

**Report to
Rapport au:**

**Finance and Economic Development Committee
Comité des finances et du développement économique
1 November 2016 / 1 novembre 2016**

**Submitted on October 24, 2016
Soumis le 24 octobre 2016**

**Submitted by
Soumis par:**

**Marian Simulik, General Manager and City Treasurer, Corporate Services
Department/Directrice générale et Trésorière municipale, Services généraux**

Contact Person

Personne ressource:

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Ward: RIVER (16) / RIVIÈRE (16)

File Number: ACS2016-CSD-REP-0008

**SUBJECT: Ottawa Community Lands Development Corporation – Sale of 3071
Riverside Drive with Revised Concept Plan**

**OBJET: Société d'aménagement des terrains communautaires d'Ottawa –
Vente du 3071, promenade Riverside, avec plan conceptuel révisé**

REPORT RECOMMENDATIONS

**That the Finance and Economic Development Committee receive the revised
Concept Plan contained in Document 2 to permit the financial closing of an
Agreement of Purchase and Sale between the Ottawa Community Lands
Development Corporation and the Purchaser for 3071 Riverside Drive.**

RECOMMANDATIONS DU RAPPORT

**Que le Comité des finances et du développement économique reçoive le plan
conceptuel révisé contenu dans le document 2 afin de permettre le bouclage**

financier d'un contrat d'achat-vente entre la Société d'aménagement des terrains communautaires d'Ottawa et l'acheteur du 3071, promenade Riverside.

BACKGROUND

In November 2007, Council directed staff to negotiate the acquisition of the former Bayview School site from the Ottawa Carleton District School Board (ACS2007-BTS-RPM-0042). The site fronts the east side of Riverside Drive, opposite Mooney's Bay Park and beach, and is otherwise surrounded by an established low and medium density residential neighbourhood. The purpose of the property acquisition was to preserve green space that consisted of an existing sportsfield and to sell the remainder of the property for redevelopment to offset some of the acquisition costs. Staff were also directed to "return with an appropriate redevelopment plan" should the property be acquired.

In October, 2008, the City purchased the 10 acre property. Community consultation sessions were held by the then Ward Councillor and facilitated by staff in 2009. Through this consultation process, a draft redevelopment concept plan was produced which broadly reflected community input and included a 2 acre sportsfield as well as eight acres of low and medium density residential development land. In December of 2009, Council approved the draft development concept plan and directed staff to advertise the 8 acre parcel for sale and development (ACS2009-CMR-REP-0053). Council reserved its decision regarding whether or not the new sportsfield improvements and a fieldhouse, with a total estimated capital cost of \$1.1 M (2009 dollars), including \$925K for the building and \$175K for the sportsfield), should be funded in whole, or in part, from the proceeds of the sale of the development parcel.

In February 2011, Council approved the acquisition of an adjacent .64 acre parcel of land to provide improved vehicular access to the site and increase its overall resale value. This acquisition was completed in March 2011 (ACS2011-CMR-REP-0009).

In March 2014, Council approved the transfer of the entire property to the Ottawa Community Lands Development Corporation (OCLDC) (ACS2014-PAI-REP-0006). At that March Council meeting, the then Ward Councillor introduced a motion that was carried, and which required that "the transfer of 3071 Riverside Drive be conditional on the OCLDC implementing the development concept approved by Council, including the preservation of the buffer zone and recreational green space", and "that any change to the development concept plan be reported back to the City of Ottawa through the

appropriate Standing Committee prior to proceeding with the disposal and redevelopment of the site". The 2009 concept plan is attached as Document 1.

OCLDC Staff released a Request for Expressions of Interest through February and March of 2016 to solicit market interest in the sale and development of the land in the context of the approved concept plan. The information gathered through the Request for Expressions of Interest from more than twenty interested parties was used to inform the Request for Offers on the property that was subsequently released to the open market between June 2 and July 28, 2016. Evaluation of the Offers received was based on both financial and qualitative criteria, where compliance with the City's concept plan was a significant evaluation factor.

The concept plan proposed by the preferred purchaser complies in most respects with the City's original concept plan, with minimal changes. The Board of Directors of the OCLDC has approved the selection of the preferred purchaser as well as the Agreement of Purchase and Sale; and has endorsed the revised concept plan. In fulfillment of the March 2014 Council Motion, this report informs the Finance and Economic Development Committee of the differences between the original 2009 concept plan and the purchaser's proposed concept plan.

DISCUSSION

Prior to releasing the Request for Offers in June of this year, OCLDC staff consulted with the Ward Councillor's office, with City staff in Planning and in Parks and Recreation, as well as with the development community through the REOI process. Information gathered from this consultation helped to inform the final Request for Offers document. Through the course of these consultations, it became evident that the need and feasibility for a single full-sized soccer pitch and associated field house on-site had changed.

Prior to the release of the Request for Offers on the property, the current Ward Councillor's office undertook its own community consultation on the overall Concept Plan for the site. The Ward Councillor's office communicated his findings which suggest that a \$1.1 million field house and an exclusive use soccer pitch were no longer being held as required park components. Instead, the community would like to see a multi-purpose programmed park space and will be further consulted during the park design process prior to the park's development. Parks, Recreation and Culture staff supports this direction because a single full-size sports field in limited space does not meet current City needs or best practices. Soccer fields are best developed in groups of two or more fields for efficiency of programming, allocation and efficient field house support.

The proposed concept plan supports this new approach that would change the park from an exclusive use soccer pitch and field house to a multi-purpose community park.

The proposed concept plan is largely consistent with the 2009 plan and the principles that were outlined by Council in 2014. Key differences of the new plan relate to the change from a 2 acre soccer field and field house to a minimum 1.5 acre programmed park, and its re-orientation to now run along the southern end of the site, providing a greater buffer to the existing residential uses to the south. The second key difference of the new plan is the addition of a Mixed-Use area along the Riverside Drive frontage that is proposed to accommodate two-storey construction that includes small scale Neighbourhood Commercial uses on the ground floor, with Residential uses located on a second storey. Access to this Mixed-Use area would be from the single proposed access on Riverside Drive, maintaining the access point in the original concept plan. The revised Concept Plan is shown in Document 2.

The table below provides a comparison of the revised Concept Plan to the 2014 Council endorsed development principles that were based on its approved 2009 concept plan. A copy of the 2014 Council Motion is attached as Document 3.

Principles of City's 2009 Plan	New Plan
Low-density residential uses (one to two storey single detached, semi-detached and townhouses) in pockets abutting existing development in the <u>north</u> end of the site.	No change
Low-density residential uses (one to two storey single detached, semi-detached and townhouses) in pockets abutting existing development in the <u>south</u> end of the site.	Now parkland
Medium-density residential uses (three to six storey townhouses, stacked units, and mid-rise condominium apartment dwellings), and/or Institutional use (e.g. Retirement Home) in a pocket on the interior of the site overlooking the sports field and abutting the existing Institutional uses to the east (school) and south (church).	No change
A buffer area between the existing development and future uses to be established as a condition of the sale of the residual land. The buffer will consist of fencing and/or landscaping features incorporated as part of the future development and may be rezoned as such.	No change

Sustainable Development Measures incorporated into building designs.	No change
Preservation of recreational greenspace.	No change

Notwithstanding that Council had approved the concept plan in December 2009 and further endorsed the general principles of that plan in March 2014, the land is currently zoned “Institutional” based on the previous land use as a school. Development of the land will require that the purchaser/developer submit several Planning applications, including submissions for a Zoning By-law Amendment, Subdivision and Site Plan approval. Public consultation on the proposed development will occur through the regular Planning Approvals process. Additional public consultation and engagement will also occur in order to determine the design and facilities to be provided within the future public park.

The Recommendation of this report requests that Finance and Economic Development Committee (FEDCo) receive the revised Concept Plan contained in Document 2 to permit the financial closing of an Agreement of Purchase and Sale between the Ottawa Community Lands Development Corporation and the Purchaser for 3071 Riverside Drive.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Prior to releasing the Request for Offers for the property in June of this year, OCLDC staff consulted with the Ward Councillor’s office, with City staff in Planning and in Parks, Recreation and Culture, as well as with the development community through the REOI process.

The current Ward Councillor’s office undertook its own community consultation on the overall Concept Plan for the site.

Additional public consultation on the proposed development will occur through the regular Planning Approvals process. It is expected that development of the land will require that several Planning applications be submitted, including submissions for a Zoning By-law Amendment, Subdivision and Site Plan approval. Public consultation and engagement will also occur in order to determine the design and facilities to be provided within the future public park.

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councillor is aware of this report.

LEGAL IMPLICATIONS

There are no legal impediment to the adoption of the recommendation in this report. As noted above, the development of the lands will be subject to the standard planning processes.

RISK MANAGEMENT IMPLICATIONS

Approval of the revised Concept Plan is required in order for staff to proceed with the sale of the lands. Should the changes to the concept plan be unacceptable to FEDCo, the preferred purchaser may delay the closing, or elect to cancel their offer.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with receiving this report.

TERM OF COUNCIL PRIORITIES

Council priorities in the areas of Economic Prosperity, Healthy and Caring Communities and Financial Sustainability will be addressed through the sale and development of the land as proposed in the revised Concept Plan.

SUPPORTING DOCUMENTATION

Document 1 – 2009 City Concept Plan

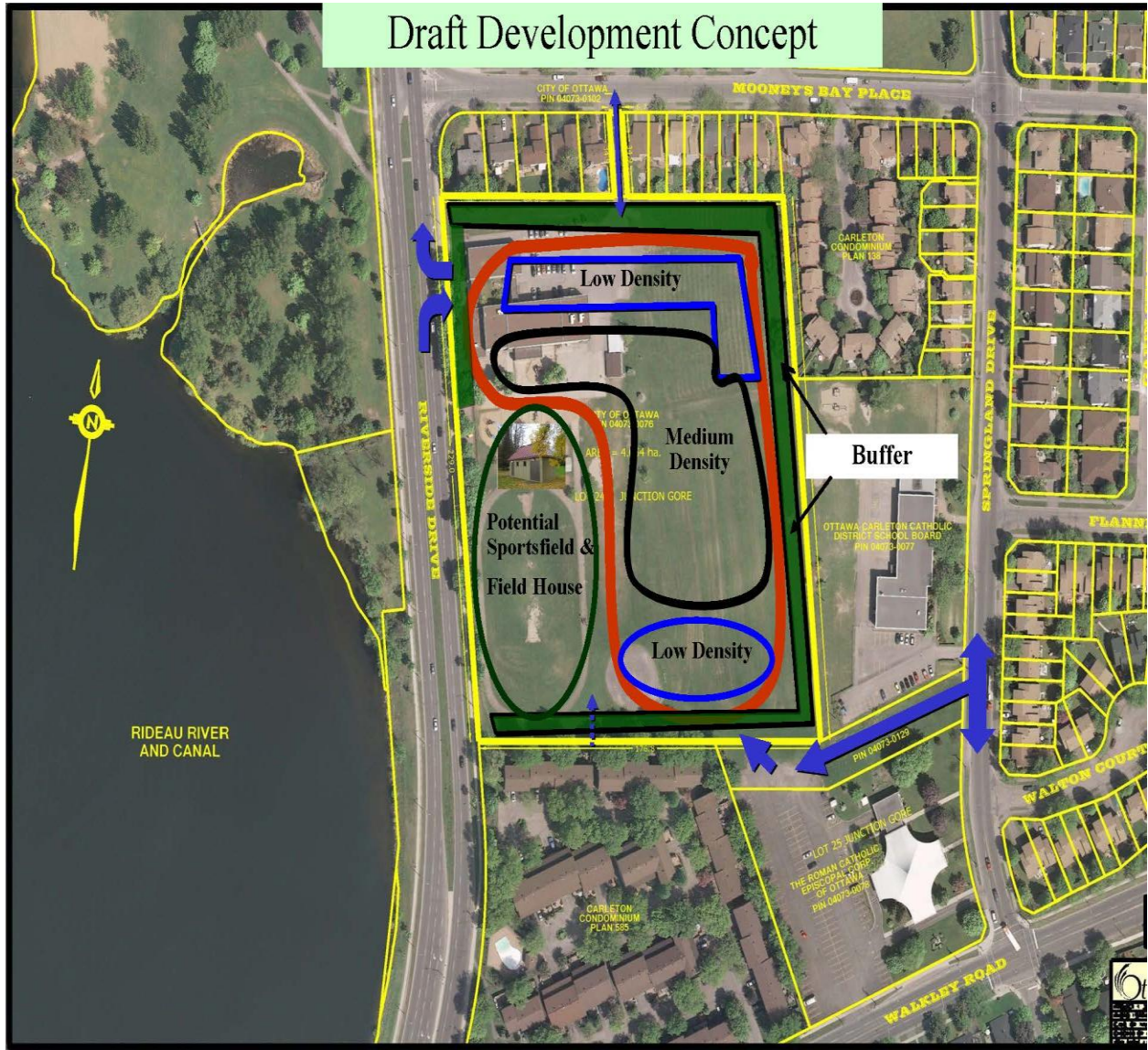
Document 2 – 2016 Revised Concept Plan

Document 3 – March 4, 2014 Council Motion (requires Concept Plan changes to be reported to FEDCo)

DISPOSITION

Once the revised Concept Plan is received by Committee, the OCLDC will complete the Agreement of Purchase and Sale.

Document 1 – 2009 Concept Plan



Document 2 – 2016 Concept Plan



Document 3 – March 4, 2014 Council Motion



Finance and Economic Development Committee

Tuesday, 04 March 2014

Andrew Haydon Hall, 110 Laurier Avenue West

9:30 AM

Disposition 41

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- Note: 1. Underlining indicates a new or amended recommendation approved by Committee.*
- 2. Except where otherwise indicated, reports requiring Council consideration will be presented to Council on March 26, 2014 in Finance and Economic Development Committee Report 41.*
- 3. Please note that the recorded votes and dissents contained in this Disposition are to be considered DRAFT until the Minutes of the meeting are confirmed by Committee.*

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

Minutes 40 - February 4, 2014

CONFIRMED

POSTPONEMENTS AND DEFERRALS

REAL ESTATE PARTNERSHIP AND DEVELOPMENT OFFICE

1. OTTAWA COMMUNITY LANDS DEVELOPMENT CORPORATION'S REQUEST TO PARTICIPATE IN PLANNING AND REDEVELOPMENT FOR THE KANATA WEST LANDS AND FUTURE DISPOSAL OF CERTAIN CITY OWNED LANDS

ACS2014-PAI-REP-0006

STITTSVILLE (6), GLOUCESTER-SOUTHGATE (10), RIVER (16)

Deferred from the Finance and Economic Development Committee meeting of February 4, 2014

That the Finance and Economic Development Committee recommend Council:

1. **Authorize Ottawa Community Lands Development Corporation (OCLDC) to participate in the planning and redevelopment of the City owned lands in Kanata West on behalf of the City of Ottawa;**
2. **Declare viable parcels of land known municipally as 5731 Hazeldean Road, 1770 Heatherington Road, 3071 Riverside Drive and 2500 St. Laurent Boulevard as surplus to City requirements; and**
3. **Authorize staff to transfer the lands detailed in Recommendation 2 above, to the Ottawa Community Lands Development Corporation for future redevelopment and/or disposal.**

CARRIED as amended by the following motions:

Motion

Moved by Councillor McRae

WHEREAS staff is recommending that the property known as 3071 Riverside Drive be declared surplus to City requirements and transferred to the Ottawa Community Lands Development Corporation for disposal; and

WHEREAS the City of Ottawa is the sole shareholder of the Ottawa Community Lands Development Corporation; and

WHEREAS staff crafted a draft redevelopment concept plan that reflected community input received at the Community Visioning Workshop held on May 19, 2009 and a Public Open House held on September 10, 2009; and

WHEREAS City Council approved the draft concept plan on December 9, 2009 (ACS2009-CMR-REP-0053), which contained the following principles:

- **Low-density residential uses (one to two storey single detached, semi-detached and townhouses) in pockets abutting existing development in the north and south ends of the site and, medium-density residential uses (three to six storey townhouses, stacked units, and mid-rise condominium apartment dwellings), and/or institutional use (e.g. retirement home) in a pocket on the interior of the site overlooking the sports field and abutting the existing institutional uses to the east (school) and south (church);**
- **A buffer area between the existing development and future uses to be established as a condition of the sale of the residual lands. The buffer will consist of fencing and/or landscaping features incorporated as part of the future development and may be rezoned as such; and**
- **Sustainable Development Measures incorporated into building designs;**

THEREFORE BE IT RESOLVED that the transfer of 3071 Riverside Drive be conditional on the Ottawa Community Lands Development Corporation implementing the development concept approved by Council , including the preservation of the buffer zone and recreational green space; and

BE IT FURTHER RESOLVED that any change to the development concept plan be reported back to the City of Ottawa through the appropriate Standing Committee prior to proceeding with the disposal and redevelopment of the site.

CARRIED