
TO: GENERAL COMMITTEE

SUBJECT: SURPLUSING OF PROPERTY – ARDAGH ROAD

WARD: 6

PREPARED BY AND KEY CONTACT: A. MILLS, MANAGER OF LEGAL SERVICES, EXTENSION #5051

SUBMITTED BY: I. PETERS, DIRECTOR OF LEGAL SERVICES

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Property identified on Appendix “A” to Staff Report LGL006-18, being all of PIN# 587630093 (LT) respectively (the “Subject Property”) be declared surplus to the needs of The Corporation of the City of Barrie (the “City”).
2. That the Subject Property be offered for sale to 2596843 Ontario Inc. (the “Purchaser”) in order to facilitate the development of a residential extension of the mixed-use development contemplated for the adjacent property at 224 Ardagh Road.
3. That the City Clerk be authorized to execute an Agreement of Purchase and Sale (“APS”) conditional upon Council approval in a form approved by the Director of Legal Services.
4. That the Purchaser be permitted to make Official Plan and Zoning By-law Amendment applications for the Subject Property and include it in Development Applications.

PURPOSE & BACKGROUND

5. The purpose of this staff report is to request that the Subject Property being approximately .22 hectares in area be declared surplus to the needs of the City and be offered for sale to the Purchaser at fair market value as determined by an appraisal taking into consideration the highest and best use.
6. The Subject Property was acquired by the City for \$2.00 on May 9, 1995 pursuant to the registration of Plan 51M-371.
7. The adjacent property to the west, municipally addressed as 250 Ardagh Road, was acquired at the same time as the Subject Property and subsequently developed into Fire Station #4.
8. Staff has received inquiries about selling the Subject Property in the past. At the time of those inquiries, staff were of the opinion the Subject Property may be required for a future expansion of Fire Station #4. That is no longer a concern.

ANALYSIS

9. A circulation of City departments for staff input on the potential disposition of the Subject Property was completed following the receipt of the application to purchase the Subject Property. No concerns or objections were raised by staff.

10. The Subject Property is currently zoned Major Institutional (I-M) and designated Institutional in the Official Plan.
11. The Purchaser will require an Official Plan and Zoning By-Law amendment as well as site plan approval for its proposed development. This is entirely at the Purchaser's risk and expense and will be considered independently of the sale process.
12. Subsequent to declaring the Subject Properties surplus to the City's needs, an appraisal will be requisitioned to determine its market value. The Purchaser shall be responsible for requisitioning the appraisal and all associated costs. The City will choose the appraisal firm and be named the client in the report.
13. If the City and Purchaser agree on terms set out within an APS, staff will report back to Council seeking approval of the transaction.
14. Disposition of the Subject Property and development in conjunction with the surrounding lands will create a revenue source for the City through the sale proceeds, development charges and future property taxation while reducing City liability on the unutilized vacant land.
15. The Purchaser shall pay all of the City's costs and fees associated with the transfer of the Subject Property including appraisal, advertising, survey and legal.

ENVIRONMENTAL MATTERS

16. There are no environmental matters related to the recommendation. Staff anticipate the Purchaser will be completing its own environmental due diligence investigations in the context of the APS.

ALTERNATIVES

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

Alternative #1 General Committee could choose not to declare the Subject Property surplus to the City's needs for the purpose of disposal to the Purchaser.

This alternative is not recommended as pursuant to an internal circulation, the Subject Property is not required for City purposes and the sale would create a source of revenue to the City while reducing the City's liability and maintenance costs upon unutilized land.

FINANCIAL

18. Staff will recommend where the sale proceeds should be transferred to within the future staff report that seeks approval to sell the Subject Property.

LINKAGE TO 2014-2018 STRATEGIC PLAN

The recommendation(s) included in this Staff Report are not specifically related to the goals identified in the 2014-2018 Strategic Plan.

APPENDIX "A"

Subject Property

