

**7. CLOSING CAPITAL ACCOUNT FOR THE BUY-BACK OF BUSINESS PARK  
PROPERTIES**

**FERMETURE DU COMPTE CAPITAL ÉTABLI EN VUE DU RACHAT DE  
TERRAINS DE PARCS D’AFFAIRES**

**COMMITTEE RECOMMENDATION**

**That Council approve closing Capital Account 905673 established for the  
Buy-Back of Business Park Properties.**

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**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve la fermeture du compte capital n° 905673, qui a été  
établi en vue du rachat de terrains de parcs d’affaires.**

**DOCUMENTATION/DOCUMENTATION**

1. Director’s report, Corporate Real Estate, Office Planning, Infrastructure and Economic Development Department, dated 22 January 2020 (ACS2020-PIE-CRO-0001).

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 22 janvier 2020 (ACS2020-PIE-CRO-0001).

**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 22, 2020  
Soumis le 22 janvier 2020**

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

**Corporate Real Estate Office / Bureau des biens immobiliers municipal, Planning,  
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**Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE      File Number: ACS2020-PIE-CRO-0001**

**SUBJECT: Closing Capital Account for the Buy-Back of Business Park  
Properties**

**OBJET: Fermeture du compte capital établi en vue du rachat de terrains de  
parcs d'affaires**

## **REPORT RECOMMENDATION**

**That the Finance and Economic Development Committee recommend that Council approve closing Capital Account 905673 established for the Buy-Back of Business Park Properties.**

## **RECOMMANDATION DU RAPPORT**

**Que le Comité des finances et du développement économique recommande au Conseil d'approuver la fermeture du compte capital n° 905673, qui a été établi en vue du rachat de terrains de parcs d'affaires.**

## **BACKGROUND**

City Council approved an acquisition strategy for the buy-back of certain properties identified in the Iber Road, Taylor Creek and Kanata South Business Parks (report [ACS2009-CMR-REPO-0028](#)). The properties were subject to restrictive covenants requiring the purchaser to undertake construction within a specified time period.

From the initial 14 properties that were offered for sale, which generated a total revenue of approximately \$2.3 million, only three properties located in the Taylor Creek Business Park still have not been developed. These properties are identified below:

- (1) 1161 Vimont Court – This property was re-purchased by the City in 2016. The property was re-sold in 2019 and transferred to the new owner on September 12, 2019, together with restrictive covenants that they must commence construction of a building no later than 24 months (2021) from the date the property was transferred to the new owner.
- (2) 3735 St. Joseph Boulevard – The owner of 3735 St. Joseph Boulevard has received Site Plan Approval and paid all application fees and securities. Construction is expected to commence in the spring of 2020.
- (3) 524 Lacolle Way – The owner of this property has received Site Plan Approval and paid all applicable fees and securities. It is also expected that construction in compliance with the Restrictive Covenants will commence in the spring of 2020.

## **DISCUSSION**

As the owners of 3735 St. Joseph Boulevard and 524 Lacolle Way have each received Site Plan Approval and both owners have paid all appropriate development fees It is expected that construction on these two properties will commence in the spring of 2020. Therefore, it is not anticipated that the Buy-Back account would be required for these properties. The only potential for buy-back will be 1661 Vimont Court. Should the owner of 1661 Vimont Court not fulfill the restrictive covenant obligations by September 12, 2021 and if a decision is made to initiate the buy-back, a report to City Council will be required to authorize the necessary funds to complete the repurchase.

As any need to buy-back 1161 Vimont Court is not until 2021, it is recommended that the Business Park Buy-Back account be closed and that a separate report be presented to Council if required, for funds to buy-back the property.

## **RURAL IMPLICATIONS**

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

## **CONSULTATION**

This is an administrative matter and no public consultation was undertaken.

## **COMMENTS BY THE WARD COUNCILLORS**

This is a city-wide report - not applicable.

## **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 recommendation in this report.

### **ASSET MANAGEMENT IMPLICATIONS**

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

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

### **ACCESSIBILITY IMPACTS**

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

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this recommendation.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Our City – Economic Growth and Diversification

### **DISPOSITION**

Financial Services to take the necessary action to close Capital Account 905673 established for the Buy-Back of Business Park Properties, following approval by City Council.