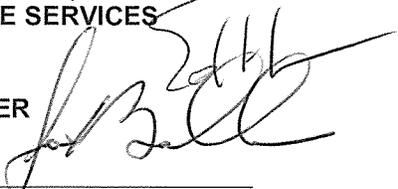
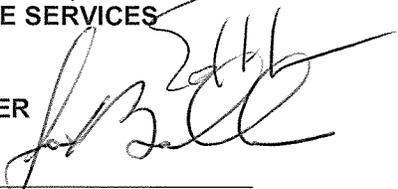

TO: GENERAL COMMITTEE

SUBJECT: SURPLUSING OF LAND – 23 COLLIER STREET

PREPARED BY AND KEY CONTACT: J. CARLIN, REAL ESTATE SERVICES OFFICER, ext 4479

SUBMITTED BY: I. PETERS, DIRECTOR OF LEGAL SERVICES 

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

CHIEF ADMINISTRATIVE OFFICER APPROVAL: JON M. BABULIC, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That the property known municipally as 23 Collier Street, described as Part of Lot 59, south side of Collier Street, Registered Plan 2, in the City of Barrie, County of Simcoe, being all of PIN:588170084, having a frontage of 18.93 meters by a depth of 46.58 meters and a total area of approximately 892.8 sq. m (9,610.33 sq. ft), be declared surplus to the needs of the City.

PURPOSE & BACKGROUND

2. In keeping with the vision of the Downtown Commercial Master Plan approved by Council in January 2006, the City is promoting the redevelopment of its under-utilised resources to stimulate redevelopment in the downtown.
3. This staff report has been prepared to address the process of declaring the City's property surplus to the City's needs. The terms and conditions under which the property may be sold would be subject to negotiation and subject to approval of General Committee and Council at a future date.

ANALYSIS

4. By-law 95-104 as amended requires that any real property to be sold by the City be declared surplus by Council and public notice be given of the City's intention to sell the lands. Notice may be given by placing an advertisement in the newspaper, posting a "For Sale" sign on the property or listing the property with a broker or MLS service of the Barrie and District Real Estate Board.
5. Notice of the intended sale was published in the newspaper on February 3, 2011 in accordance with By-law 95-104.
6. An independent third party appraisal has been commissioned to determine the fair market value of the property as required by By-law 95-104.
7. The site was acquired by way of expropriation in 2006. The previous building was torn down to facilitate the construction of the Collier Street Parking Garage and to assist in the development of opportunities for additional downtown renewal projects.
8. Upon completion of demolition, the site was restored with 16 surface parking spaces with access from the municipal laneway. The Collier Street frontage has been landscaped and contains a pedestrian walkway to the parking lot.

9. The OMBI "number of paid parking spaces managed per 100,000 people" in Barrie was 1909 in 2009 while the average for OMBI members using the same criteria was 1482. Even with the removal of these 16 spots, Barrie will still be well above the OMBI average.
10. The subject parcel of land is illustrated in Appendix "A" attached.

ENVIRONMENTAL MATTERS

11. During the demolition of the previous building, localized soil contamination was discovered from a fuel oil storage tank, buried on the site. Remediation was completed by the City during the demolition process. Terraprobe, Consulting Geotechnical and Environmental Engineering completed inspections and soil testing and confirmed that the contamination was adequately removed as of January 24, 2007.

ALTERNATIVES

12. The following alternative is available for consideration by General Committee:

Alternative #1 The City could choose to retain the parcel as part of their land inventory.

This alternative is not recommended as it is a prime re-development site in the downtown core. Declaring the lands surplus does not commit the City to selling the land, and it is a key step in the process of facilitating re-development in the city centre.

FINANCIAL

13. The property was originally purchased from the General Capital Expenditure Reserve Account. This reserve has since been combined with the Tax Capital Reserve, therefore if a sale did occur, it would be recommended that all proceeds from the sale would be returned to the Tax Capital Reserve.
14. The actual revenue generated by these 16 parking spots is not separately tracked. However, using 2009 OMBI off-street parking data and assuming full utilization the annual gross parking revenue collected for these off-street parking spaces would be \$6,875.00. This potential revenue is not currently being realized as this parking lot is currently underutilized.
15. It is anticipated that the reduction of any public parking relating to the redevelopment of this site will be offset by the other financial benefits anticipated by the City in attracting new investment to the downtown.

LINKAGE TO COUNCIL STRATEGIC PRIORITIES

16. The 2010-2014 Council's Strategic Priorities have not been established as of the time of writing of this report.

APPENDIX "A"

23 Collier Street

