

**Report to
Rapport au:**

**Finance and Economic Development Committee
Comité des finances et du développement économique
7 July 2020 / 7 juillet 2020**

**and Council / et au Conseil
July 15, 2020 / 15 juillet 2020**

**Submitted on June 24, 2020
Soumis le 24 juin 2020**

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

**Corporate Real Estate Office / Bureau des biens immobiliers municipal, Planning,
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**Ward: GLOUCESTER-SOUTH NEPEAN File Number: ACS2020-PIE-CRO-0011
(22) / GLOUCESTER-NEPEAN
SUD (22)**

**SUBJECT: Declare Surplus and Transfer parts of 4151 Albion Road and 4201
Albion Road to Ottawa Community Lands Development Corporation
and approve the sale of a portion of 4151 Albion Road in exchange
for lands required for the future Leitrim Road realignment.**

**OBJET: Déclarer excédentaire des parties du 4151, chemin Albion et du 4201,
chemin Albion et les transférer à la Société d'aménagement des
terrains communautaires d'Ottawa, et approuver la vente d'une
partie du 4151, chemin Albion en échange de terrains qui seront
requis pour le nouveau tracé du chemin Leitrim.**

REPORT RECOMMENDATIONS

That the Finance and Economic Development Committee recommend that Council approve of the following:

1. Declare the viable properties municipally known as part of 4151 Albion Road (which includes Parcel 1) and part of 4201 Albion Road described as part of Lot 17, Concession 4 (Rideau Front) geographic Township of Gloucester, now in the City of Ottawa being part of PINS 04328-0205 and 04328-1826 and shown in heavy outline on Document 1 attached, as surplus to City requirements;
2. Authorize the transfer of the properties identified in Recommendation 1 above, to Ottawa Community Lands Development Corporation (OCLDC) for future development and/or disposal;
3. Waive Section 1(d) of the OCLDC Disposal of Real Property Policy pertaining to public marketing of property with respect to the land identified in Recommendation 4 (a), below; and
4. Direct OCLDC to complete the land exchange with Tartan Homes (North Leitrim) Inc., Tartan Land (North Leitrim) Inc. and Findlay Creek Properties (North) Ltd. as follows:
 - (a) OCLDC to convey a portion of 4151 Albion Road, described as part of Lot 17, Concession 4, Rideau Front, geographic Township of Gloucester now in the City of Ottawa, containing approximately 47,414.7 metres squared (4.74 hectares), subject to final survey, and shown as Parcel 1 on Document 1 attached, subject to easements that may be required to Tartan Homes (North Leitrim) Inc., Tartan Land (North Leitrim) Inc. and Findlay Creek Properties (North) Ltd., having a value of four million, nine hundred and seventy-nine thousand, three hundred dollars (\$4,979,300.00), in exchange for;
 - (b) Tartan Homes (North Leitrim) Inc., Tartan Land (North Leitrim) Inc. and Findlay Creek Properties (North) Ltd. conveying to the City of Ottawa, lands required for the future realignment of Leitrim Road, described as part of Lot 16, Concession 4, Rideau Front, geographic Township of Gloucester, now in the City of Ottawa having an area of approximately 2,1072.5 metres squared (2.11 hectares), subject to final survey and shown as Parcel 2 on Document 1, attached, having a market value of one million, seven hundred and fifty-seven

thousand, three hundred and sixty dollars (\$1,757,360.00), together with a cash payment to OCLDC in the amount of three million, two hundred and twenty-one thousand, nine hundred and forty dollars (\$3,221,940.00), plus HST as applicable, pursuant to a land exchange agreement that has been received.

RECOMMANDATIONS DU RAPPORT

Que le Comité des finances et du développement économique recommande au Conseil d'approuver ce qui suit :

- 1. de déclarer excédentaires, par rapport aux besoins de la Ville, les propriétés viables réputées faire partie des adresses municipales du 4151, chemin Albion (dont la parcelle 1) et du 4201, chemin Albion, décrits dans le cadre du lot 17, concession 4 (façade donnant sur la rivière Rideau) dans le canton géographique de Gloucester, qui fait désormais partie de la Ville Ottawa; ces adresses correspondent aux NID 04328-0205 et 04328-1826 et sont entourées dans la pièce 1 ci-jointe;**
- 2. d'autoriser la cession des propriétés visées dans la recommandation 1 ci-dessus à la Société d'aménagement des terrains communautaires d'Ottawa (SATCO) pour qu'elles soient éventuellement aménagées ou aliénées;**
- 3. de renoncer à la section 1d) de la Politique sur l'aliénation des biens immobiliers de la SATCO se rapportant à la commercialisation publique de la propriété relativement aux terrains visés dans la recommandation 4a) ci-après; et**
- 4. de donner pour consigne à la SATCO de conclure l'échange de terrains avec Tartan Homes (North Leitrim) Inc., Tartan Land (North Leitrim) Inc. et Findlay Creek Properties (North) Ltd. conformément aux modalités suivantes :**
 - a) la SATCO doit céder une partie du 4151, chemin Albion, réputée faire partie du lot 17, concession 4, donnant sur la rivière Rideau, dans le canton géographique de Gloucester, qui fait désormais partie de la Ville d'Ottawa, s'étendant sur 47 414,7 mètres carrés (4,74 hectares), soit la partie 2 du plan 4R-32581, et représentée par la parcelle 1 de la pièce 1 ci-jointe, sous réserve des servitudes qui peuvent se révéler obligatoires, à Tartan Homes (North Leitrim) Inc., Tartan Land (North Leitrim) Inc. et Findlay Creek Properties (North) Ltd., ce qui**

représente une valeur de quatre millions neuf cent soixante-dix-neuf mille trois cents dollars (4 979 300,00 \$), en contrepartie de ce qui suit :

- b) Tartan Homes (North Leitrim) Inc., Tartan Land (North Leitrim) Inc. et Findlay Creek Properties (North) Ltd. cèdent à la Ville d'Ottawa les terrains nécessaires pour refaire éventuellement le tracé du chemin Leitrim, réputés faire partie du lot 16, concession 4, donnant sur la rivière Rideau, dans le canton géographique de Gloucester, qui fait désormais partie de la Ville d'Ottawa, s'étendant sur une superficie d'environ 21 072,5 mètres carrés (2,107 hectares), soit la partie 1 dans le plan 4R-32581, et représentés par la parcelle 2 dans la pièce 1 ci-jointe, dont la valeur marchande est d'un million sept cent cinquante-sept mille trois cent soixante dollars (1 757 360,00 \$), en plus du versement en espèces, à la SATCO, de la somme de trois millions deux cent vingt et un mille neuf cent quarante dollars (3 221 940,00 \$), majorée de la TVH le cas échéant, conformément à un accord d'échange de terrains qui a été déposé.

BACKGROUND

The properties at 4151 Albion Road and 4201 Albion Road are located on the east side of Albion Road and south of the Albion Road industrial subdivision located at the intersection of Albion Road and Leitrim Road. The subject properties were acquired by the City of Gloucester in 1988 for the expansion of the City's industrial park.

The properties are legally described as part of Lot 17, Concession 4 (Rideau Front), geographic Township of Gloucester, being part of PIN 04328-0205 and 04328-1826.

A circulation, to all City departments, was undertaken to determine if these properties were surplus to City requirements and if there were any concerns or objections to the transfer of the properties to OCLDC.

It was identified, through the circulation, that a portion of 4151 Albion Road would be required for the potential future Leitrim Road realignment, shown with a dashed line on Document 1, attached. This realignment may be necessary due to the Airport Authority's intention to construct a new southern runway. Lands required for a stormwater pond and park were also identified and have been reserved. The stormwater pond is under construction by Tartan Homes (North Leitrim) Inc., Tartan Land (North Leitrim) Inc. and Findlay Creek Properties (North) Ltd. (Tartan and Findlay

Creek) through a front ending agreement – report no. [ACS2016-PIE-PGM-0190](#) approved December 13, 2016.

The Airport Authority indicated that the runway may be built in 20-25 years from now. In addition, the City of Ottawa's Transportation Master Plan's Network Concept (post 2031) identifies a need to widen certain sections of Leitrim Road to support planned growth in adjacent communities.

Although the timing for Leitrim Road reconstruction is beyond the term of the current Transportation Master Plan (2031), it was essential to complete the planning and functional design to establish the future right-of-way requirements and protect the corridor from encroaching development. To this end, an Environmental Assessment (EA) Study was approved by City Council on May 9, 2018 report no. [ACS2018-TSD-PLN-0003](#). The approved EA study suggested plan allows the City to respond effectively to development applications and to inform community design plans.

The EA study recommends the future road be realigned as four lanes in order to meet the forecasted demand associated with the full growth of the Riverside South and Leitrim Communities.

Affordable Housing Land and Funding Policy

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

In this case, the subject property is zoned 1L2 [1528] H(14)-h Zone – Light Industrial Zone (Sections 203-204) and is not within the terms of the Affordable Housing Land and Funding Policy. Therefore, 25 per cent of the net proceeds from the sale of the portions of 4151 Albion Road and 4201 Albion Road is not applicable.

DISCUSSION

Recommendation 1: Declaration of Surplus

It is recommended that the properties at 4151 and 4201 Albion Road be declared surplus, as no City department indicate a need to retain the lands.

No City department indicated a requirement to retain 4151 Albion Road and 4201 Albion Road for their specific use. It is therefore recommended that the properties be declared surplus.

Recommendation 2: Transfer to Ottawa Community Lands Development Corporation

The transfer of the subject portions of 4151 Albion Road and 4201 Albion Road to Ottawa Community Lands Development Corporation (OCLDC) will allow completion of the land exchange with Tartan and Findlay Creek while facilitating a strategic disposal of the remainder of the properties for future development.

The mandate of OCLDC is to obtain “optimal value” pertaining to both financial and non-financial community value. This mandate is based on a four-pillar approach that emphasizes a concern for financial social, environmental and cultural sustainability. By transferring the lands to OCLDC, the City can separate its land ownership/real estate development role from its planning authority role under the Municipal and Planning Acts. The transfer of the property to OCLDC will result in the following additional benefits:

- Ability to achieve the highest and best use of the property and ensure compatibility with the Official Plan development goals;
- Entering agreements with purchasers to provide additional development and design criteria that ensures a high standard of architecture;
- Maximize potential revenues for the City by generating additional tax revenues; and
- Ensuring efficient use of city infrastructure services by creating development opportunities in services areas.

As there is no City requirement to retain the portions of 4151 Albion Road and 4201 Albion Road shown in heavy outline on Document 1, it is recommended that the properties be transferred to OCLDC for future disposal.

Recommendation 3 – Waive OCLDC Disposal Policy

Approval of Recommendation 3 will allow for the transfer of a portion of 4151 Albion Road to Tartan and Findlay Creek, without the requirement for public marketing of this property. The transfer will allow the City to secure the necessary right-of-way for the ultimate build-out of Leitrim Road. Given the parcel's isolation, i.e., no road frontage, it is best developed in conjunction with the abutting lands.

Recommendation 4: OCLDC Land Exchange with Tartan and Findlay Creek

As the realignment of Leitrim Road is not planned until approximately 2040, it is necessary to acquire lands from Tartan and Findlay Creek at this time in order to protect the alignment from planned development.

The timing for implementation of Leitrim Road realignment and widening is related to the Ottawa International Airport Authority's plan for a new southern runway, planned for 20-25 years in the future. In addition, the ongoing development in the Leitrim and Riverside South communities will need to be accommodated from a traffic perspective. The Environmental Assessment (EA) study for Leitrim Road Realignment and Widening was conducted to identify the right-of-way requirements, protect the corridor, and inform the ongoing planning and development of adjacent lands. The EA study also provided an opportunity to re-imagine the role of Leitrim Road in the transportation network and design it as a complete street that serves all modes of transportation. Segments of the new complete road can be built in conjunction with the adjacent development. The Leitrim Road realignment and widening is an opportunity to:

- Improve community connectivity and east-west capacity;
- Improve cycling and pedestrian networks;
- Provide a new multi-modal connection to the Leitrim Light Rail Transit Station and Park and Ride on the Trillium Line;
- Provide a planned network that connects existing and new collector roads and local streets to serve the growing south urban communities; and
- Serve as a major access route to and from future residential and employment lands.

The market value of the lands being conveyed by OCLDC to Tartan and Findlay Creek, is based on an acreage rate of \$425,000.00. The market value of the lands being conveyed to the City by Tartan and Findlay Creek, is based on combined rate of \$250,000.00 for 2.6035 acres (1.053 hectares) and \$425,000.00 for 2.6035 acres

(1.054 hectares). The market values, supported by internal and external independent appraisals, are considered fair and reasonable and the land exchange is recommended for acceptance. The dollar value of the lands being exchanged will be adjusted on closing upon completion of the final survey.

Approval of Recommendation 4(b) will ensure that the City secures the lands required from Tartan and Findlay Creek as identified in the functional design of the future Leitrim Road realignment.

RURAL IMPLICATIONS

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

CONSULTATION

In accordance with policies approved by City Council on 26 February 2018, the availability of the subject property was circulated to all City departments including the Housing Branch, to determine if the subject properties were required for a City mandated program. The Ward Councillor was also circulated for comments.

As a result, there were no additional City requirements identified other than parkland and the stormwater management pond shown on Document 1 attached, together with the requirement for the future Leitrim realignment which is to be acquired through a land exchange with Tartan and Findlay Creek.

Councillor Meehan has been consulted with respect to this report and her comments are indicated under the Comments by Ward Councillor section below.

COMMENTS BY THE WARD COUNCILLOR

Councillor Meehan provided the following comments:

“With the current pace of development in the area, I would like to see an arrangement with the OCLDC that promotes commercial and open public spaces as a land use, instead of maximizing residential zoning. Findlay Creek is experiencing a severe lack of recreational opportunities due to a lack of public spaces and facilities. This may be an opportunity to alleviate some of that pressure. Mixing some residential with commercial and open spaces will benefit the entire community.

Traffic congestion is a prevalent concern raised weekly by residents in Findlay Creek. The lack of appropriate infrastructure will only be exacerbated by adding more homes without addressing the current lack of infrastructure. Road Network upgrades and modifications should be prioritized by using the funds raised through this surplus sale.”

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

Proceeds generated by the OCLDC will be transferred back to the City upon completion of the deal.

ACCESSIBILITY IMPACTS

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

ASSET MANAGEMENT IMPLICATIONS

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

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified in relation to potential contamination at the subject lands. The City's Environmental Remediation Unit (ERU) conducted a review to identify potential environmental risks associated with lands that would be conveyed to the City as part of the report recommendations. Environmental reports were reviewed, including a Phase I Environmental Site Assessment (ESA) and a subsequent technical memorandum documenting testing at the site. The Phase I ESA did not identify any potential contaminating activities at the subject lands and the testing did not identify any issues of contamination in soil or groundwater.

TERM OF COUNCIL PRIORITIES

The recommendations of this report support City Council strategic policies:

- Integrated Transportation with a goal to providing transportation infrastructure investment to meet long-term needs.
- Environmental Stewardship providing solutions to collecting stormwater run-off from municipal streets and surrounding development.
- Sustainable Infrastructure with a goal to effectively managing City assets through evidence-based decisions

CONCLUSION

Staff supports the recommendations in this report.

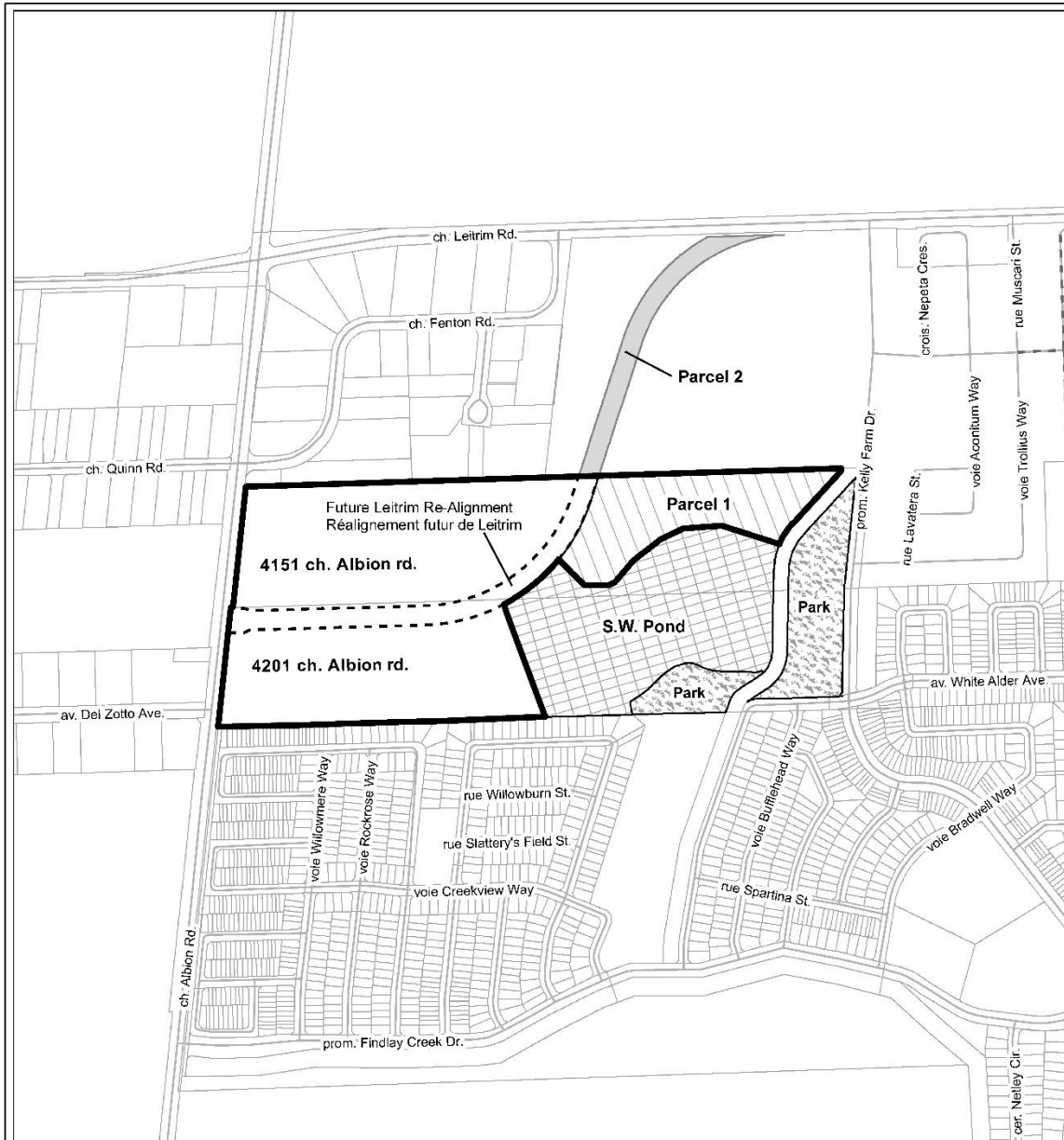
SUPPORTING DOCUMENTATION

Document 1 Location Map

DISPOSITION

Following Council's approval, staff from Corporate Real Estate Office and Legal Services Branch will complete the transfer of ownership at the designated time.

Document 1 – Location Map



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REVISION / RÉVISION - 2020 / 02 / 28	

4151 & 4201 Ch. Albion Rd.

- Transfer to OCLDC / Transfert à OCLDC
- Parcel 1 - 11.716 Ac. - OLDC to/à Barrett
- Parcel 2 - 4.59 Ac. - Barrett to/à City

NOR TO SCA