

SUPPORTING DOCUMENTATION

Document 1 Emerald Links Phase II Registered Plan of Subdivision (4M-1267)

Document 2 Emerald Links Phase III Draft Plan of Subdivision

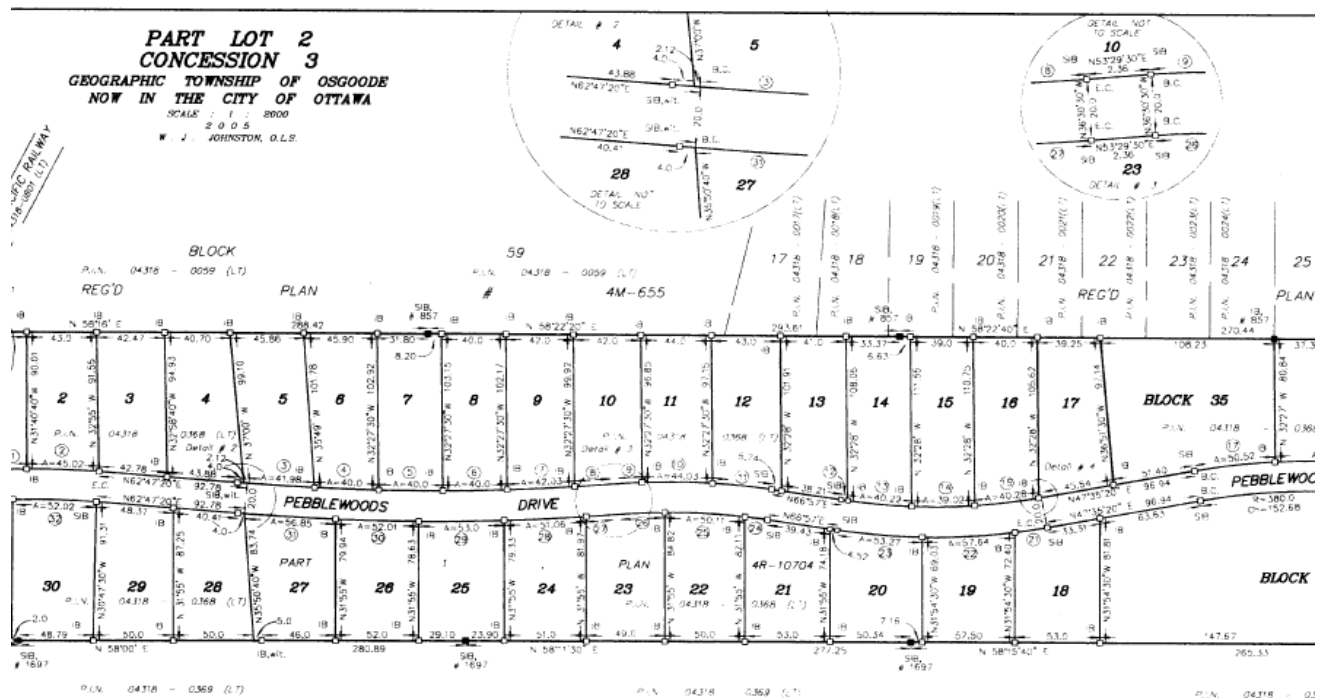
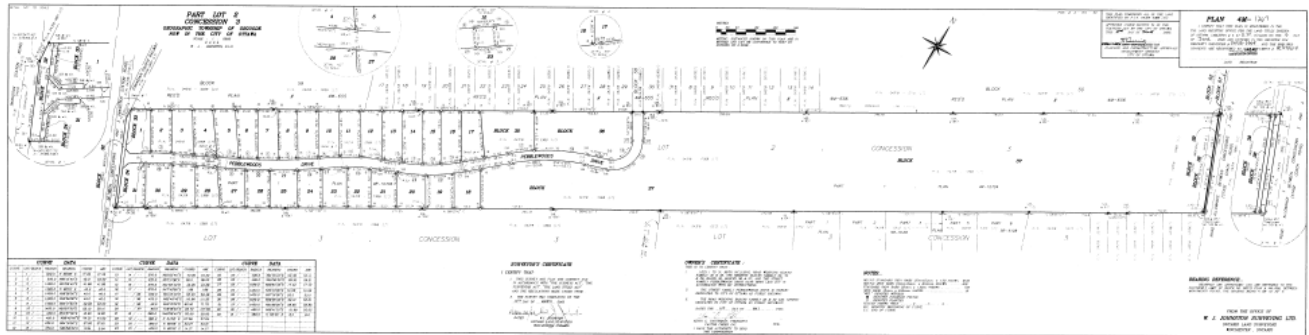
Document 3 Excerpt from Emerald Links Phase III Draft Conditions

DISPOSITION

Planning Services and Legal Services, Innovative Client Services Department to proceed with the registration of the Phase III of Emerald Links, including the transfer of Block 35 of 4M-1267 (6247 Pebblewoods Drive) from the City to the developer, and the parkland dedication of Block 49 of the Draft Plan of Phase III as per Document 2 of this report, from the developer to the City.

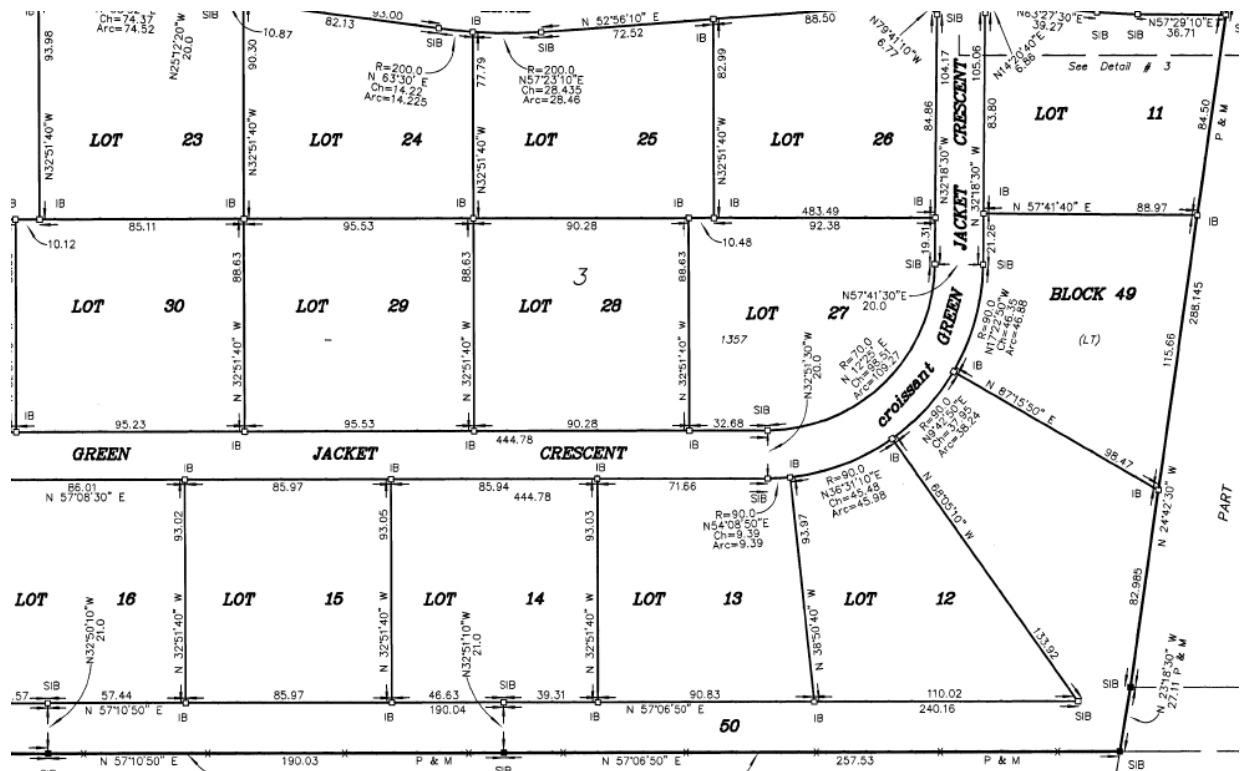
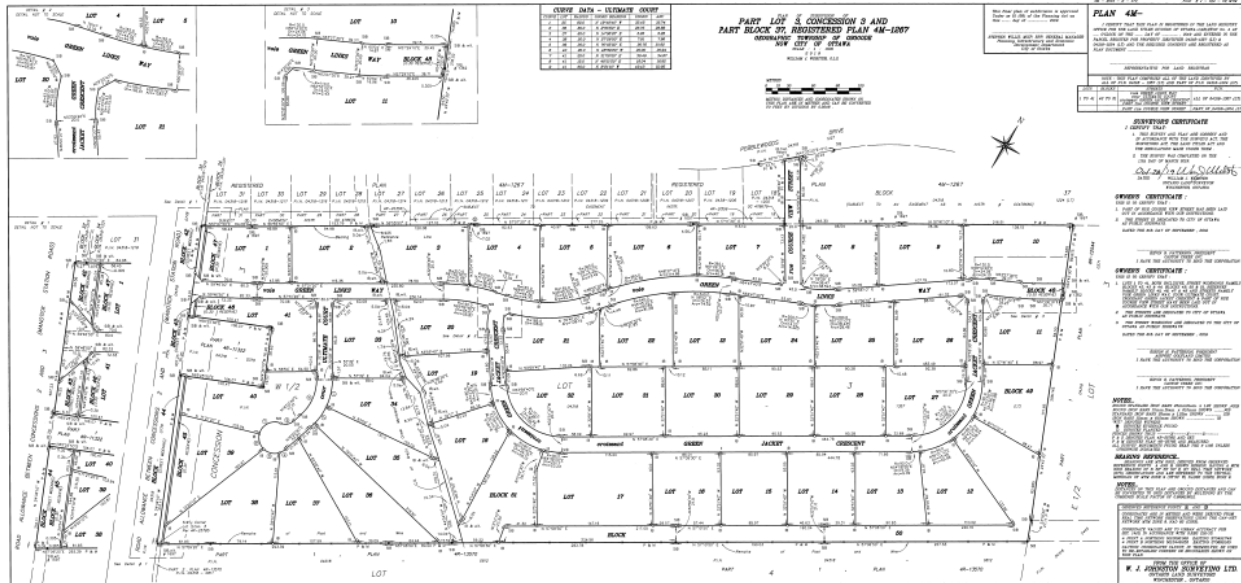
Document 1 – Emerald Links Phase II Registered Plan of Subdivision (4M-1267)

The registered plan for Phase II, with an inset below showing the location of Block 35.



Document 2 – Emerald Links Phase III Draft Plan of Subdivision

The Draft Plan for Phase III, with an inset below showing the location of Block 49.



Document 3 – Excerpt from Emerald Links Phase III Draft Conditions

An excerpt from Schedule “H”, Section C, Subsection 7 of the agreement between Airport Golfland Limited and Castor Creek Inc. (developer) and the City of Ottawa (revision dated July 29, 2019), regarding the exchange of lands detailed in this report.

(c) The owner acknowledges and agrees that, upon registration of the Plan, the City agrees to swap Block 49 with the existing park Block 35 on Plan 4M-1267. The purpose of the land exchange is to create a larger park block in Emerald Links Phase 3 to be used by all residents of the Emerald Links development.

(d) The owner covenants and agrees that, in accordance with the *Planning Act* and the City’s Parkland Dedication By-law being By-law No. 2009–95 as amended, the owner shall convey Blocks 49 and 50 to the City for parkland purposes to the satisfaction of the General Manager, Recreation, Cultural and Facility Services.