
TO: GENERAL COMMITTEE

SUBJECT: SURPLUS OF PROPERTY - 72 AND 76 MAPLE AVENUE

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

RECOMMENDED MOTION

1. That the lands known municipality as 72 and 76 Maple Avenue, as identified on Appendix “A” to Staff Report LGL004-18, being all of PIN#’s 587990037(LT) and 587990036(LT) respectively (the “Subject Properties”) be declared surplus to the needs of The Corporation of the City of Barrie (the “City”).
2. That the Subject Properties be offered for sale to The Corporation of the County of Simcoe (the “Purchaser”) in order to facilitate the development of a Paramedic Station, as identified on Appendix “B” to Staff Report LGL004-18.
3. That the City Clerk be authorized to execute an Agreement of Purchase and Sale (“APS”) conditional upon Council approval in a form approved by the Director of Legal Services.
4. That the Purchaser be permitted to include the Subject Properties in Development Applications including Site Plan and Minor Variance if required.
5. That the sale proceeds be transferred to the Parking Reserve Fund.

PURPOSE & BACKGROUND

6. The purpose of this staff report is to request that the Subject Properties be declared surplus to the needs of the City and be offered for sale to the Purchaser at fair market value as determined by an appraisal taking into consideration the highest and best use.
7. Council Motion 16-G-037 declared several city owned parking lots including the Subject Properties than referred as being municipally addressed 76 – 78 Maple Avenue as being surplus to the City’s needs as part of the greater strategy for the disposition of downtown parking lots. The disposition of the Subject Properties was identified as being for the purpose of achieving the goal of effectively maximizing the residential and/or employment density within the downtown.
8. As part of the strategy for downtown parking lots, other lots were put to market ahead of the Subject Properties, and, as such, the disposition process for the Subject Properties has not yet been advanced.

ANALYSIS

9. A circulation of City departments for staff input on the potential disposition of the Subject Properties was completed in advance of Council's consideration of staff report BDD002-16 which previously recommended the surplussing of the Subject Properties. No concerns or objections were raised by staff.
10. A parking study completed in 2011 by Genivar identified the parking utilization rate for the Subject Properties as being approximately 8%. This rate may have increased given the recent development of Georgian College's Downtown Campus. The City operates two other parking lots on Maple Avenue in close proximity to the Subject Properties and it is anticipated these parking lots would be capable of absorbing the parking usage displaced by the disposition of the Subject Properties.
11. The sale of the Subject Properties will in part achieve the previously identified object of increasing employment density within the downtown.
12. The County of Simcoe Paramedic Services provided the following background information on the operation of the hub (Barrie Simcoe Emergency Response Campus) and post (Subject Property and other locations) facility model they are employing within the Barrie and surrounding area:
 - a) In the hub and post configuration, staff report to work at the location of the hub. The hub is a larger facility that incorporates staff reporting facilities such as lockers, classrooms, large equipment, supply stores, multiple vehicle bays and staff parking facilities.
 - b) At the beginning of a duty period, Paramedics will report to the hub, check their vehicles and equipment, restock supplies, and undertake other activities as needed. They will then deploy into the community and respond to 911 calls. They will also travel to, and many times locate at fixed posts positioned across the service area to provide emergency coverage.
 - c) The posts are located in areas in consideration of call volume activity and emergency coverage in relation to other posts. The post is a smaller facility with ideally one vehicle bay, washrooms, kitchenette and computer room. The post will not require staff facilities such as locker rooms or supplies, as the hub will provide these necessities. The post represents a small footprint within high demand areas.
 - d) The hub and post configuration is very scalable to support growing communities and is in place in other Ontario municipalities. This approach is best utilized in larger areas of higher call demand. Ideal post locations have been identified through analysis of call demand, road networks and response time.
 - e) The Subject Properties are within the search area identified as ideal to provide optimal emergency response time performance as part of the hub and post plan. Given that the currently leased paramedic station in the area is planned to be vacated at the termination of the lease, this post location will be critical to providing reliable effective emergency response time performance within the central Barrie area.

13. The Purchaser will require site plan approval for development of the Paramedic Station. This is entirely at the Purchaser's risk and expense and will be considered independently of the sale process.
14. Subsequent to declaring the Subject Properties surplus to the City's needs, an appraisal will be requisitioned to determine its market value. The Purchaser shall be responsible for requisitioning the appraisal and all associated costs. The City will choose the appraisal firm and be named the client in the report.
15. If the City and Purchaser agree on terms set out within an APS, staff will report back to Council seeking approval of the transaction.

ENVIRONMENTAL MATTERS

16. There are no environmental matters related to the recommendation. Staff anticipate the Purchaser will be completing its own environmental due diligence investigations in the context of the APS.

ALTERNATIVES

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

Alternative #1 General Committee could choose not to declare the Subject Properties surplus to the City's needs for the purpose of disposal to the Purchaser.

This alternative is not recommended as pursuant to an internal circulation and previous Council direction, the Subject Properties are not required for City purposes and their disposition would assist The County of Simcoe Paramedic Services with implementation of their hub and post facility model.

FINANCIAL

18. Disposition of the Subject Properties will create a revenue source for the City. The Purchase Price and all other terms of the APS will be explained in a future staff report that seeks approval.
19. It is recommended that the sale proceeds be transferred to the Parking Reserve Fund.
20. The Purchaser shall pay all of the City's costs and fees associated with the transfer of the Subject Properties including appraisal, advertising, survey and legal.

LINKAGE TO 2014-2018 STRATEGIC PLAN

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

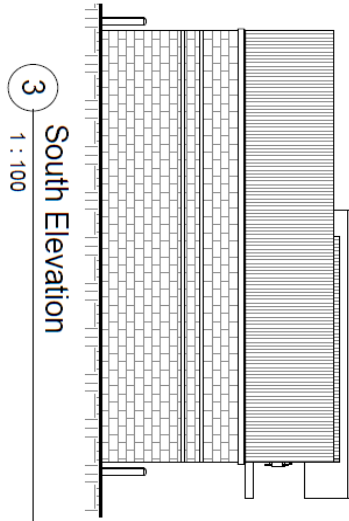
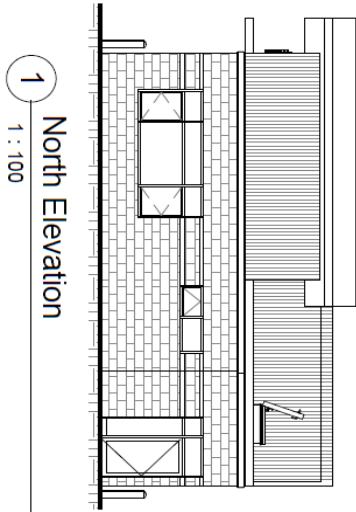
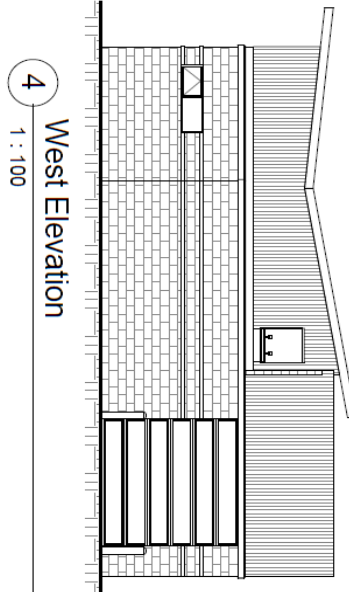
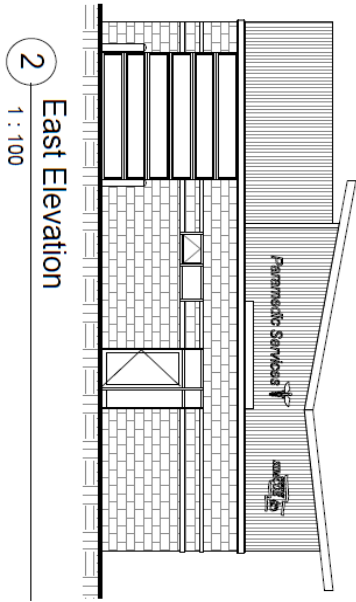
APPENDIX "A"

Subject Properties



APPENDIX "B"

Proposed Development – Preliminary Elevations



GENERAL NOTES

ALL DIMENSIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED AS SHOWN WITHOUT WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK.

No.	Description	Date
1	Issued for Review	Jan 25, 2018

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Maple & Ross Post - County
of Simcoe Paramedic Services

Barrie, ON

Elevations

Project number	
Date	Jan 2018
Drawn by	EMH
Checked by	RK
Scale	A3.1 1 : 100

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