
TO: GENERAL COMMITTEE

SUBJECT: SURPLUSSING OF CITY OWNED PROPERTY – 145 LOON AVENUE

WARD: 9

PREPARED BY AND KEY CONTACT: A. MILLS, MANAGER OF LEGAL SERVICES, EXT. #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 145 Loon Avenue, legally described as Block 83 on Plan 51M-586 and being all of PIN 587370210, as shown on Appendix “A” to Staff Report LGL005- 22 (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 Loon Avenue Lands BT Inc., or an affiliated company, (the “Purchaser”) to facilitate development of the adjacent lands identified on Appendix “A” at fair market value as determined by an appraisal taking into consideration its highest and best use.
3. That the Purchaser be permitted to include the Subject Property in a Pre-Consultation, Site Plan Control application and/or Zoning By-law Amendment application if/as required to facilitate future development.
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 Subject Property was acquired by the City on September 17, 1997, as a dedication pursuant to the registration of a plan of subdivision to allow for future access to the adjacent lands.
7. The Purchaser owns two of the three parcels of adjacent lands under the corporate names of Loon Avenue Lands BT Inc. and Huronia Barrie Inc. The third parcel is owned by a separate corporation known as 998909 Ontario Inc.
8. By Letter Agreement dated April 11, 2022, signed by Loon Avenue Lands BT Inc., Huronia Barrie Inc. and 998909 Ontario Inc., the three corporations have agreed to ensure that each is provided with access over the Subject Property to the municipal roadway (Loon Avenue) for any future development opportunities on their respective land holdings.

ANALYSIS

9. 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 Purchaser. No significant concerns or objections were raised by staff to the disposition.
10. It is anticipated that future development of the Subject Property would be incorporated into the active OPA/ZBA application for the Loon Avenue Lands BT Inc. property (D30-006-2022) and if approved, would be used for a road allowance in private ownership. Access to Loon Avenue is also required to facilitate the recently approved residential zoning application for the Huronia Barrie Inc. property (D14-1700).
11. 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.
12. The Subject Property is zoned Single Detachment Residential Third Density (R3) and designated Residential in the City of Barrie's Zoning By-law and Official Plan, respectively. Any costs associated with new or revised applications to facilitate the proposed development would be the responsibility of the Purchaser.
13. If the City and Purchaser agree on terms set out within an APS, staff will report back to Council seeking approval of the sale.
14. 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.
15. 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

16. There are no environmental and/or 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

17. 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 assist with advancing their development plans and establish the required private road connection to the municipal road network (Loon Avenue).

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 to the Purchaser.

LINKAGE TO 2022-2026 STRATEGIC PLAN

18. The 2022-2026 Strategic Plan has not been completed at the time that this Report is being presented.
19. The disposition of the Subject Property will assist in creating local economic growth.

APPENDIX "A"

Subject Property and Adjacent Lands

