
TO: GENERAL COMMITTEE

SUBJECT: SALE OF ROAD WIDENING TO MTO (ALL WARDS)

PREPARED BY AND KEY CONTACT: EVAN EMBACHER, REAL ESTATE SERVICES OFFICER EXT. 4479

SUBMITTED BY: I. PETERS, DIRECTOR OF LEGAL SERVICES *I. Peters*

GENERAL MANAGER APPROVAL: E. ARCHER, CMA, GENERAL MANAGER OF CORPORATE SERVICES *E. Archer*

CHIEF ADMINISTRATIVE OFFICER APPROVAL: CARLA LADD, CHIEF ADMINISTRATIVE OFFICER *CL*

RECOMMENDED MOTION

1. That the Mayor and City Clerk be authorized to declare surplus and sell a portion of the Barrie Community Sports Complex property (Sports Complex) to the Ontario Ministry of Transportation (MTO) indicated as Part 5 on Reference Plan 51R-38330 for road widening purposes for \$3640.

PURPOSE & BACKGROUND

Report Overview

2. MTO is undertaking intersection improvements at Wilson Drive & Highway #26 in Springwater Township. This report describes the land required from the City of Barrie's Sports Complex needed to accommodate the project and its impact on the subject property.

Background

3. MTO has contacted the City's Legal Services Department regarding a proposed intersection improvement project to Wilson Drive & Highway #26 and indicated the MTO's requirements for the subject property.
4. The purpose of the property acquisition by MTO is to facilitate the overall improvement of the subject intersection with additional turning lanes and stop lights. MTO will pay the City the appraised fair market value for the property being acquired and for all required soccer field modifications required as a result of the acquisition.
5. Project construction is intended to begin in the fall of 2012 with utility relocates and intersection construction in Spring 2013.

ANALYSIS

6. The subject portion of the property is at the far westerly limit of the Sports Complex. The area required is 711.1 m².
7. The loss of property required to accommodate the Wilson Drive/Highway #26 intersection improvement project requires modifications to the two far westerly junior soccer fields indicated in Appendix "A". The modifications involve shifting the two fields to the north by approximately 6 metres which will allow for an adequate play-out zone and room for spectators on the south field adjacent to Highway #26. The northern field will require the addition of fill, topsoil, and sod to allow for the extension of the playing field and to re-grade for proper drainage. Further modifications are required to relocate two sprinkler head systems that service the south field.
8. A double row of cedar trees that divide Highway #26 and the Sports Complex property are situated on the present MTO road allowance. The MTO has indicated that these trees will be preserved as much as possible during construction; however there could be a portion that might have to be removed to accommodate the construction project. To ensure a safety barrier is maintained, a 5 foot tall chain-link fence will be installed by MTO on the new property line between the Sports Complex property and the new MTO road allowance.
9. A memorandum was circulated to the Recreation, Facilities & Transit Department for comments or concerns and several site visits were undertaken with staff to analyze the impact of the required property. It was agreed that the outlined Sports Complex field modification (shown in Appendix "A") was the best solution to accommodate MTO's project and minimizes the overall impact to the Sports Complex property.
10. The costs associated with modifying the soccer fields are to be compensated for by MTO and have been estimated through several quotes from multiple contractors utilized by the City and reviewed by the Facility Supervisor.
11. A formal appraisal was completed for the subject property in February 2012, requisitioned by MTO and provided to the City's Legal Services Department. The appraisal was reviewed and the land value indicated was deemed acceptable as fair market value.

ENVIRONMENTAL MATTERS

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

ALTERNATIVES

13. There is one alternative available for consideration by General Committee:

Alternative #1 General Committee could decide not to authorize the sale of the subject property to MTO.

This alternative is not recommended as MTO would most likely proceed with expropriation of the required property.

FINANCIAL

14. MTO has pre-approved the required work estimates and agreed to directly pay any contractors for the soccer field modifications required after submission of final invoices, or alternatively, pay the City for any contractor's expenses. The chain link fence is to be installed by MTO at their expense.
15. All field modifications are intended to be performed and completed in 2012 under the supervision of Recreation, Facilities, & Transit staff. The costs to modify the adjacent soccer fields are estimated to be \$14,723.02.
16. Fair market value for the subject property was appraised at \$2640. MTO is offering \$3640 as an incentive bonus.
17. Any legal fees to complete the transaction are to be paid by MTO.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

18. The recommendation included in this Staff Report is not specifically related to any of City Council's Strategic Plans.

APPENDIX "A"

Proposed Field Modifications to Accommodate MTO Project



