
TO: GENERAL COMMITTEE

SUBJECT: SURPLUS OF PROPERTY- TECK ROAD

WARD: 6

PREPARED BY AND KEY CONTACT: E. EMBACHER, SENIOR REAL ESTATE OFFICER, EXTENSION #4479

SUBMITTED BY: I. PETERS, DIRECTOR OF LEGAL SERVICES

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That Block 178 and Teck Road identified on Plan 51M-867 outlined in Appendix "A", being all of PIN#'s 587631430(LT) and 587631437(LT) respectively (the "Subject Property") be declared surplus to the needs of the Corporation of the City of Barrie (the "City").
2. That Teck Road be permanently closed in accordance with Section 34 of The *Municipal Act, 2001* and the City's Notice By-law 2003-116.
3. That the Subject Property be offered for sale to 3590 Peter Limited, an affiliated company or an assignee (the "Purchaser") in order to facilitate the development of adjacent properties and the City Clerk be authorized to execute an Agreement of Purchase and Sale conditional on Council approval in a form approved by the Director of Legal Services.
4. That the Purchaser be permitted to make application to rezone the Subject Property on behalf of the City and include it in a Site Plan Application.
5. That the sale proceeds be transferred to the Tax Capital Reserve (Account # 13-04-0440).

PURPOSE & BACKGROUND

Report Overview

6. The purpose of this staff report is to request that Teck Road be permanently closed as a roadway, that the Subject Property 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 its highest and best use.
7. The Subject Property was acquired by the City in 2007 by dedication through the registration of Plan 51M-867 for the creation and future extension of Teck Road. The Subject Property consists of Teck Road and a 0.3m reserve.
8. A developer has submitted an application to the City on behalf of 3590 Peter Limited seeking to acquire the Subject Property and incorporate it into a proposed development utilizing the surrounding properties as outlined in Appendix "B".

ANALYSIS

9. Teck Road was anticipated to be extended to allow for future development within a Plan of Subdivision; however the anticipated form of development is not possible or financially viable. Therefore, the requirement for future use as a roadway is not expected.
10. A circulation of City departments for staff input on the potential disposition of the Subject Property was completed. No future property requirements or concerns were identified.
11. There is existing underground infrastructure within a portion of the Subject Property which will require disconnection and removal at the expense of the Purchaser. This will minimize any associated maintenance costs to the City.
12. Disposition of the Subject Property and development in conjunction with the surrounding lands will create a revenue source for the City through development charges and future property taxation while reducing City liability on the vacant land.
13. The Purchaser will be required to obtain any zoning amendments or site plan approvals required for development. This is entirely at the Purchaser's risk and expense and will be considered by Council independently of the surplussing process.
14. Subsequent to declaring the Subject Property 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 appraisal report.
15. Additional expenses for the City's advertising of the Subject Property and legal costs associated with the transfer will be recovered from the Purchaser upon closing.
16. If the Purchaser is agreeable to the terms set out within the Agreement of Purchase and Sale, City Staff will report back to Council seeking authority to approve the transaction.

ENVIRONMENTAL MATTERS

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

ALTERNATIVES

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

Alternative #1 General Committee could choose not to declare the Subject Property surplus to the City's needs.

This alternative is not recommended as pursuant to an internal circulation, the Subject Property is not required for City purposes and will create a source of revenue to the City while reducing City liability and maintenance costs upon unutilized land.

FINANCIAL

19. It is recommended that the proceeds from this sale be transferred to the Tax Capital Reserve (Account # 13-04-0440).
20. The Purchaser shall pay all of the City's costs and fees associated with the transfer of the Subject Property including appraisal, advertising, survey and legal.

LINKAGE TO 2014-2018 STRATEGIC PLAN

21. 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 Property



APPENDIX "B"

Proposed Development

