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**TO:** GENERAL COMMITTEE

**SUBJECT:** SURPLUSING OF CITY OWNED PROPERTY – PORTION OF 694 MAPLEVIEW DRIVE EAST

**WARD:** 9

**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

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**RECOMMENDED MOTION**

1. That notwithstanding the provisions of By-law 95-104, a portion of the property known municipally as 694 Mapleview Drive East and being part of PIN 580913568 as shown on Appendix “A” to Staff Report LGL001-23 (the “City Property”) be declared surplus to the needs of The Corporation of the City of Barrie (the “City”).
2. That the City Property be transferred to North-Point Development Corporation or an affiliated company (“North-Point”) in exchange for an equal amount of land being transferred to the City from North-Point’s property located at 688 Mapleview Drive East as shown on Appendix “A” to Staff Report LGL001-23 (the North-Point Property”).
3. That a value of \$642.45 per square metre be used to account for any difference in the areas of the property being transferred between the City and North-Point to ensure the transaction is equal for both parties.
4. That the City Clerk be authorized to execute any documents necessary to completing this transaction 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 City Property be declared surplus to the needs of the City and transferred to North-Point in order to compensate North-Point for land it is transferring the City from its adjacent property at 688 Mapleview Drive East to facilitate the City’s widening of Mapleview Drive East at Yonge Street.
6. 694 Mapleview Drive East was purchased by the City on August 3, 2021, to facilitate the widening of Mapleview Drive East. The entire property was acquired due to the presence of a building that needed to be removed to facilitate road construction. The building has since been demolished and some of the land is not required for City road improvements.
7. To facilitate the widening of Mapleview Drive East, a road widening needs to be acquired from North-Point’s property located at 688 Mapleview Drive East. Staff approached North-Point to see if they had interest in acquiring the City’s additional land at 694 Mapleview Drive East in lieu of a cash payment. North-Point confirmed their interest, and the parties entered into an Agreement of

Purchase and Sale that requires the purchase price be paid in cash, an equal amount of land or a combination of both.

### **ANALYSIS**

8. City staff in the Infrastructure Department have reviewed the proposed disposition of the City Property and have no concerns or objections with proceeding.
9. The City has retained a surveyor to prepare an R-Plan to delineate the City Property. In the event the parcels of land to be exchanged differ in size, an amount of \$642.45 per square metre will be used to account for the difference so that each party is made whole.
10. The City shall pay North-Point's legal costs associated with completing this transaction as is normally done when the City is acquiring property from private owners to facilitate capital projects.
11. Completing this transaction as recommended will save the City approximately \$306,000 as it will be paying for the land it acquires with the City Property instead of cash.

### **ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

12. There are no environmental or climate change impact matters related to the recommendation.

### **ALTERNATIVES**

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

**Alternative #1** General Committee could choose not to declare the City Property surplus to the City's needs for the purpose of completing the transaction with North-Point.

This alternative is not recommended as the City Property is not required for City purposes and its transfer to North-Point would result in a savings for the City of approximately \$306,000 for the land it is acquiring from North-Point to facilitate the widening of Mapleview Drive East.

### **FINANCIAL**

14. The budget for this project was approved in the 2023 Capital plan and sufficient funds are available to complete this transaction.

### **LINKAGE TO 2022-2026 STRATEGIC PLAN**

15. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:
  - Infrastructure Investments
  - Responsible Governance
16. The completion of this transaction will result in the City acquiring, in a cost-effective manner, the land it needs to widen Mapleview Drive East which will support vehicle movement, active transportation and pedestrian connections.

APPENDIX "A"

City Property and North-Point Property

