

4. SURPLUS PROPERTIES, REGION WIDE

COMMITTEE RECOMMENDATIONS AS AMENDED

That Council:

1. **Declare the Region owned properties identified in Annex "A" as being surplus to Regional needs, with the exception of Parcels 12 and 13 which will be deferred until the end of January 1999;**
2. **Authorize the sale of the surplus properties identified in Annex "A" pursuant to Regional policy, with the exception of Parcels 12 and 13 which will be deferred until the end of January 1999.**

DOCUMENTATION:

1. Planning and Development Approvals Commissioner's report dated 9 Nov 98 is immediately attached.
2. Extract of Draft Corporate Services and Economic Development Committee Minute, 01 Dec 98, immediately follows the report and includes a record of all votes.

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. **12 18-96-70001-000**

DATE 9 November 1998

TO/DEST. Co-ordinator
 Corporate Services and Economic Development Committee

FROM/EXP. Planning and Development Approval Commissioner

SUBJECT/OBJET **SURPLUS PROPERTIES, REGION WIDE**

DEPARTMENTAL RECOMMENDATIONS

That the Corporate Services and Economic Development Committee and Council:

- 1. Declare the thirteen Region owned properties identified in Annex "A" as being surplus to Regional needs;**
- 2. Authorize the sale of the thirteen surplus properties identified in Annex "A" pursuant to Regional policy.**

BACKGROUND

A number of properties have been identified by the Region's operating departments as surplus to their needs. Six of these properties were previously declared surplus to Regional needs by Council at its meeting of October 28, 1998. Details relating to an additional thirteen of these properties are set out in Annex "A" of this report.

Over the past several months staff has undertaken a review of potential surplus properties that are no longer required for program objectives. This was done to identify assets that are not required by the Region that could be sold to generate revenue.

The thirteen parcels that are the subject of this report, are the second group of properties that have been deemed surplus by the Region's operating departments. Staff anticipate that in the beginning of the new year further reports will be brought before Council to have additional parcels declared surplus.

Offers on specific properties that are recommended for acceptance will be submitted to the appropriate delegated signing authority for approval. This will include details concerning the date of acquisition, the Region's purchase price and the prospective purchaser.

The following is a brief synopsis of each parcel:

Parcel #7

The property consists of a single family dwelling on approximately 12,953 ft² of land, municipally known as 33 Bellfield Road, City of Nepean. The property is zoned R3, Single Family Residential, and is currently being leased on a month to month basis. The property was acquired for the future West Transitway Extension. The property, less the land required for the West Transitway, will be offered to the general public either directly, or through the Multiple Listing Service of the Real Estate Board of Ottawa-Carleton.

Parcel #8

The property consists of approximately 6,800 ft² of vacant land is municipally known as 17-25 Harvey Street, City of Ottawa. The property is zoned R7-x (1.5) [17] and R3B (H 13.8), High Density Residential, and is considered a viable development property. The property was originally acquired for the Downtown/Queensway Corridor which has been deleted from the Regional Official Plan. The property will be offered to the general public either directly, or through the Multiple Listing Service of the Real Estate Board of Ottawa-Carleton.

Parcel #9

The property consists of a two storey residential dwelling, together with a vacant commercial building attached to the residential dwelling municipally known as 163-165 Echo Drive, City of Ottawa. The property is currently leased to the City of Ottawa and managed by City Living. The lease expires on November 30, 1999. The property is zoned R7-x (1.5) [17] and R6B (H 13.8), High Density Residential. The property was originally acquired for the Downtown/Queensway Corridor which has been deleted from the Regional Official Plan. The property will be offered to the general public either directly, or through the Multiple Listing Service of the Real Estate Board of Ottawa-Carleton.

Parcel # 10

The property consists of a six unit residential apartment building along with approximately 35,825 square feet of land and is municipally known as 145-159 Echo Drive, City of Ottawa. The property is zoned R7-x (1.5) [17] and R6B (H 31.8) High Density Residential. The property was originally acquired, through expropriation, for the Downtown/Queensway Corridor which has been deleted from the Regional Official Plan. The property will be offered to the general public either directly or through the Multiple Listing Service of the Real Estate Board of Ottawa-Carleton. The previous owner will be afforded the opportunity to repurchase the property in accordance with Section 42 of the Ontario Expropriations Act.

Parcel # 11

The parcel consists of 5,000 square feet of vacant land, municipally known as 351 Croydon Avenue, City of Ottawa. The property is zoned C1b (1.0) and CS1 (F 1.0) and is considered a viable developable property. The land is part of a property that was acquired for the reconstruction of Richmond Road. The parcel is beyond the road requirement both present and future. The property will be offered to the general public either directly, or through the Multiple Listing Service of the Real Estate Board of Ottawa-Carleton.

Parcel # 12

The property consists of two storey rooming house on 8,593 square feet of land, municipally known as 494 Albert Street, City of Ottawa. The property is currently leased to the City of Ottawa and managed by City Living. The lease expires on September 30, 1999.

The property is zoned RO-x (3.0)[3] and R7-x (5.0)[51] Heritage 2 designation and is considered a viable residential property. Due consideration to the Heritage designation will be given when disposing of the property. The property was originally acquired for the Central Area Transitway and is no longer required for that purpose. The property was expropriated and the previous owner will be afforded the opportunity to repurchase the property in accordance with Section 42 of the Ontario Expropriations Act on the basis of the best offer received.

Parcel # 13

The property which consists of a seven unit apartment building on 5,151 square feet of land is municipally known as 504 Albert Street, City of Ottawa. The property is zoned RO-x(3.0)[3] and R7-x (5.0)[51], with a Heritage Designation: Listed (highest category). Due consideration to the Heritage designation will be given when disposing of the property. The property was acquired for the Central Area Transitway which is no longer required for that purpose. The property will be offered to the general public either directly, or through the Multiple Listing Services of the Real Estate Board of Ottawa-Carleton.

Parcel # 14

The property consists of 19,138 square feet of vacant land located between Hazeldean Road south of Lombardo Drive, City of Kanata. Although the property is zoned Institutional its Highest and Best use is considered commercial and is of value in contribution to the adjacent owner. The adjoining property owner, has shown an interest in acquiring the property.

Parcel #15

The property consists of approximately 20 acres of vacant land located on Maplegrove Road in the City of Kanata. The property is zoned Agriculture/Hazard. This parcel was acquired as part of a 55 acre parcel for snow storage and a satellite operations yard in Kanata. The property will be offered to the general public either directly , or through the Multiple Listing Service of the Real Estate Board of Ottawa-Carleton.

Parcel #16

The property consists of 64,263 square feet of vacant land, municipally known as 2226 Devine Road in the Township of Cumberland. The property is zoned RU, and is considered a viable residential property. The property was originally acquired for the Vars Communal Water System and is no longer required for that purpose. The property will be offered to the general public either directly, or through the Multiple Listing Service of the Real Estate Board of Ottawa-Carleton.

Parcel #17

The property consists of approximately 9,861 square feet of land municipally known as 407 Edgeworth Avenue, City of Ottawa. The land is zoned R4 and R4-x[9]. Single Family Residential, and is considered a viable building lot. The property was acquired for the Britannia Arterial which was deleted from the Regional Official Plan. The property will be offered to the general public either directly, or through the Multiple Listing Service of the Real Estate Board of Ottawa-Carleton.

Parcel #18

The property which consists of a 2 storey residence, on approximately 2,488 square feet of land is municipally known as 930 Gladstone Avenue, City of Ottawa. The property is zoned M2x(1.0)[3] and R5C. The property was acquired in connection with Champagne Arterial which was deleted for the Regional Official Plan. The property will be offered to the general public either directly, or through the Multiple Listing Service of the Real Estate Board of Ottawa-Carleton.

Parcel #19

The property which consists of a 2 storey residence, on approximately 2,488 square feet of land is municipally known as 934 Gladstone Avenue, City of Ottawa. The property is zoned M2x(1.0)[3] and R5C. The property was acquired in connection with Champagne Arterial which was deleted from the Regional Official Plan. The property will be offered to the general public either directly, or through the Multiple Listing Service of the Real Estate Board of Ottawa-Carleton.

FINANCIAL IMPLICATIONS

The funds from the sale of the property identified as Parcel "7" will be credited to the Capital Project Account No. 942-30626.

The Capital Projects relating to the properties identified as Parcels "8" through "19" are closed. Funds from any sale will be credited to general operating revenues and form a part of the current year surpluses. Revenues from the sale of the subject properties will be credited to Account No. 011-19909.

PUBLIC CONSULTATION

In accordance with existing policies, the availability of the properties was circulated within the corporation and to external agencies to determine whether there was any interest in their use. Interest was expressed in Parcel "15" (Maplegrove Road), by the City of Kanata and staff is following up on that interest. To date, no interest has been shown as to any of the other parcels. However, the City of Ottawa has indicated that it requires some additional time to review the parcels within the City. Where the property was expropriated the previous owner has been contacted and advised of their right to repurchase the property. This report is considered an administrative matter and as such other public consultation is not considered necessary.

*Approved by Nick Tunnacliffe, MCIP, RPP
Commissioner, P&DA*

Date: November 25, 1998

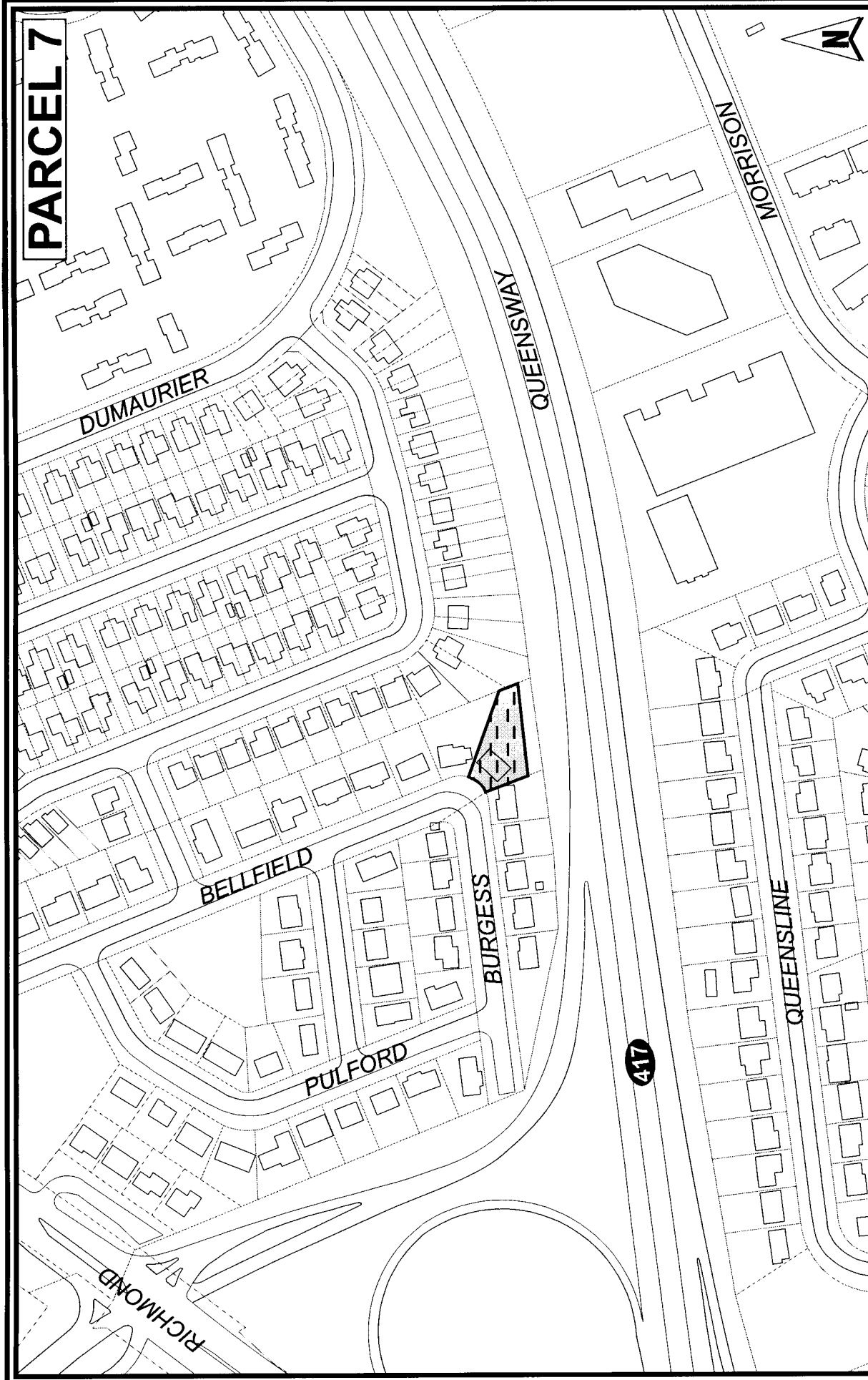
LJN/

ANNEX “A”

Parcel #	Municipal Address	Municipality	Type of Property	Zoning	Approximate Area	Comments/Recommendations
7	33 Bellfield Avenue	Nepean	Bungalow	R3	12,953 ft ² subject to survey	Viable Property - Improved with a bungalow currently leased to the previous owner on a month to month basis
8	17-25 Harvey Street	Ottawa	Vacant Land	R7-x (1.5) [17] R3B (H 13.8)	6,800 ft ² subject to survey	Viable property - Vacant land for development
9	163-165 Echo Drive	Ottawa	Two storey residence and a commercial building	R7-x (1.5) [17] R6B (H 13.8)	14,907 ft ² subject to survey	Viable property -Improved with a two storey residence plus a commercial building
10	145 Echo & Vacant Land	Ottawa	6 Unit Apartment with Adjacent Vacant Land	R7-x (1.5) [17] R6B (H 13.8)	32,825 ft ² subject to survey	Viable property - Improved with a six unit apartment building under lease to the City of Ottawa (City Living) Acquisition of this property was by expropriation.
11	351 Croydon Avenue	Ottawa	Vacant Land	C1b (1.0) CS1 (F 1.0)	5,000 ft ²	Viable property - Vacant land for development.
12	494 Albert Street	Ottawa	Two Storey Rooming House	RO-x (3.0) [3] R7-x (5.0) [51]	8,593 ft ²	Viable property improved with a rooming house currently leased to City of Ottawa (City Living). Property was acquired by expropriation. - Grade 2 Heritage

ANNEX “A”

Parcel #	Municipal Address	Municipality	Type of Property	Zoning	Approximate Area	Comments/Recommendations
13	504 Albert Street	Ottawa	7 Unit Apartment Building	RO-x (3.0) [3] R7x (5.0) [51]	5,151 ft ²	Viable Property improved with a seven unit apartment building. All apartments are currently leased. Property was acquired by expropriation - Listed Heritage
14	Hazeldean Road south of Lombardo Drive	Kanata	Vacant Land	Institutional	19,138 ft ²	Non-viable property - Interest has been shown by the adjoining property owner.
15	Maplegrove Road	Kanata	Vacant Land	Agriculture/Hazard	20 acres subject to survey	Viable Property for development, subject to a right-of-way
16	2226 Devine Road	Cumberland	Vacant Land	RU	64,263 ft ²	Viable Property Vacant Land, for development, subject to easements.
17	407 Edgeworth Avenue	Ottawa	Vacant Land	R4 and R4x [9]	9,861 ft ² subject to survey	Viable Property for development
18	930 Gladstone Avenue	Ottawa	Two Storey Residence	M2x(1.0) [3] R5C	2,488 ft ² subject to survey	Viable property improved with older, two storey stucco dwelling. To be sold in an “as is” basis
19	934 Gladstone Avenue	Ottawa	Two Storey Residence	M2x(1.0) [3] R5C	2,488 ft ² subject to survey	Viable property improved with older, two storey stucco dwelling. To be sold in an “as is” basis



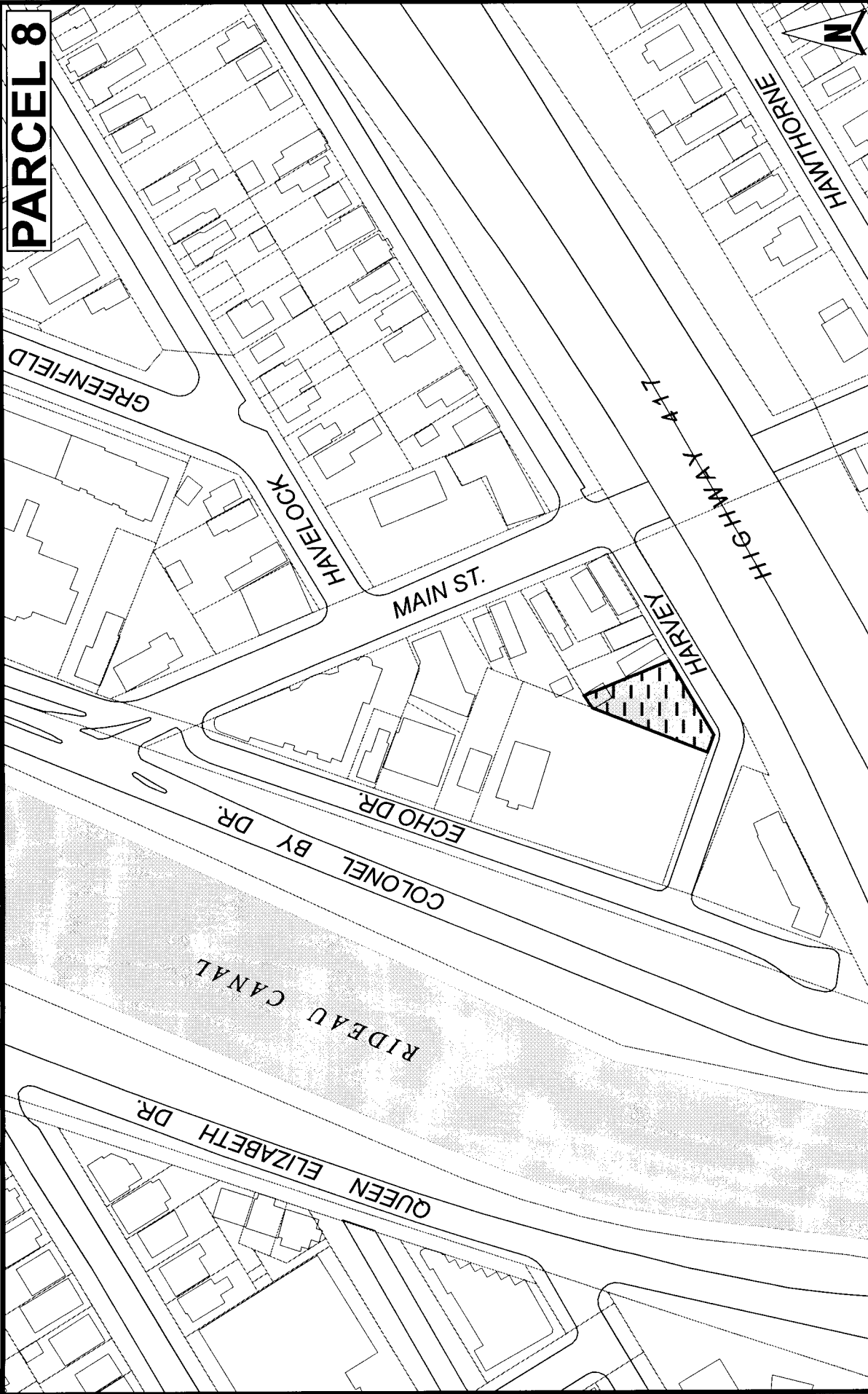
SALE OF SURPLUS LAND
33 BELLFIELD ROAD - CITY OF NEPEAN

REGION OF OTTAWA-CARLETON
PLANNING AND
DEVELOPMENT APPROVALS
DEPARTMENT



SCALE	N.T.S.	FILE	BRANCH	REAL ESTATE SERVICES
PROJECT		DATE		
		OCTOBER 1998		

PARCEL 8



SALE OF SURPLUS LAND
HARVEY STREET

REGION OF OTTAWA-CARLETON
PLANNING AND
DEVELOPMENT APPROVALS
DEPARTMENT

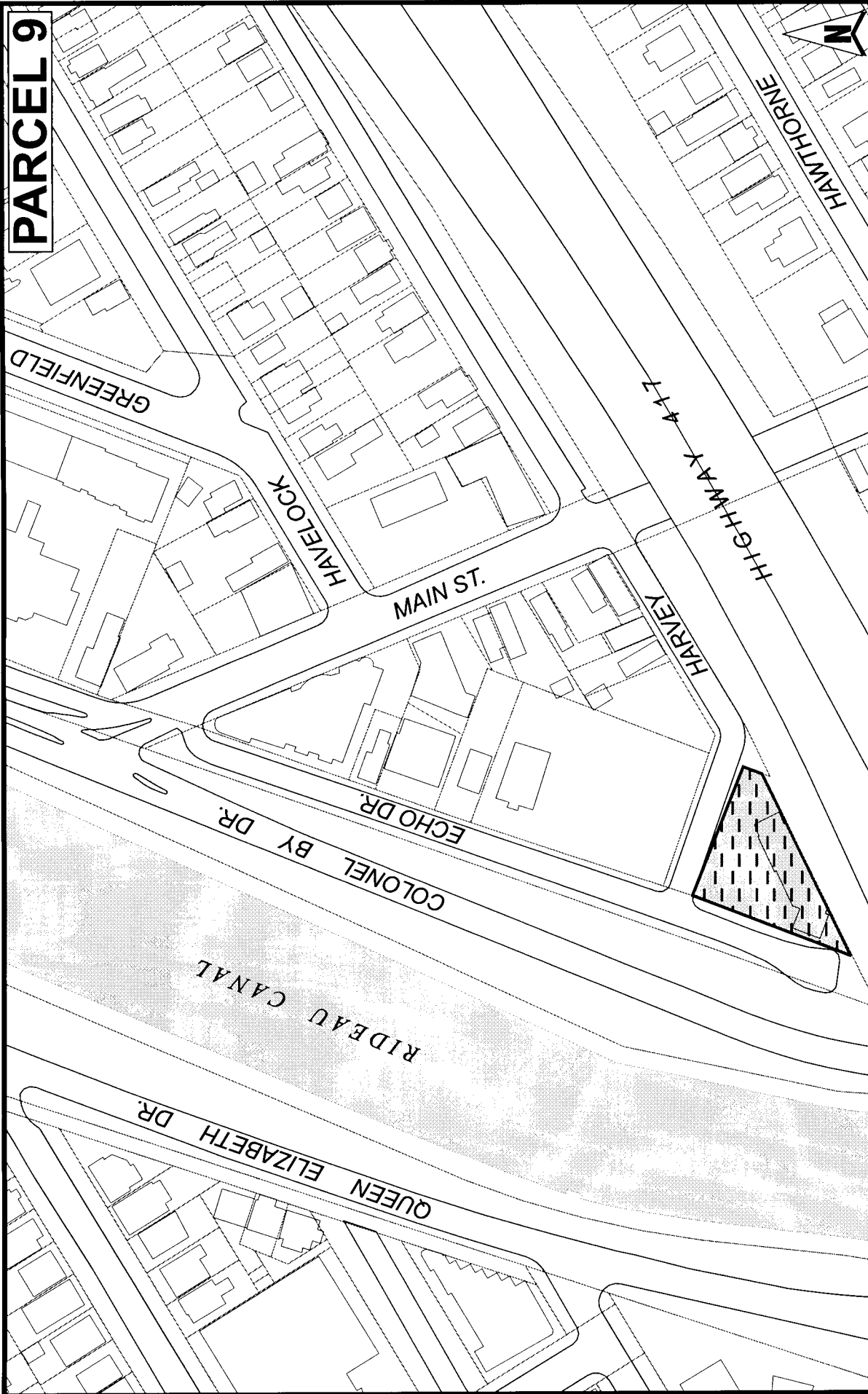


SCALE N.T.S. FILE

PROJECT DATE OCTOBER 1998

BRANCH REAL ESTATE SERVICES

PARCEL 9



SALE OF SURPLUS LAND
163 + 165 ECHO DRIVE

REGION OF OTTAWA-CARLETON
PLANNING AND
DEVELOPMENT APPROVALS
DEPARTMENT



FILE

N.T.S.

SCALE

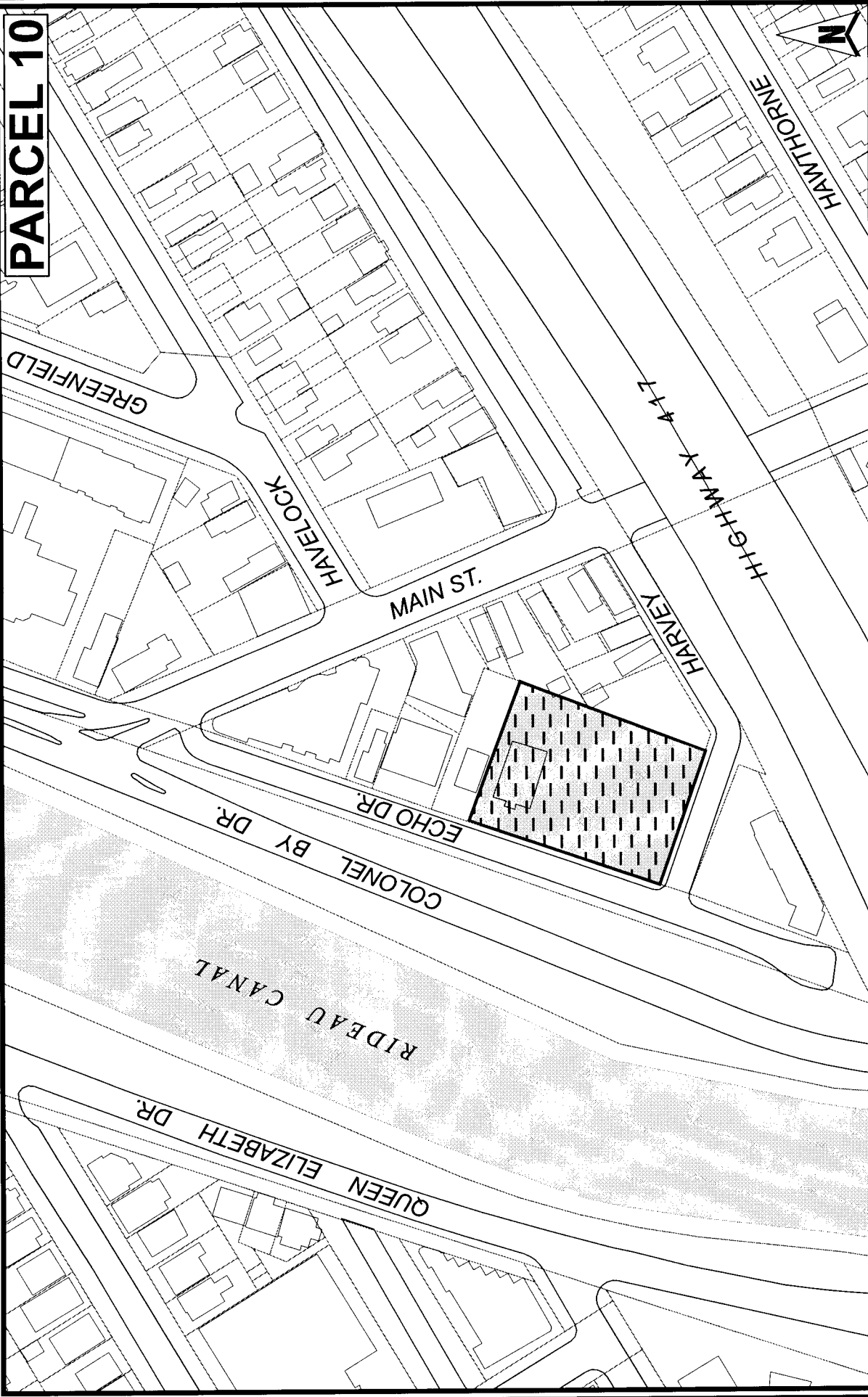
DATE
OCTOBER 1998

PROJECT

BRANCH

REAL ESTATE SERVICES

PARCEL 10



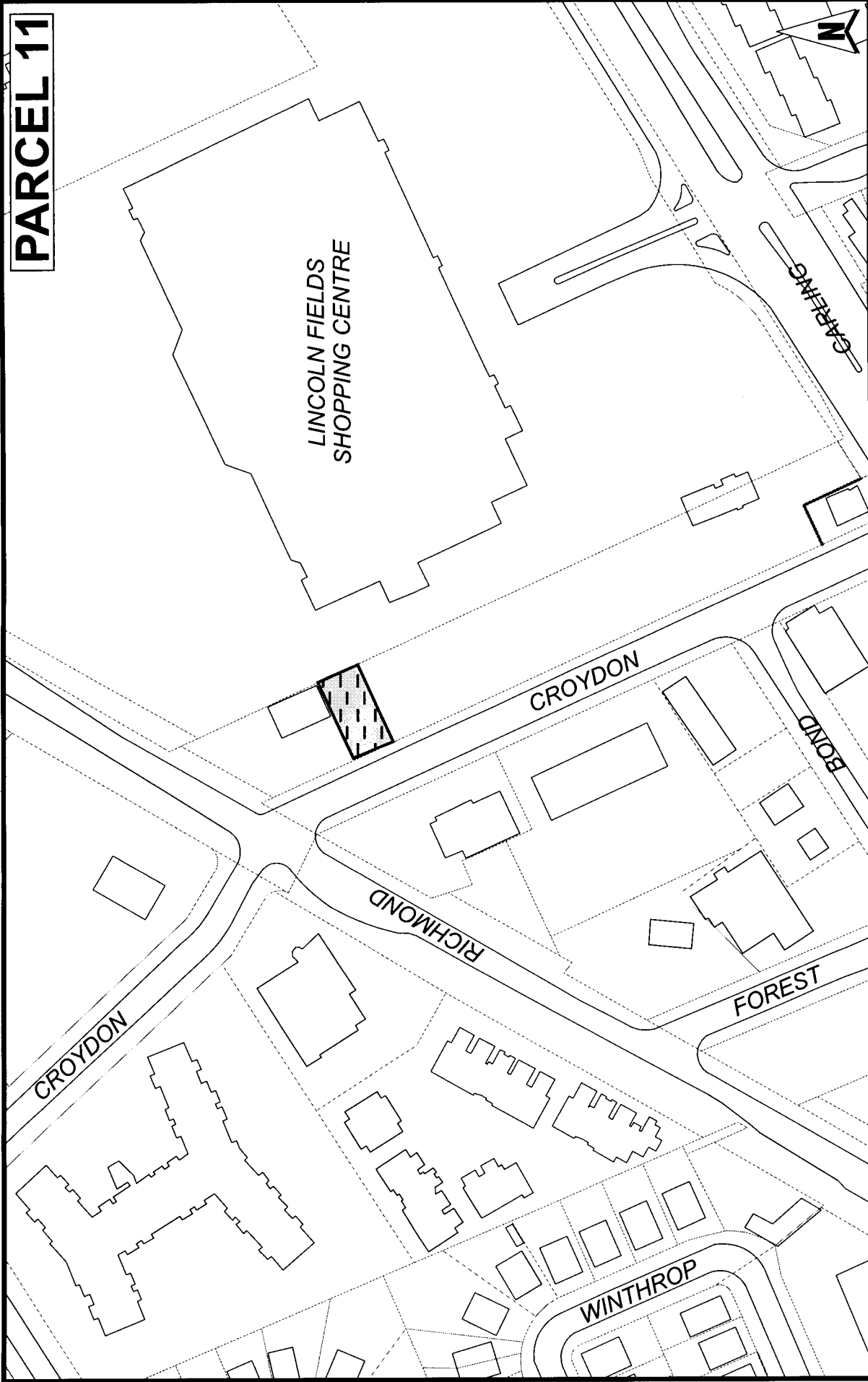
REGION OF OTTAWA-CARLETON
PLANNING AND
DEVELOPMENT APPROVALS
DEPARTMENT



SALE OF SURPLUS LAND
145 ECHO DRIVE + VACANT LAND

SCALE	N.T.S.	FILE	BRANCH
PROJECT	DATE	OCTOBER 1998	REAL ESTATE SERVICES

PARCEL 11

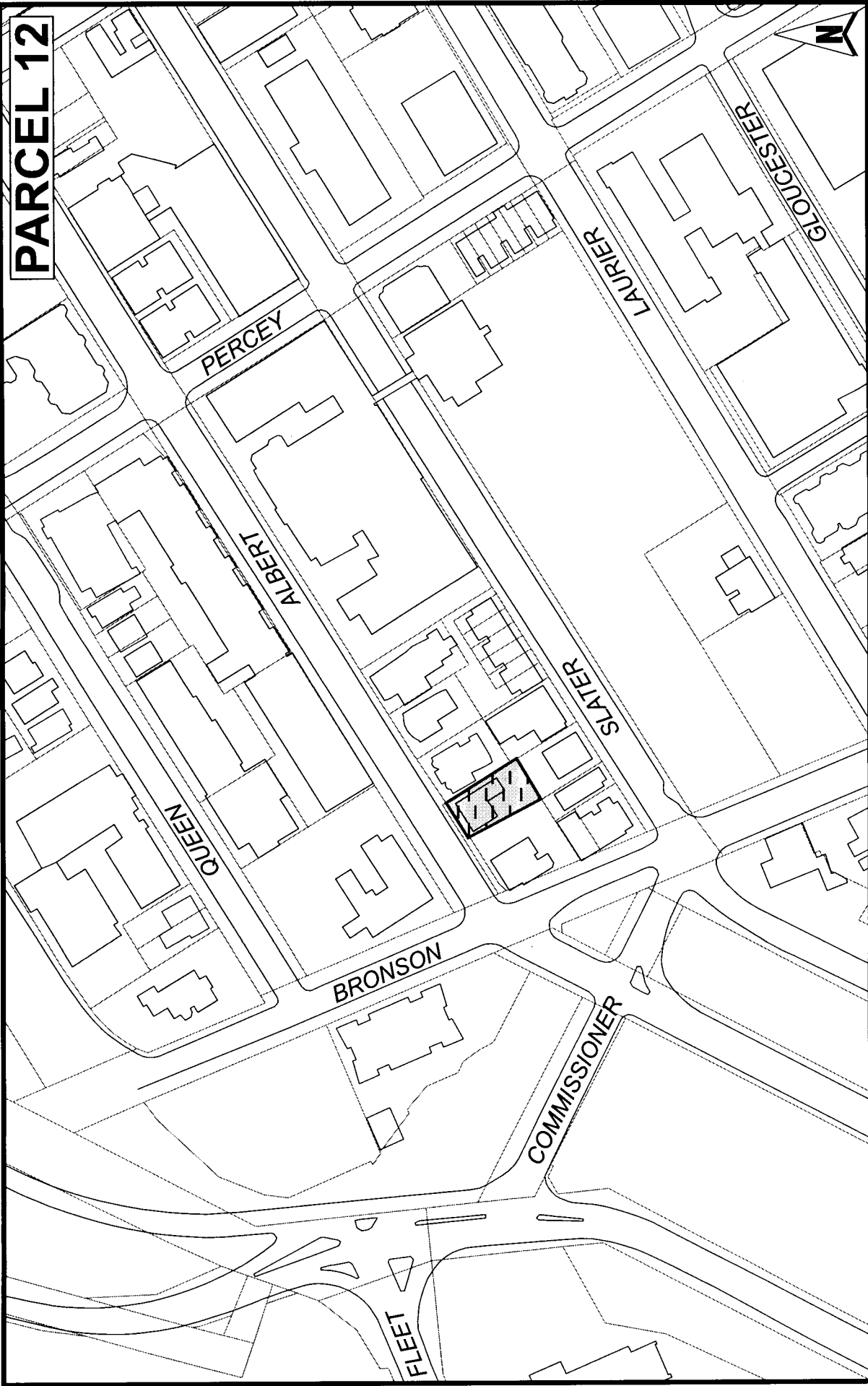


REGION OF OTTAWA-CARLETON
PLANNING AND
DEVELOPMENT APPROVALS
DEPARTMENT

SALE OF SURPLUS LAND
351 CROYDON AVENUE

SCALE	N.T.S.	FILE	BRANCH
PROJECT	DATE	OCTOBER 1998	REAL ESTATE SERVICES

PARCEL 12



**SALE OF SURPLUS LAND
494 ALBERT STREET**

**REGION OF OTTAWA-CARLETON
PLANNING AND
DEVELOPMENT APPROVALS
DEPARTMENT**

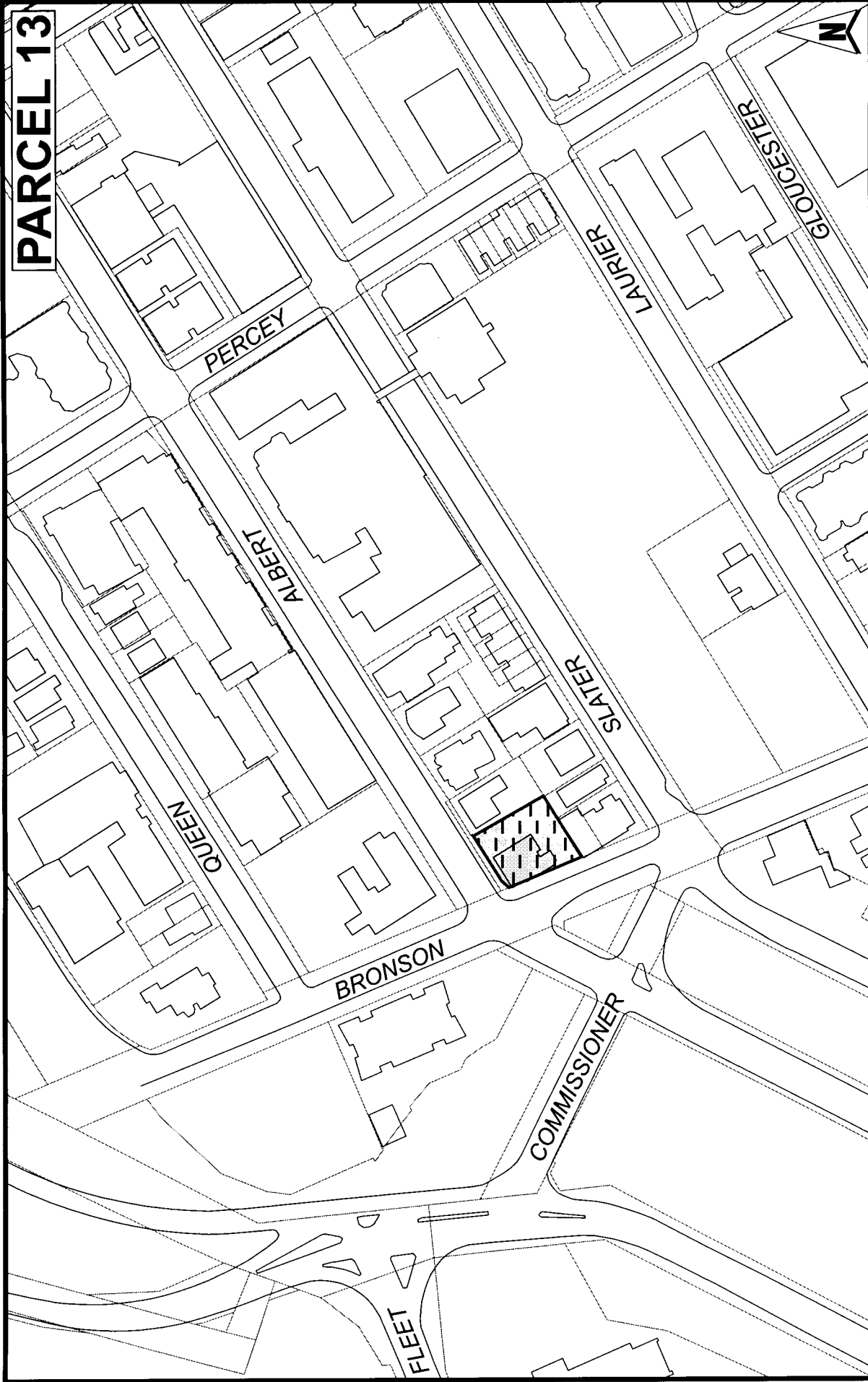


SCALE N.T.S. FILE

PROJECT DATE OCTOBER 1998

BRANCH REAL ESTATE SERVICES

PARCEL 13

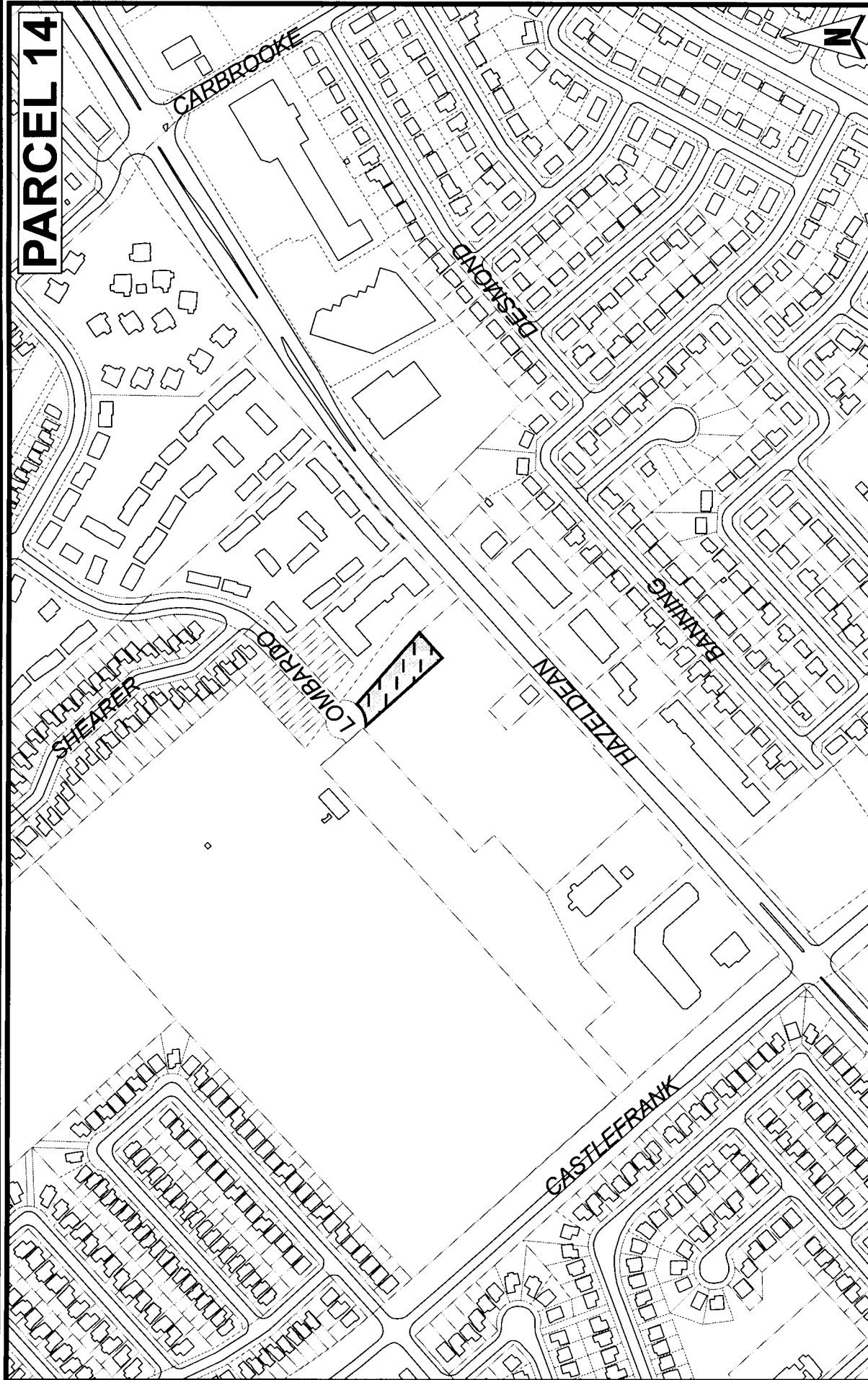


REGION OF OTTAWA-CARLETON
PLANNING AND
DEVELOPMENT APPROVALS
DEPARTMENT

SALE OF SURPLUS LAND
504 ALBERT STREET

SCALE	N.T.S.	FILE	BRANCH
PROJECT		DATE	REAL ESTATE SERVICES
		OCTOBER 1998	

PARCEL 14



SALE OF SURPLUS LAND
North of Hazeldean Rd. &
south of Lombardo Dr. - CITY OF KANATA

**REGION OF OTTAWA-CARLETON
PLANNING AND
DEVELOPMENT APPROVALS
DEPARTMENT**



Ottawa-Carleton

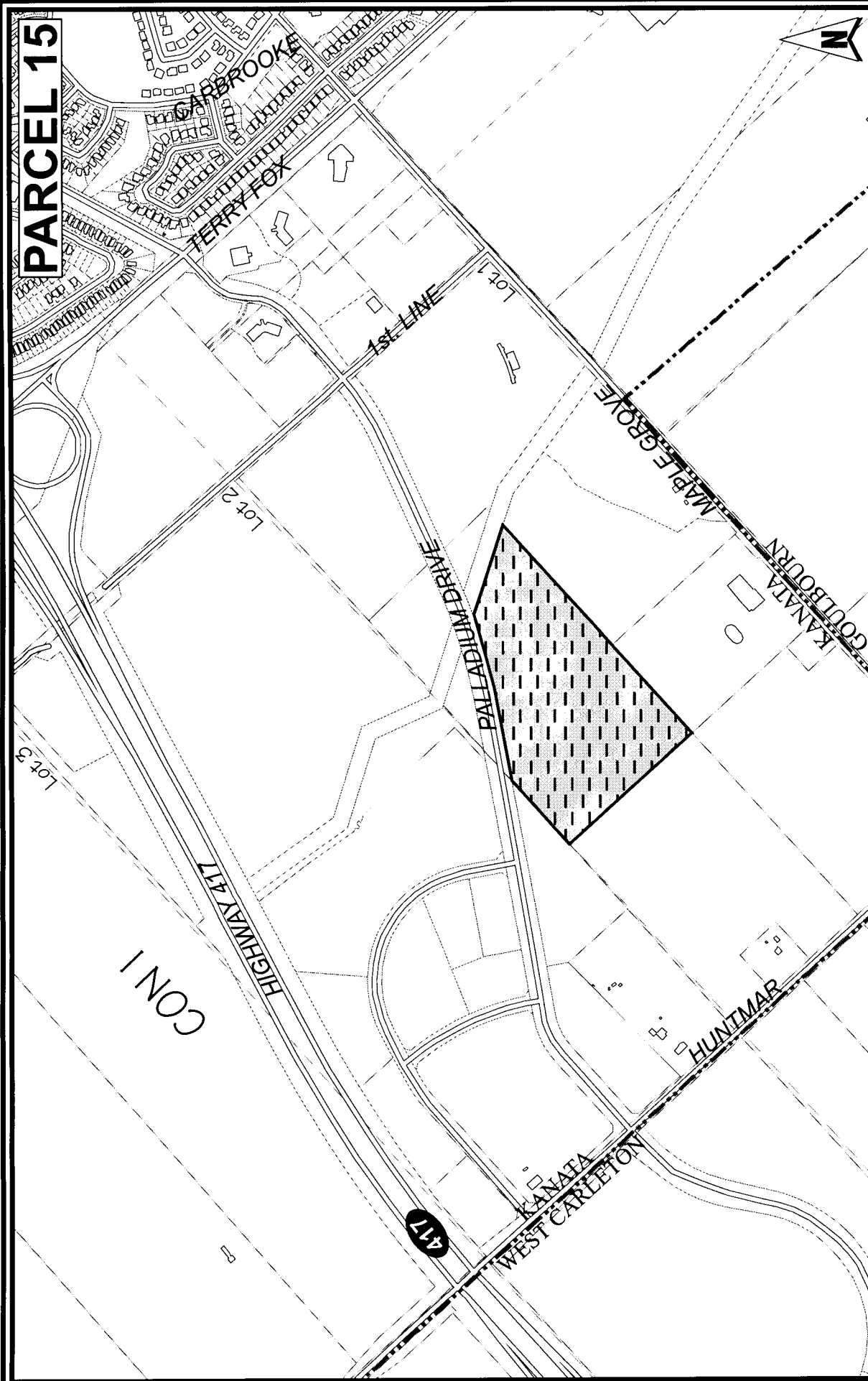
SCALE N.T.S. FILE

PROJECT DATE OCTOBER 1998

BRANCH

REAL ESTATE SERVICES

PARCEL 15



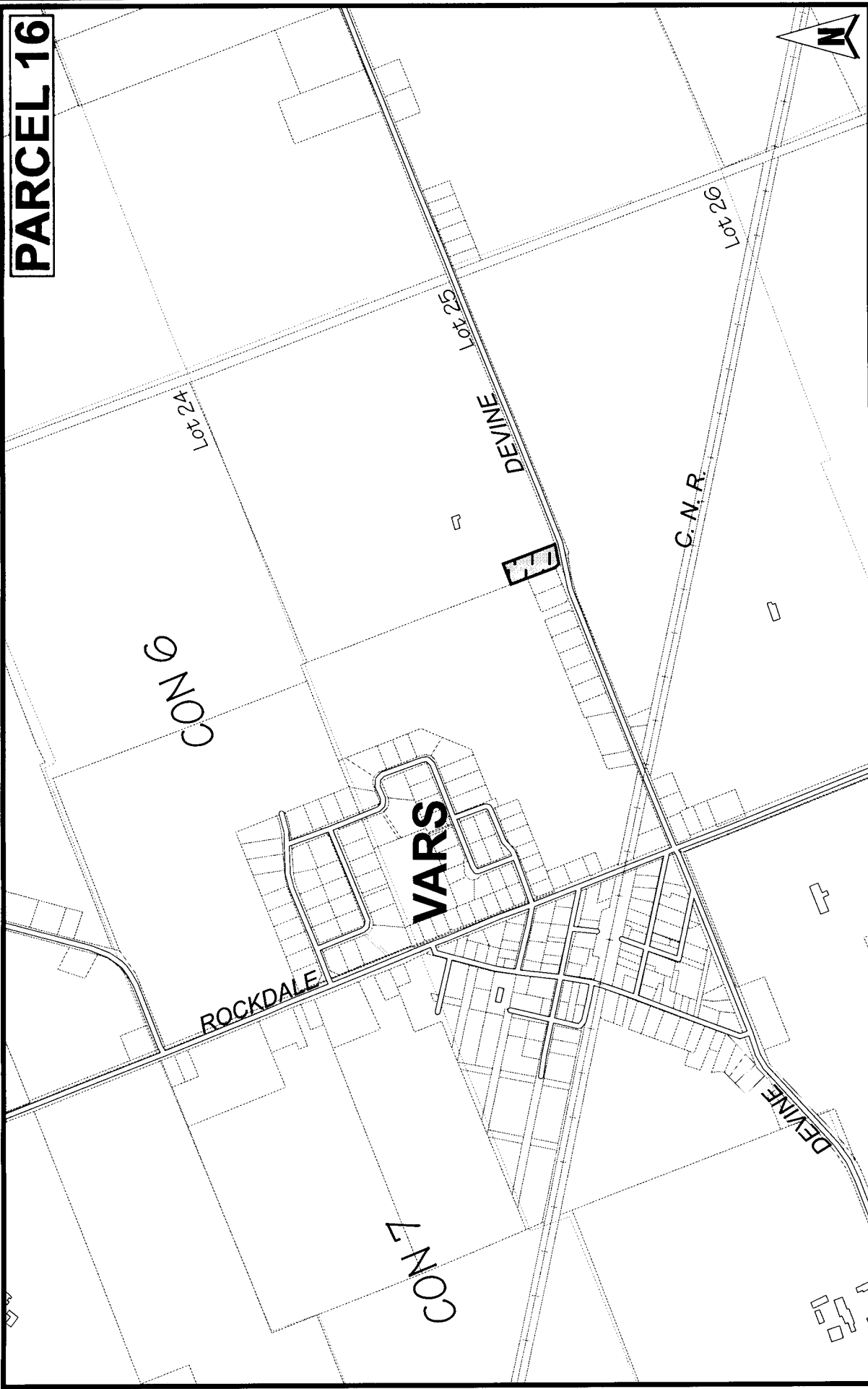
SALE OF SURPLUS LAND
VACANT LAND - MAPLE GROVE ROAD

REGION OF OTTAWA-CARLETON
PLANNING AND
DEVELOPMENT APPROVALS
DEPARTMENT



SCALE	N.T.S.	FILE	BRANCH	REAL ESTATE SERVICES
PROJECT		DATE		
		OCTOBER 1998		

PARCEL 16



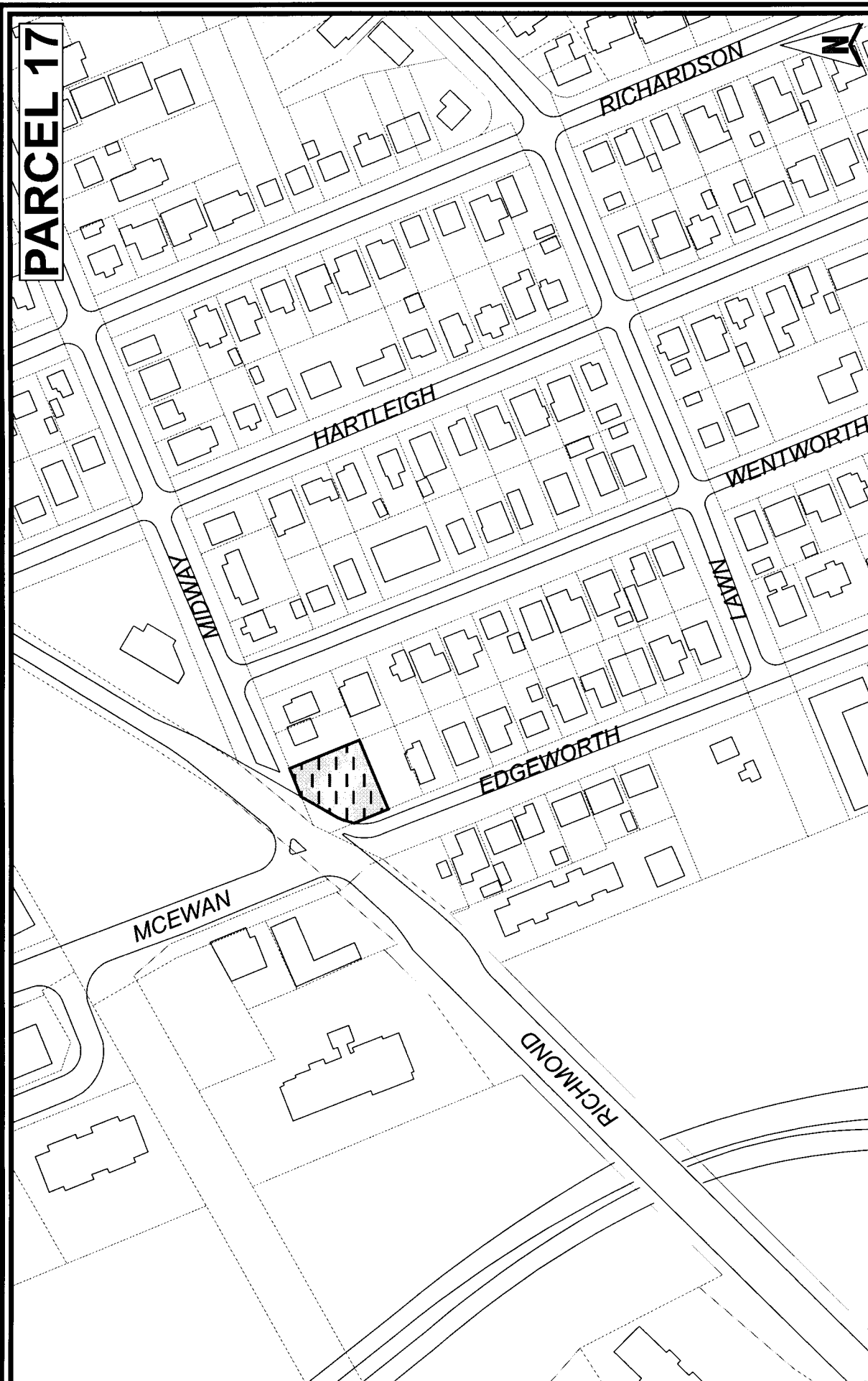
SALE OF SURPLUS LAND
DEVINE ROAD
TOWNSHIP OF CUMBERLAND

REGION OF OTTAWA-CARLETON
PLANNING AND
DEVELOPMENT APPROVALS
DEPARTMENT



SCALE N.T.S.	FILE	BRANCH	REAL ESTATE SERVICES
PROJECT	DATE OCTOBER 1998		

PARCEL 17



**REGION OF OTTAWA-CARLETON
PLANNING AND
DEVELOPMENT APPROVALS
DEPARTMENT**

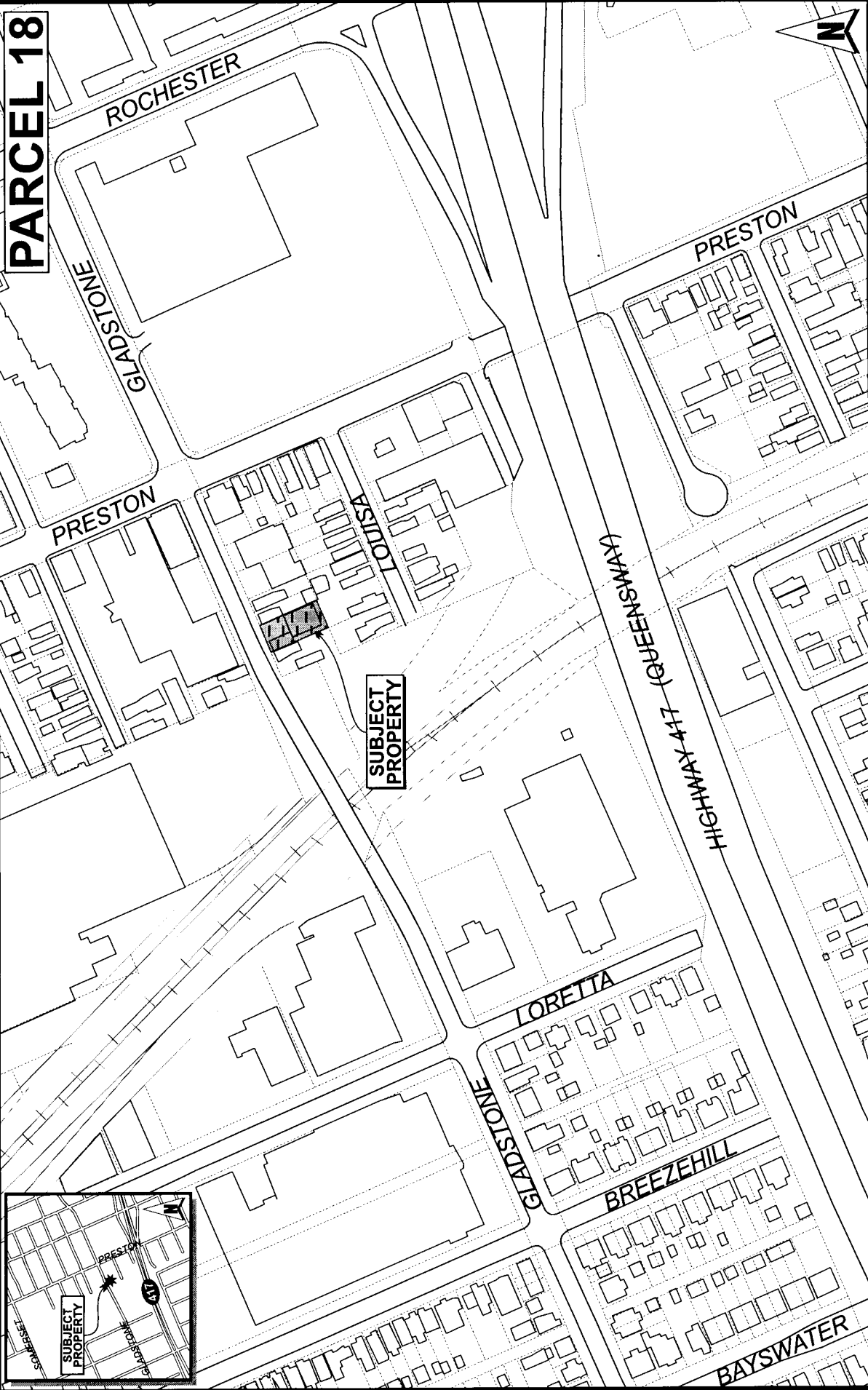
**SALE OF SURPLUS LAND
407 EDGEWORTH AVENUE**

SCALE N.T.S. FILE

PROJECT DATE
OCTOBER 1998

BRANCH REAL ESTATE SERVICES

PARCEL 18



SALE OF SURPLUS PROPERTY
930 GLADSTONE AVE.
CITY OF OTTAWA

REGION OF OTTAWA-CARLETON
PLANNING AND
DEVELOPMENT APPROVALS
DEPARTMENT

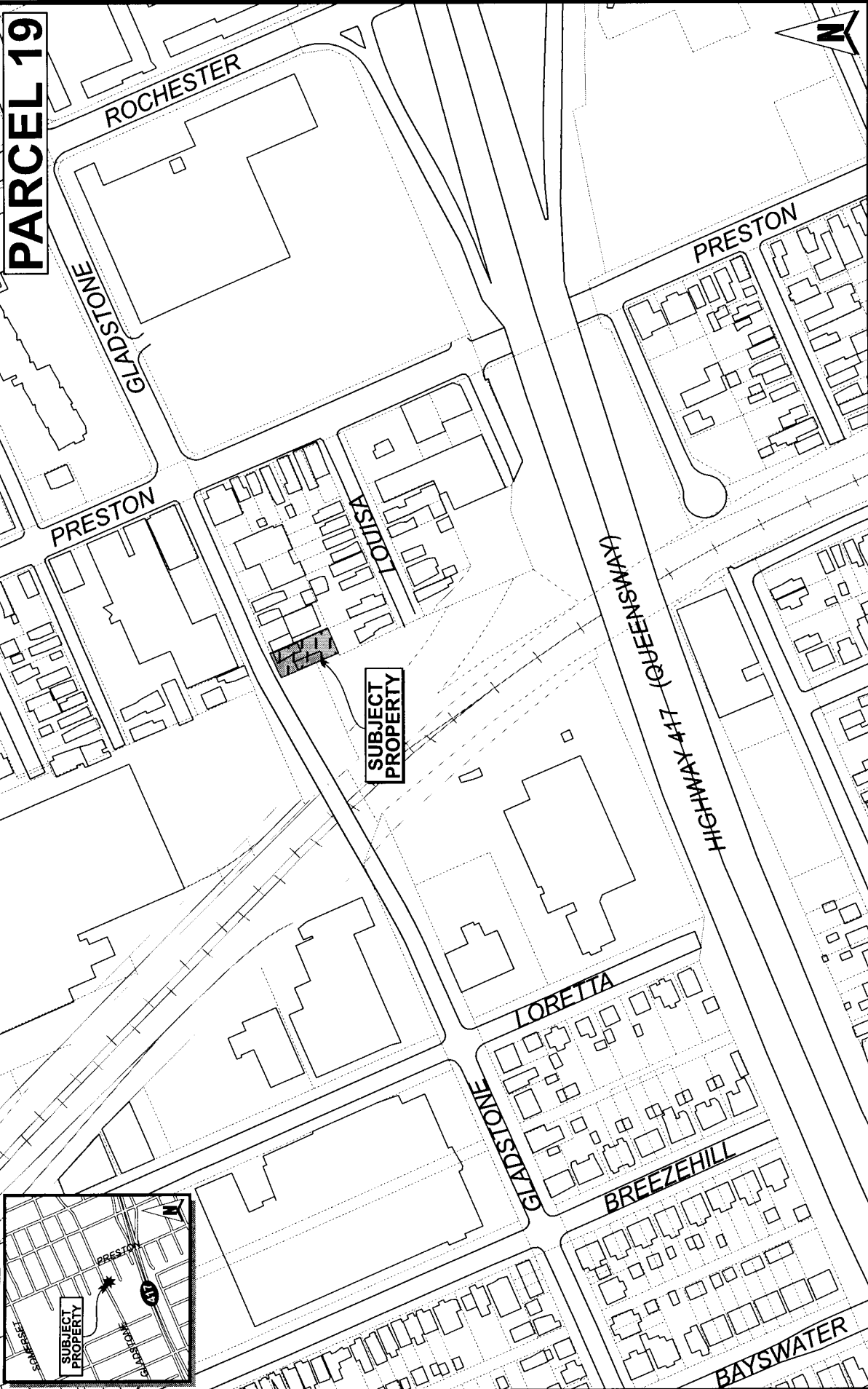


SCALE N.T.S. FILE

PROJECT DATE OCTOBER 1998

BRANCH REAL ESTATE SERVICES

PARCEL 19



REGION OF OTTAWA-CARLETON
PLANNING AND
DEVELOPMENT APPROVALS
DEPARTMENT

SALE OF SURPLUS PROPERTY
934 GLADSTONE AVE.
CITY OF OTTAWA

SCALE	N.T.S.	FILE	BRANCH
PROJECT	DATE	OCTOBER 1998	REAL ESTATE SERVICES

SURPLUS PROPERTIES, REGION WIDE

- Planning and Development Approvals Commissioner's report dated 9 Nov 98

Councillor Holmes referenced Parcel Nos. 9, 12 and 13. She stated there were earlier discussions between City Living, City of Ottawa, and Regional staff regarding these properties, however, those discussions had been placed on hold. The Councillor requested deferral of the three properties to allow for further discussions with City Living regarding possible agreements that would be acceptable to both parties.

Councillor Cantin referenced Parcel Nos. 8, 9 and 10. He suggested the option of combining the three parcels into one with discussions with the City of Ottawa regarding the closure of Harvey Street in the portions that adjoining the area. The Councillor believed this would increase the value and opportunity for development of a larger parcel, noting the prime location.

R. Ennor, Director, Property Services Division, stated staff had recognized that option existed and the purpose of the report was only to declare the properties as surplus. He explained this would allow staff to proceed to market the properties in the most appropriate method possible, concurring that Parcels 8, 9 and 10 was a logical land assembly.

In response to a question from Councillor Hume, Mr. Ennor stated in an effort to move the process forward, notification of the properties were circulated. He reported the City of Ottawa had requested additional time to consider properties in the City, and City Living had requested time regarding Parcel Nos. 9, 12 and 13. Mr. Ennor confirmed if the properties were declared surplus, it would be subject to staff discussing the properties with the City of Ottawa and City Living.

Councillor Holmes pointed out those discussions would depend on the amount of flexibility provided, such as provincial funding for purchase, market value or other arrangements, in order for City Living to continue to provide affordable housing. The Councillor noted Social Housing was now a Regional mandate, subject to formal legislation. She reiterated her request was to allow time for the parties to negotiation possible options surrounding the three properties.

Councillor Hume referenced the process used for the sale of property. Mr. Ennor confirmed the report requested the property be declared surplus, however, the final sale of property would return to the Committee for approval.

Extract of Draft Minute
Corporate Services and
Economic Development Committee
01 December 1998

Councillor Hunter referenced the properties along Albert Street (Parcel Nos. 12 and 13) and noted they had been retained for the Central Area Transitway and to allow access to the downtown bus tunnel, if ever constructed. N. Tunnacliffe, Planning and Development Approvals Commissioner, confirmed the downtown transitway tunnel was not in the current Regional Official Plan which went until 2021. Mr. Tunnacliffe stated the existing transitway and parameters were being constructed so it could be converted to light rail, should Council decide to do so in the future. Referencing the sale of the Albert Street properties, Councillor Hunter pointed out the tunnel, if constructed as a grade separated light rail, would have to be above ground (bridge style) or there would be a need to re-acquire these or other properties in order to place it underground.

With respect to properties along Echo Drive (Parcel Nos. 9 and 10), Councillor Hunter referenced the Queensway Corridor Plan and the deletion of this Plan from the Official Plan. He commented on the scenario should the mood of public opinion change and there was a demand for accesses along the Queensway. Mr. Tunnacliffe stated that would involve re-acquiring the properties or other configurations. The Councillor opposed the disposition of those properties.

With respect to Parcel No. 15, Councillor Hunter pointed out there was a study of the lands in the vicinity of the Corel Centre and the possible potential of the property. Mr. Ennor reiterated the purpose of the report was to declare the property as surplus. He stated if staff were to commit resources in participating in the Kanata study, for instance, they would like reasonable assurance from Council the property was no longer required for Regional purposes. He agreed this parcel may have potential and the report did not approve immediate sale.

Councillor Cantin reiterated the need to investigate the amalgamation of Parcel Nos. 8, 9 and 10. In reference to Parcel Nos. 12 and 13, the Councillor believed there was a need to retain the properties for further transit use until such a time the concept of a tunnel through downtown had been definitely eliminated. Councillor Cantin moved a Motion in this regard.

Councillor Holmes concurred with the suggestion from Councillor Cantin that Parcel Nos. 8, 9 and 10 be amalgamated and agreed to delete the request for deferral on Parcel No. 9.

With respect to Councillor Cantin's Motion regarding Parcels 8, 9 and 10, Mr. Ennor confirmed as a matter of course, staff were required to evaluate the properties and identify the highest and best use of the property.

Extract of Draft Minute
Corporate Services and
Economic Development Committee
01 December 1998

Speaking to Councillor Holmes request for deferral of the parcels, Councillor Loney stated there was a need for Committee to be clear in their direction to staff with regard to the negotiations with City Living. He acknowledged staff had brought the report forward in light of the budget pressures and need for additional revenue.

E. Johnston, A/Regional Solicitor, provided information with regard to the requirement to offer land to the previous owner under the *Ontario Expropriations Act*.

Councillor Loney reviewed the social housing issue and need for low income housing. The Councillor suggested the need for staff to review the list of properties. He acknowledged there were some properties that could be disposed of in the near future, however, others raised valid questions around future need. Councillor Loney moved a Motion to defer the report back to staff and that guidelines be developed, including issues around the need for some of the properties, and brought back for consideration at Committee in the near future. Mr. Ennor believed the time period involved for that task would be approximately six weeks.

Councillor Loney suggested all future reports on declarations for surplus properties include information on the income and costs associated with the property and possible purchase price if placed on the market.

Councillor Beamish pointed out Committee had requested staff to find additional revenue for the Corporation and the sale of unneeded properties was an opportunity. He did not believe it was feasible to retain a property for an additional twenty years in light of a *possible* future use.

Chair Chiarelli expressed concern with the Loney Motion for deferral in light of the budget challenges. He believed it was appropriate to declare properties surplus in appropriate cases and proceed with their sale. Chair Chiarelli appreciated the principle to review the policy, however, could not support a “freeze” on declaring properties surplus and revenue potential in the interim.

The Chair stated it would be helpful to the Committee for staff to provide a summary of the existing policy, including the chronology steps required and options for disposal.

Moved by A. Loney

That the Planning and Development Approvals Commissioner's report on the Sale of Surplus Properties be referred back to staff until a review of our policy on sale of surplus properties has been completed.

LOST

YEAS: A. Loney, M. Meilleur 2
NAYS: D. Beamish, R. Cantin, B. Hill, P. Hume, G. Hunter, R. van den Ham,
R. Chiarelli 7

Moved by M. Meilleur

That Parcel Nos. 12 and 13 of the surplus properties report be deferred until the end of January 1999.

CARRIED

With regard to Councillor Cantin's Motion that an appraisal be obtained on the potential of assembling Parcel Nos. 8, 9 and 10 with the possible closure of Harvey Street through discussions with the City of Ottawa, the Councillor withdraw the Motion with the understanding it would be a direction to staff. Mr. Ennor agreed to proceed on this direction.

The Committee then considered the staff recommendation, as amended.

That the Corporate Services and Economic Development Committee and Council:

- 1. Declare the Region owned properties identified in Annex "A" as being surplus to Regional needs, with the exception of Parcels 12 and 13 which will be deferred until the end of January 1999;**
- 2. Authorize the sale of the surplus properties identified in Annex "A" pursuant to Regional policy, with the exception of Parcels 12 and 13 which will be deferred until the end of January 1999.**

CARRIED as amended