

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. 11-99-6225
Your File/V/Réf.

DATE 15 December 1999

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **LEASE OF LAND - OTTAWA HOSPITAL**
 599 SMYTH ROAD, CITY OF OTTAWA

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee approve a lease agreement between the Region of Ottawa-Carleton and the Ottawa Hospital (General Campus) for a two year term commencing on July 31st, 1999 at an annual rental rate of \$199,992.00.

BACKGROUND

In April of 1996, the Region completed a land exchange with the National Capital Commission (NCC) to acquire lands for the Alta Vista Corridor. As part of this land exchange, all current lease agreements with the NCC were assigned to the Region.

The Ottawa Hospital General Campus (formerly Ottawa General Hospital) leased approximately 1.2 ha of land at 599 Smyth Road improved as a parking lot from the NCC to facilitate additional employee parking. This lease agreement was assigned to the Region May 17, 1996 and expired on April 30, 1999.

The current zoning of the property, known municipally at 599 Smyth Road, did not permit the land to be used as parking. The Ottawa Hospital had previously received temporary zoning amendments from the City of Ottawa to permit parking at this location. The property contains approximately 498 parking spaces and is required by the Ottawa Hospital for staff parking until such time as alternate arrangements can be made. The Hospital is undertaking a more extensive study to determine the longer term requirements for both parking and transportation flow at the General Campus location. The Ottawa

Hospital has applied to the City of Ottawa and received an extension of the temporary zoning amendment that will permit the parking usage for the term of this agreement.

The present access to the lot exists at Smyth Road and Lynda Lane. In an attempt to alleviate congestion from this intersection, as part of the lease agreement, the Region has inserted a condition that the hospital construct an egress point from the parking area on to Roger Guindon Drive which is the next intersection east of Linda Lane. This addresses one of the community associations concerns albeit on a temporary basis regarding traffic congestion at the main intersection to the Hospital. Long term solutions are being investigated by the Hospital, the Region and other partners in the area to address community concerns regarding street parking, traffic congestion and noise.

Negotiations between the Region and the Ottawa Hospital began in the fall of 1998. The previous lease agreement called for an annual rental rate of \$49,320/year, had a term of five(5) years and expired on April 30th, 1999. In order to determine the market rental rate for this property, an Appraisal of the site was undertaken. The result of the Appraisal Report indicated that the previous rental rate was well below market value. Subsequent negotiations with the Ottawa Hospital have resulted in both parties agreeing to a two year lease, from July 31, 1999 to June 30, 2001 at an annual rental rate of \$199,992 or \$16,666 per month.

PUBLIC CONSULTATION

The Ottawa Hospital has been involved in discussions with the local community groups regarding the use of this property. As a result of the City of Ottawa posting of an on-site information sign and notification of the Hospitals application to the concerned community groups and area residents, two responses were received from the community associations objecting to the zoning extension. While the local community group would prefer that the Hospital find a more permanent solution to their Parking situation, the City granted the zoning extension at this time.

FINANCIAL IMPLICATIONS

As a result of the re-negotiation of the lease agreement with the Ottawa Hospital, the Region will realize an annual revenue increase of \$150,672. Proceeds from the lease agreement will be deposited into a/c 112143 - 407005.

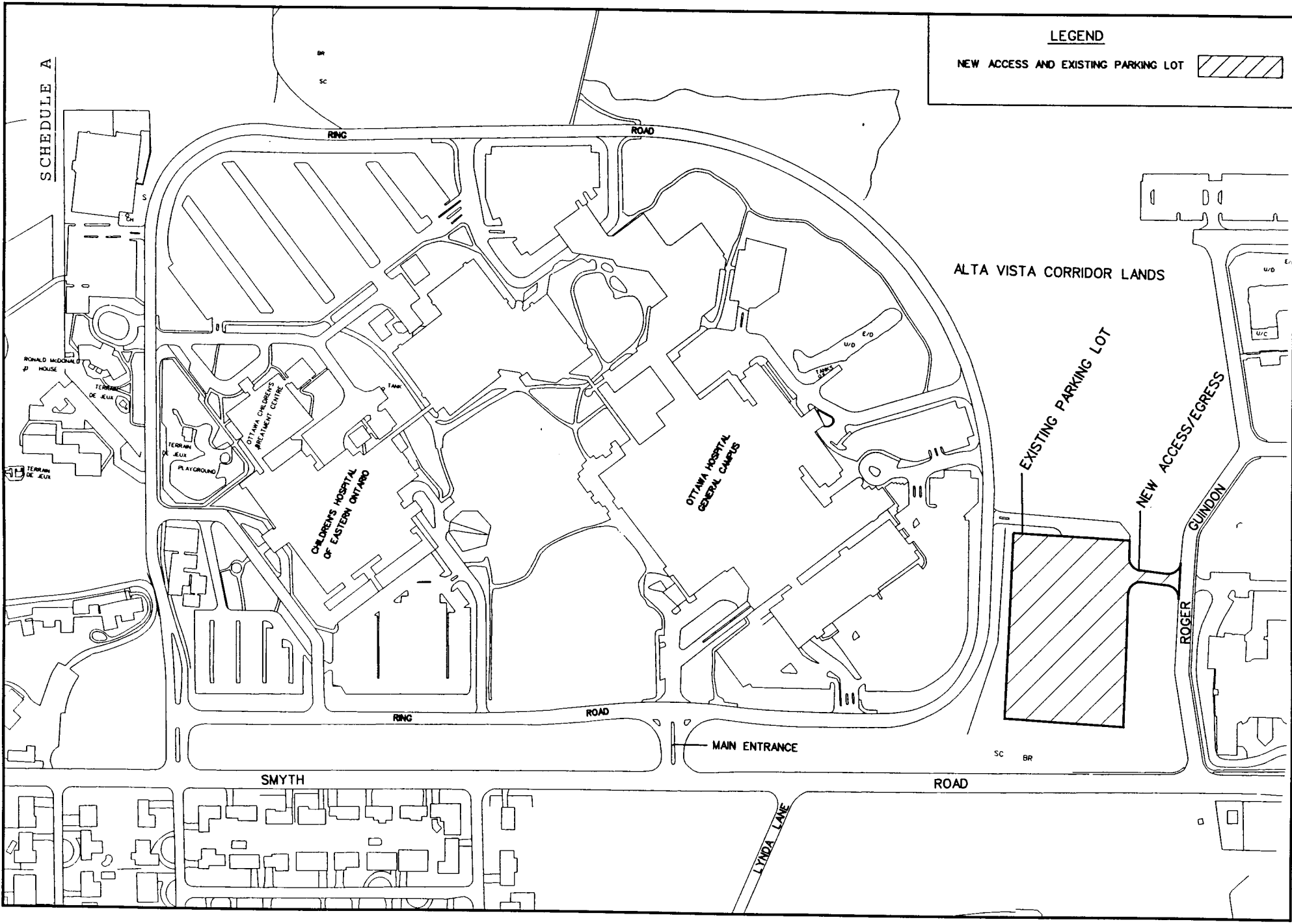
Approved: Nick Tunnacliffe

Date: January 10, 2000

FINANCE DEPARTMENT COMMENT

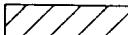
Proceeds from the lease of this property will be credited to Account No. 112143-407005.

*Approved by T. Fedec
on behalf of the Finance Commissioner*



LEGEND

NEW ACCESS AND EXISTING PARKING LOT



SCHEDULE A

ALTA VISTA CORRIDOR LANDS

EXISTING PARKING LOT

NEW ACCESS/EGRESS

OTTAWA HOSPITAL
GENERAL CAMPUS

CHILDREN'S HOSPITAL
OF EASTERN ONTARIO

OTTAWA CHILDREN'S
TREATMENT CENTRE

MAIN ENTRANCE

SMYTH

ROAD

LYNDA LANE

ROGER

GUINDON

RONALD McDONALD
HOUSE

TERRAIN DE JEUX

TERRAIN DE JEUX
PLAYGROUND

TANK

U/D

E/D

TABS

U/D

U/D

W/C

SC

BR