



TO: GENERAL COMMITTEE

SUBJECT: SURPLUSSING OF CITY OWNED PROPERTY - 223 BAYFIELD STREET

WARD: 2

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 known municipally as 223 Bayfield Street, Barrie, outlined in Appendix "A" to Staff Report LGL003-21 (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 Hillcorp Investment and Development Inc. (the "Purchaser") to facilitate development in conjunction with the adjacent property owned by the Purchaser.
3. That the Purchaser be permitted to submit a Zoning By-law Amendment application for the Subject Property and include it in development applications.
4. That the City Clerk be authorized to execute an Agreement of Purchase and Sale ("APS") conditional upon future Council approval and in a form approved by the Director of Legal Services.

PURPOSE & BACKGROUND

Report Overview

5. The purpose of this staff report is to recommend that the Subject Property be declared surplus to the needs of the City and offered for sale to the Purchaser at fair market value as determined by an appraisal taking into consideration its highest and best use.
6. The Purchaser owns the adjoining lands, known municipally as 219 Bayfield Street and is seeking to acquire the Subject Property and merge the properties together to enlarge the overall site area.
7. The Subject Property was purchased by the City in 2002 to allow for the widening of Bayfield Street. All buildings and improvements were removed in support of the road construction project.

ANALYSIS

8. A circulation of applicable City departments was undertaken for staff input on the proposed disposition of the Subject Property following the receipt of an application from the proposed Purchaser. No concerns or objections were raised by staff to the disposition.
9. Staff contacted the owner of 13 Grove Street East whose property abuts the Subject Property on the eastern boundary and confirmed there was no interest in acquiring it.

10. The Subject Property has value in contribution to adjacent lands but cannot be independently developed due to its reduced size after accounting for road widenings being retained by the City.
11. The Purchaser may require a Zoning By-Law amendment for its proposed commercial development. This is entirely at the Purchaser's risk and expense.
12. Future development of the Subject Property will be subject to Site Plan Control.
13. A reference plan legally describing the Subject Property and confirming its area being approximately 477 m² will be obtained by the Purchaser at its expense and provided to the City.
14. The City will determine the purchase price of the Subject Property based upon the results of an appraisal completed at the Purchaser's expense in a form satisfactory to the City.
15. If the City and Purchaser agree on terms set out within an APS, staff will report back to Council seeking approval of the sale.
16. The Purchaser shall pay all the City's costs and fees associated with the transfer of the Subject Property including appraisal, advertising, survey and legal.
17. The Subject Property is zoned C2 (SP-57) and designated Commercial along an Intensification Corridor within the City of Barrie's Zoning By-law and Official Plan, respectively.
18. Disposition of the Subject Property will create a revenue source for the City through the sale proceeds, development charges and future property taxation resulting from development.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

19. There are no environmental and climate change impact matters related to the recommendation. Staff anticipate the Purchaser will be completing their own environmental due diligence investigations in the context of the APS.

ALTERNATIVES

20. The following alternatives are 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 a sale to the Purchaser.

This alternative is not recommended as the Subject Property is not required for City purposes and its transfer to the Purchaser would enlarge the Purchaser's existing land holding and assist with their development plans.

FINANCIAL

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 2018–2022 STRATEGIC PLAN

21. The recommendation(s) included in this Staff Report support the following goal identified in the 2018-2022 Strategic Plan:
 - Growing Our Economy
22. The disposition of the Subject Property will assist in creating local economic growth.

APPENDIX "A"

223 Bayfield Street

