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**TO:** GENERAL COMMITTEE

**SUBJECT:** SURPLUSING OF CITY OWNED PROPERTIES FOR THE CREATION OF AFFORDABLE HOUSING - 65 VESPRA STREET AND 70 & 72 VICTORIA 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

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### **RECOMMENDED MOTION**

1. That the properties legally described and shown in Appendix "A" to Staff Report LGL003-19 (the "Subject Properties") be declared surplus to the needs of The Corporation of the City of Barrie (the "City").
2. That the environmental studies and related work necessary to determine the development potential of the Subject Properties be undertaken at an estimated cost not to exceed \$100,000.00 and be funded from the Council Strategic Priorities Account.
3. That staff be directed to develop terms for a public tender process subsequent to the completion of the environmental studies seeking bid submissions from affordable housing providers and obtain approval from Council prior to undertaking such process.

### **PURPOSE & BACKGROUND**

4. The purpose of this staff report is to recommend that the Subject Properties be declared surplus in support of creating affordable housing and to authorize staff to explore how that objective can be best achieved.
5. The Council adopted "Affordable Housing Strategy" recommends "that the development of affordable housing be prioritized in considering the sale or acquisition of lands by the City of Barrie."
6. The total combined area of the Subject Properties is approximately 1.49 acres.
7. 72 Victoria Street and a portion of the rear yard of 70 Victoria Street were acquired by the City in support of the new build of Fire Station 1 which at the time was proposed to be built at its former location being 65 Vespra Street.
8. Ultimately the new Fire Station 1 was constructed at the corner of Dunlop Street West and Eccles Street South on the site of the former Dunlop Arena and as a result the Subject Properties had all improvements removed and became vacant land.
9. There are known environmental issues resulting from the historical uses of the former Fire Station 1 property and from migration of contamination on other properties in close proximity.

## ANALYSIS

10. The environmental work necessary to identify the prerequisites to developing the Subject Properties includes a Phases 1 & 2 Environmental Site Assessment, D4 study and geotechnical investigations that will entail borehole drilling, installation of monitoring wells and soil and groundwater analysis. The cost to complete this work has been estimated to be in the range of \$65,000.00 to \$125,000.00.
11. The Subject Properties are currently zoned Institutional (I) and Residential Multiple Dwelling Second Density (RM2) and designated Institutional and Residential in the Official Plan.
12. The development of the Subject Properties for affordable housing purposes will likely require an Official Plan and Zoning By-Law amendment, Site Plan approval and a Record of Site Condition ("RSC") approval.
13. Offering affordable housing providers an opportunity to acquire the Subject Properties in a competitive process should lead to the best return for the City from both a financial perspective and in the creation of new affordable housing stock.

## ENVIRONMENTAL MATTERS

14. The future development potential of the Subject Properties requires the completion of a number of environmental studies to determine the costs associated with development. If the funding for the studies is not provided, staff do not recommend proceeding with the disposition of the Subject Properties.

## ALTERNATIVES

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

**Alternative #1** General Committee could choose not to declare the Subject Properties surplus for affordable housing and maintain the status quo.

This alternative is not recommended as the Subject Properties are currently vacant and their use for affordable housing is consistent with the City's affordable housing strategy and Council's strategic priorities.

## FINANCIAL

16. Staff are recommending that costs associated with the completion of the necessary environmental studies and related work be funded from the Council strategic priorities account to a maximum amount of \$100,000.00.

## LINKAGE TO 2018–2022 STRATEGIC PLAN

17. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:
  - Fostering a Safe and Healthy City
18. The recommendations in this staff report have the potential of getting more affordable housing built in the City.

APPENDIX "A"

65 Vespra Street and 70 & 72 Victoria Street

Legal Description:

LT 1 E/S INNISFIL ST, 2 E/S INNISFIL ST PL 245 BARRIE; PT LT 3 E/S INNISFIL ST, 4 E/S INNISFIL ST PL 245 BARRIE AS IN RO242363; LT 1 W/S SANFORD ST, 2 W/S SANFORD ST PL 245 BARRIE; PT LT 3 W/S SANFORD ST PL 245 BARRIE AS IN RO186871 S/T INTEREST IN RO186871, T/W RO186871 EXCEPT NLY 5 FT THEREIN; BARRIE AND BEING ALL OF PIN 587970038 (LT)

PT LT 3 E/S INNISFIL ST PL 245 PT 1 51R35231; BARRIE AND BEING ALL OF PIN 587970079 (LT)

PT LT 4 E/S INNISFIL ST PL 245 BARRIE AS IN RO1346666; BARRIE AND BEING ALL OF PIN 587970023 (LT)

