




TO: GENERAL COMMITTEE

SUBJECT: WAIVER OF THE RIGHT OF FIRST REFUSAL TO PURCHASE
BLOCK 203, PLAN 51M-771 FOR PARKLAND PROPERTY

PREPARED BY AND KEY CONTACT: EVAN EMBACHER, REAL ESTATE SERVICES OFFICER EXT 4479

SUBMITTED BY: I. PETERS, DIRECTOR OF LEGAL SERVICES 

GENERAL MANAGER APPROVAL: E. ARCHER, CMA, GENERAL MANAGER OF CORPORATE SERVICES 

CHIEF ADMINISTRATIVE OFFICER APPROVAL: CARLA LADD, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That the City of Barrie waive its right of first refusal to purchase Block 203, Plan 51M-771 for parkland purposes from 1291264 Ontario Limited as set out in the Residential Subdivider's Agreement registered as Instrument# SC219250.

PURPOSE & BACKGROUND

2. On January 17th, 2012 a letter was received from the solicitor representing the owner of Block 203, Plan 51M-771 requesting the City's decision on whether it intends to exercise its right of first refusal to purchase said property for parkland purposes. The property was initially planned for school purposes if required by the Simcoe County District School Board (SCDSB). On January 5th, 2012, the SCDSB indicated to the property owners that the site will not be required for school purposes. A clause in the subdivision agreement gives the City the right of first refusal to purchase the property for parkland purposes should the SCDSB not require the site.
3. A memorandum was circulated amongst the Finance, Engineering, Planning and Leisure, Transit & Facilities Departments to analyse the requirement and financial feasibility of acquiring the subject property for parkland purposes.

ANALYSIS

4. The Parks, Planning and Development Branch analyzed their needs for additional recreational lands, focusing on soccer and baseball requirements. It was noted that participant numbers for soccer have decreased by 800 participants since 2010. Based on the preliminary findings from the update on the Parks and Recreation Master Plan to include the annexation lands, it is projected that new baseball diamond facilities are not required until after 2019.
5. The estimated purchase price of the land would be approximately \$1.5 million - \$2 million. With the existing cash-in lieu of parkland reserve fund of approximately \$2.1 million, the purchase cost alone would significantly decrease the ability of the City to purchase lands in other areas, such as the annexation lands, where larger land parcels would provide better distribution of parkland to the City as a whole.

6. Infrastructure costs for the implementation of any type of sports field have to be taken into consideration in the potential purchase price of the land parcel. Preliminary facility layouts suggest that either 1 baseball diamond, 1 soccer field or multiple tennis courts could be accommodated within Block 203. The Parks and Recreation Master Plan estimates the Capital costs for each facility as being \$400,000/baseball field, \$400,000/senior irrigated soccer field and \$75,000/tennis court (assuming a 4 court facility at \$300,000). When combined with other infrastructure requirements such as on-site parking, site servicing, potential reconfiguration of the existing Batteaux Park facilities, hard & soft landscape and park amenities such as furniture and signage, the estimated cost for park improvements could potentially exceed \$1 million.

ENVIRONMENTAL MATTERS

7. There are no environmental matters related to the recommendation.

ALTERNATIVES

8. There are two alternatives available for consideration by General Committee:

Alternative #1 General Committee could decide to purchase the property for parkland purposes.

This alternative is not recommended as the land purchase alone would effectively deplete the existing cash-in-lieu reserves and the infrastructure costs would have to be proposed for consideration in the next Capital Business Plan cycle.

Alternative #2 General Committee could decide to purchase the property for parkland purposes and hold off indefinitely from constructing any infrastructure until additional funding is available or further parkland needs arise.

This alternative is not recommended as it would limit the acquisition of larger sports field centres in future development lands.

FINANCIAL

9. There are no financial implications for the Corporation resulting from the proposed recommendation.
10. Exercising Alternative #1 would require approximately \$1 million in additional funding from the City.
11. Exercising Alternative #2 would effectively deplete the Cash-in lieu of parkland reserve fund limiting future parkland acquisitions.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

12. The recommendation included in this Staff Report support the following goals identified in the 2010-2014 City Council Strategic Plan:
- Strengthen Barrie's Financial Condition**-Balance service plans with financial resources

APPENDIX "A"

Reference Plan 51M-771

