

**Report to  
Rapport au:**

**Finance and Economic Development Committee / Comité des finances et du  
développement économique  
October 6, 2020 / 6 octobre 2020**

**Submitted on September 23, 2020  
Soumis le 23 septembre 2020**

**Submitted by  
Soumis par:  
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**Ward: GLOUCESTER-SOUTHGATE (10)    File Number: ACS2020-PIE-CRO-0015**

**SUBJECT: Declaration of surplus for property located at 2807 Swansea  
Crescent**

**OBJET: Déclaration de propriété excédentaire visant le 2807, croissant  
Swansea**

## REPORT RECOMMENDATION

**That the Finance and Economic Development Committee declare the property municipally known as 2807 Swansea Crescent, legally described as part of Lot 2, Concession 5, Rideau Front, geographic Township of Gloucester, being part of PIN 04165-1019, shown as Parcel 1 on Document 1 attached, as surplus to City requirements.**

## RECOMMANDATION DU RAPPORT

**Que le Comité des finances et du développement économique déclare excédentaire, par rapport aux besoins de la Ville, la propriété dont l'adresse municipale est le 2807, croissant Swansea, légalement décrite comme faisant partie du lot 2, concession 5, façade rivière Rideau, dans le canton géographique de Gloucester, portant la cote foncière 04165-1019 et correspondant à la parcelle 1 dans le document 1 ci-joint.**

## BACKGROUND

The property at 2807 Swansea Crescent (formerly part of 2799 Swansea Crescent) is located with the Hawthorne Business Park situated in the eastern part of the City. The lands being recommended for surplus declaration contains an area of approximately 1.21 hectares (2.99 acres), subject to final survey. The parcel was formerly part of a large 11.68 hectares (28.86 acres) site acquired in 1992 from the National Capital Commission (NCC), for the relocation of the Bayview Works Yard.

The City of Ottawa, Charles Sim Works Yard, now occupies approximately 8.09 hectares (20 acres) of the land acquired from the NCC. From the remaining 3.59 hectares (8.86 acres), a 1.89 hectares (4.68 acres) parcel of land, located immediately north of the property, was declared surplus by City Council on September 26, 2018, [ACS2018-CSD-CRE-0015](#) and sold in 2018. The sale was completed on November 20, 2018 and the property has now been improved with two industrial tenant occupied buildings.

A total of approximately 1.70 hectares (4.19 acres) remains undeveloped. These lands are shown as Parcels 1, 2 and 3 on Document 1 attached. The property being recommended for surplus declaration contains approximately 1.20 hectares (2.99 acres) and is identified as Parcel 1 on Document 1 attached. Parcel 2 contains approximately 0.28 hectares (0.69 acre) and is being retained in City ownership for a future pedestrian/cycling pathway across the rail corridor to connect the Ottawa and Hawthorne Business Park. Parcel 3 contains approximately 0.20 hectares (0.50 acre) and is being reserved for the future expansion of the works yard parking lot.

The property being recommended for surplus declaration is zoned IG3 – Industrial Zone (Sections 199-200) which permits a wide variety of industrial uses. The property is legally described as part of Lot 2, Concession 5, Rideau Front, geographic Township of Gloucester.

## **DISCUSSION**

On April 17, 2020 an internal circulation to all City departments and outside agencies was completed to determine if there was a departmental need to retain the subject portion of 2799 Swansea Crescent now known as 2807 Swansea Crescent shown as Parcels 1, 2 and 3 on Document 1, attached.

The following comments were received on the surplus declaration circulation from internal departments:

- Recreation, Culture and Facility Services indicated a requirement for approximately 15 metres for future expansion to the parking lot at the Charles Sim works yard. This area is identified as Parcel 3 on Document 1 attached.
- Transportation Services Department – Sustainable Transportation indicated a requirement for a portion of the property for future construction of a pedestrian/cycling pathway. This requirement has been reserved and is shown as Parcel 2 in Document 1 attached.

Other than those comments noted above, there was no demonstrated need to retain Parcel 1 on Document 1 attached, for a City mandated purpose and staff is recommending that Parcel 1 municipally known as 2807 Swansea Crescent be declared surplus property and sold. This is in keeping with the City's mandate to dispose of properties no longer required by the municipality.

## **Affordable Housing Land and Funding Policy**

The Affordable Housing Land and Funding Policy approved by City Council on April 26, 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 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 Housing account 810125-507320 to be used for the development of affordable housing elsewhere in the City.

In this case, the property is zoned IG3 – Industrial Zone (Sections 199-200) and therefore is not within the terms of the Affordable Housing Land and Funding Policy.

### **RURAL IMPLICATIONS**

There are no rural implications associated with the recommendations.

### **CONSULTATION**

In accordance with policies approved by City Council on 17 April 2020, the availability of the subject property was circulated to all City Departments, including the Housing Branch and the Ward Councillor to determine if the property was required for City mandated program.

Two City departments indicated a requirement for a portion of the property circulated. These requirements are outlined in the discussion section above.

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

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Deans provided the following comment:

“I am aware of the application related to this report.”

### **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 recommendations.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no direct 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 recommendations.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications identified with the recommendations in this report. The subject lands are currently vacant and undeveloped, with possible historical agricultural use. The City of Ottawa has reports pertaining to the adjacent Municipal Works Yard at 2799 Swansea Crescent. However, none of the reports identify any areas of potential environmental concern for the subject lands. Copies of reports can be made available to a Purchaser upon request.

**TERM OF COUNCIL PRIORITIES**

The recommendations in this report support City Council Strategic Policies:

- Economic Growth in business investment, small and medium enterprises, and entrepreneurship.
- Sustainable Infrastructure with a goal to effectively managing City assets through evidence-based decisions.

**SUPPORTING DOCUMENTATION**

Document 1      Location Map

**DISPOSITION**

Following approval, staff from the Corporate Real Estate Office will sell the property.

**CONCLUSION**

Staff supports declaring 2807 Swansea Crescent surplus to City requirements.

**Document 1 – Location Map**

**Parcel 1:** The lands to be declared surplus.

**Parcel 2:** Land being retained for future expansion of the works yard parking lot, and

**Parcel 3:** Land being retained for the future pedestrian/cycling pathway.

