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12(1), 17(1)

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Pages 34 to / à 75
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13(1), 18(1)(c), 18(1)(d), 18(1)(e)

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OTTAWA LAND ACQUISITION UPDATE

Work Completed to Date:

- Over 38 properties assessed this month some of which were a result of the CBRE Public Request (Newspaper Ad) while others were new listings on MLS.
- 6 of the 38 properties have some potential and are under further investigation by IO (rezoning and municipal servicing)
- The rest of the 38 properties are not recommended for further consideration because of any one of the following reasons: too small, inappropriate site configuration, lack of municipal servicing, no access to transit, or significant natural heritage constraints.

Newspaper Ad Release

CBRE Ottawa on behalf of IO has released an Ad in the Ottawa paper inviting submissions of available land for sale or lease to be used for institutional development.

The ad is scheduled for the following release dates:

- Ottawa Citizen in print on Saturday June 15. There are no further plans to run the ad for longer in the Ottawa Citizen.
- Ottawa business Journal's website for 1 week starting on July 8th.
- Translated into French and posted in Le Droit newspaper on Saturday June 15 and Wednesday June 19. There are no further plans to run the ad for longer.
- In addition to the on-line posting, the Ottawa Business Journal sent an email blast to its 6,000+ subscribers. The ad is included in this daily email blast that the Ottawa Business Journal sends its subscribers every day starting June 17 until July 8th.
- CBRE has also sent the ad to its 660 person contact list consisting of investors, developers, real estate sales representatives. 360 people viewed the ad and 3 have responded – City of Ottawa, a developer and a real estate agent.

Update on Kemptville Land

- ARIO like many other agencies and Ministries have been asked to trim their budgets by the end of this fiscal year. ARIO is trying to achieve this by selling off a number of their excess land holdings and therefore eliminating the operating budgets of those properties, the Kemptville property being one of them. ARIO intends to use the revenue from the sale of the Kemptville property to complete other infrastructure projects.
- The holding costs for Kemptville are estimated to be \$500,000 per year.

- Utility costs in 2018-2019 were approximately \$300,000 for the year.
- Operations & Maintenance is an additional \$200,000 per year.
- ARIO currently has a water main project for the Kemptville site out to tender. This is a necessary project with an estimated value of \$1.1 million. If ARIO sells the property through the circulation, they will provide the tender package to the Agency/Ministry who takes over the property, who would then have to undertake the work themselves. If the property goes on the market, ARIO will complete the water main project and include it in the sale price of the property.

Decision required:

- SolGen to make decision on putting a hold on Kemptville site.

Next Steps for Land Acquisition

- July 12 – CBRE newspaper ad for available land ends
- July 15 – CBRE report due on results from newspaper ad
- July 17 – ADM briefing on Kemptville
- July 19 – OMAFRA will initiate Kemptville circulation. (OMAFRA agreed to delay circulation by 1 week to accommodate SolGen request)
- August 9 – SolGen to make decision on Kemptville site
- Aug 15 – Stage 1 & 2 Provincial level property circulation ends

Current Ottawa Land Options

IO & CBRE Sourced

Criteria	Site #1 Kemptville (Site Address TBD)	Site #2 2201 Rideau Road (Rural Site) CONDITIONALLY SOLD	Site #3 Uplands Dr. (Urban Site)	Site #4 2 & 35 Leatham Dr. (Urban Site)	Site #5 Potterton Road (Rural Site)
Acquisition Cost (approx.)	~\$4M	~\$4.5M	Land Lease Term and Cost Unknown	~\$18M - \$21M	Unknown
Land Size	178 acres	138 acres	40 acres	Potentially 98 acres	40 acres
Distance from Existing Facility	60 KM 50 Minutes	23.1 KM 25 Minutes	18 KM 23 Minutes	28.7 KM 29 Minutes	6.8 KM 10 Mins
Proximity to Potential Natural or Manmade Disaster	N/A	N/A	N/A	N/A	Yes - Railway
Size (30 to 75 acres)	✓	✓	✓	Q	✓
Severance Feasibility (for sites >100 acres)	N/A	✓	N/A	N/A	N/A
Room for Expansion	✓	✓	Q	Potential	✗
Feasibility of Zoning	Q	Q	Q	Q	Q
Airport Operating Influence Zone	N/A	N/A	✓	✓	N/A
Ajacent Lands Impeding Operations	Q	Q	Q	Q	Q
Serviced / Serviceable	✓	✓	✓	✓	✓
Transit	✗	✗	✓	✓	✓
Radius (proximity to Ottawa City Centre)	53.3 KM 54 Minutes	21.6 KM 27 Minutes	13.1 KM 20 Minutes	20.4 KM 25 Minutes	11.8 KM 16 Minutes

* Correctional Design Criteria includes Two (2) access points to the property is preferred, even if only on one roadway. The property is able to accommodate 100m setback and perimeter. Access to the facility shall be such that the signage can be observed 100 m in each direction.

**Not in proximity to flood plain, nuclear power generator major hydro transmission line/ transformer station; or oil or chemical (toxic or flammable) refinery

Legend	
	Yes
	No
	Requires further research/investigation



**BUSINESS CASE FOR MINISTRY HOLDS
AND INTER-MINISTRY TRANSFERS
STAGE 1 INTEREST**

**Holdings for Ministry of Solicitor General
Interested Property — PIN 681260206, ARIO Lands (Kemptonville)**

Summary

The Ministry of Solicitor General (Sol Gen) wish to express interest in the Agriculture Research Institute of Ontario (ARIO) land in Kemptonville to construct a new 235 bed Correctional Institution to address in part, the necessary capacity needs within the Eastern Region. ARIO has circulated the land for sale to in part fund further capital works on other sites.

The ministry received Stage 2 approval as part of the 2017/2018 Program Review, Renewal Transformation process, to replace the current Ottawa-Carleton Detention Centre (OCDC). Since May 2017, SolGen, along with Infrastructure Ontario (IO), has been actively engaged in a search for a site (approximately 60 to 70 acres) for the proposed Ottawa Correctional Complex (OCC) facility. Over the past 2.5 years, the ministry and IO have explored over 30 properties to meet the ministry's need, however SolGen has been unable to obtain any potential sites due to various reasons: unsuitable land constraints, sale of land, etc. The project is delayed unless suitable land is found.

Based on the Ministry of Infrastructure (MOI) Reality Directive, IO is always required to review the Provincial portfolio for available lands to accommodate Ministry uses: the Ministry has expressed interest in the ARIO property that is currently circulating for sale. On September 26th 2019, SolGen expressed interest to the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) to formally place the property on hold and remove from circulation.

The ARIO property meets most of the criteria the ministry has in place for a new facility: the parcel, at 178 acres, meets the ministry's size constraints with potential future expansion if necessary. The site is accessible and has frontage on Highway 416: close proximity to major highway provides easy access for both staff and members of the public who need to visit the facility. There is access to public transit from Kemptonville to Ottawa with the municipality looking to expand this service for the local community.

The distance between the existing OCDC facility and the Kemptonville property is 67 km driving distance. Although this exceeds the ministry's criteria of a preferred distance of < 40 kms, the ministry analyzed current staffing home locations and the data provided demonstrates the majority of current OCDC staff live within the 40 km boundary to the proposed Kemptonville property.

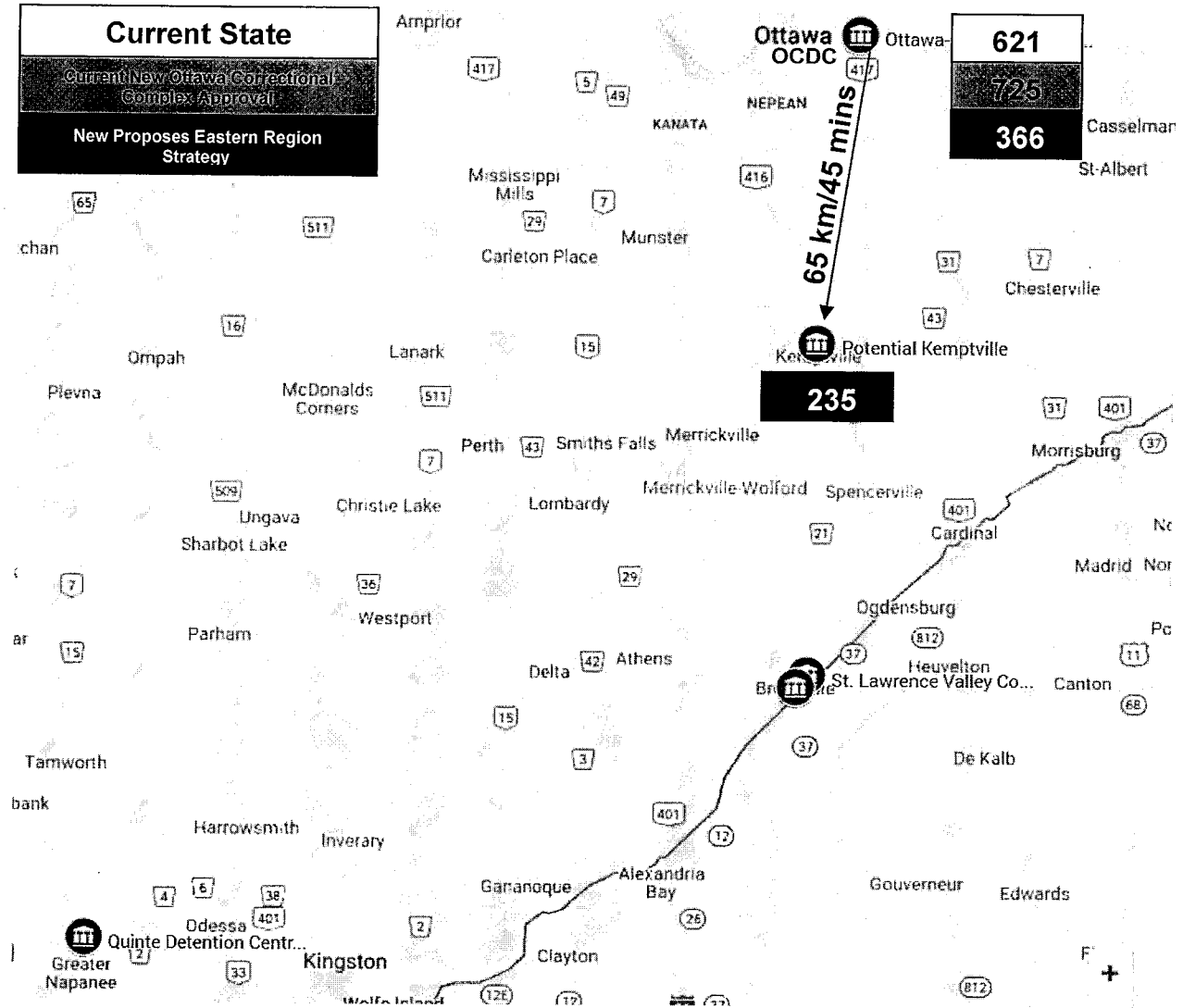
There are further Ministry criteria which will need investigating that the Kemptonville lands only partially meet: municipal servicing, natural heritage constraints and hazards with respect to the watercourse on the east perimeter and the woodlot on the southwest corner, compatibility with adjacent uses with both rural residential uses located to the immediate north and light industrial uses located to the east. IO, along with the ministry, will need to work with the municipality to investigate and determine the feasibility of the extension of services/transit and the ability to rezone/re-designate as required.

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Current State
Current New Ottawa Correctional Complex Approval
New Proposes Eastern Region Strategy



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Status Update:
Ottawa and Thunder Bay
Correctional Centres &
Eastern Region Strategy

Presented to: Office of the Solicitor General

Division: Corporate Services

Date: July 29, 2019

Classification: High Sensitivity/Confidential

Ottawa: Land Acquisition Status (cont'd)

Current Ottawa Land Options				
Criteria	IO & CBRE Sourced			
	Site #1	Site #2	Site #3	Site #4
	Kemptville (Site Address TBD)	2201 Rideau Road (Rural Site)	Uplands Dr. (Urban Site)	2 & 35 Leathers Dr. (Urban Site)
Acquisition Cost (approx.)	~\$3.2M	\$33K per acre	Land Lease Term and Cost Unknown	\$300K per acre
Distance from Existing Facility	60 KM 50 Minutes	23.1 KM 25 Minutes	18 KM 23 Minutes	28.7 KM 29 Minutes
Site Meets Correctional Design Criteria*	Q	Q	Q	Q
Proximity to Potential Natural or Manmade Disaster	Q	Q	Q	Q
Size (30 to 75 acres)	✓	✓	✓	Q
Severance Feasibility (for sites >100 acres)	Q	Q	Not Applicable	Not Applicable
Room for Expansion	Q	Q	Q	Q
Feasibility of Zoning	Q	Q	Q	Q
Airport Operating Influence Zone	Q	Q	Q	Q
Adjacent Lands Impeding Operations	Q	Q	Q	Q
Serviced	Q	✗	✓	✓
Transit	Q	Q	✓	✓
Radius (proximity to Ottawa City Centre)	53.3 KM 54 Minutes	21.6 KM 27 Minutes	13.1 KM 20 Minutes	20.4 KM 25 Minutes
* Correctional Design Criteria includes Two (2) access points to the property is preferred, even if only on one roadway. The property is able to accommodate 100m setback and perimeter. Access to the facility shall be such that the signage can be observed 100 m in each direction.				
**Not In proximity to flood plain, nuclear power generator major hydro transmission line/ transformer station; or oil or chemical (toxic or flammable) refinery				

Legend	
✓	Yes
✗	No
Q	Requires further research/investigation

- According to IO, the targeted timeline to fully acquire a new site is 16 months (i.e., securing an access agreement, completing site due diligence activities and finalizing the purchase of sale).

Ottawa: *Land Acquisition Status*

- CBRE, on behalf of Infrastructure Ontario (IO), released an advertisement in the Ottawa Citizen (June 2019) and Ottawa Business Journal (July 2019) inviting submissions of available land for sale or lease to be used for institutional development to accommodate the new Ottawa Correctional Complex (CC).
- Over 38 properties were assessed. Some of these properties resulted from the issued advertisements while others were new listings on MLS.
- Four (4) properties have been shortlisted for further investigation. The remaining properties were not recommended for further consideration for some of the following reasons:
 - Inadequate size;
 - Inappropriate site configuration;
 - Lack of municipal servicing;
 - No access to transit;
 - Significant natural heritage constraints.
- See the next slide for details regarding the potential sites.

Ottawa: *Potential Sites*

- The map below highlights the geographical location of the potential sites vis-à-vis the current location of the Ottawa-Carleton Detention Centre:

