

TO: GENERAL COMMITTEE

SUBJECT: SURPLUS & SALE OF PROPERTY- 204 & 207 MAPLEVIEW DRIVE E.

WARD: 8

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: C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. The property municipally known as 207 Mapleview Drive East, legally described as Part North Half of Lot 10, Concession 11, Town of Innisfil now City of Barrie, save and except Parts 1 and 3, as identified on Appendix "A" be declared surplus to the City's needs.
2. That 204 Mapleview Drive East, as identified on Appendix "B", previously declared surplus to the City's needs by Council Motion 11-G-172 and 207 Mapleview Drive East be sold in accordance with the provisions of the City's Sale of Real Property By-Law 95-104 as amended.
3. That staff in the Legal Services Department retain the services of a Real Estate Brokerage ("Brokerage") to market both 207 Mapleview Drive East and 204 Mapleview Drive East ("Subject Properties") by listing them for sale on the Multiple Listing Service ("MLS").
4. The City Clerk be authorized to execute Agreements of Purchase and Sale, Listing Agreements and any documents that may be requisite to the disposition of the Subject Properties in a form approved by the Director of Legal Services.
5. That all negotiated Agreements of Purchase and Sale be conditional upon Council approval and that Staff report back to General Committee for this approval.

PURPOSE & BACKGROUND

Report Overview

6. This Staff Report is being put forward to provide staff with the authorization to proceed with the disposition of the Subject Properties.
7. In 2003, the Engineering Department initiated a Class Environmental Assessment to address transportation and other deficiencies affecting Mapleview Drive East from Bayview Drive to Yonge Street.
8. Council Motion 06-G-031 approved the reconstruction of Mapleview Drive East to six lanes, from Bayview Drive to Huronia Road, and five lanes from Huronia Road to Yonge Street, all with operational improvements and infrastructure upgrades, including sidewalks, street lighting, sanitary and storm sewer, water main, and curb and gutter.

9. Council Motions 08-G-175 and 09-G-006 approved the acquisition of the Subject Properties to facilitate the construction project.
10. Council Motion 11-G-172 declared 204 Mapleview Drive East, save and except for Part 4 on Registered Plan 51R-36463, surplus to the City's needs. Negotiations with the neighbouring property owner to exchange this property for property owned by the neighbour and required for the construction project were undertaken but ultimately proved unsuccessful.

ANALYSIS

11. The Subject Properties were purchased with the intention of disposing of what remained of them following the completion of the construction project that necessitated their acquisition. The project is now complete and the timing is appropriate for the City to dispose of these assets.
12. 207 Mapleview Drive East is partially zoned Commercial C4 and Environmentally Protected ("EP"). The Commercial C4 portion was rezoned in 2015 from Industrial EM4 pursuant to By-law Number 2015-068. The EP portion delineated as Part 3 on Appendix "A" is to be retained by the City as is the portion required for road widening purposes delineated as Part 1 on Appendix "A".
13. It is recommended that the EP portion remain in public ownership so any use or activities upon the land can be more effectively controlled by preventing encroachment of undesirable activities onto environmentally sensitive lands once the Commercial C4 portion is sold.
14. 204 Mapleview Drive East is zoned entirely Light Industrial and totals approximately 2.78 acres net of the road widening being retained.
15. Engaging a Brokerage to market the Subject Properties is recommended to ensure that maximum exposure is attained by advertising the Subject Properties on the MLS. The hiring of a Brokerage shall be accomplished in accordance with the City's Procurement By-law 2016-035.
16. The listing price for the Subject Properties will be determined through the competitive process used to select a Brokerage. An appraisal will be provided to Council at the same time it considers Agreements of Purchase and Sale that staff are reporting back to General Committee with.

ENVIRONMENTAL MATTERS

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

ALTERNATIVES

18. There are two alternative available for consideration by General Committee:

Alternative #1

General Committee could choose to not sell the Subject Properties and retain ownership.

This alternative is not recommended as the Subject Properties were both purchased solely to meet the construction and property requirements for the Maplevue Drive East construction project. The section of the project that necessitated their acquisitions is now complete and the disposition of the remaining lands will allow for the funds to be returned to the City as was intended.

Alternative #2

General Committee could reject the recommendation to hire a Brokerage to market the Subject Properties and direct Staff to undertake the marketing in house through a public tender process.

This alternative is not recommended as maximum exposure of the Subject Properties will be attained by listing them with a Brokerage on the MLS.

FINANCIAL

19. There are no financial implications for the City resulting from the proposed recommendation.

LINKAGE TO 2014-2018 STRATEGIC PLAN

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

APPENDIX "B"

204 Mapleview Drive East

