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**TO:** GENERAL COMMITTEE

**SUBJECT:** SURPLUS OF PROPERTY- PART OF EDGEHILL DRIVE

**WARD:** 5

**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

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**RECOMMENDED MOTION**

1. That the portion of Edgehill Drive outlined in Appendix "A" and "B", being Part of PIN# 587680492(LT) and to be further described on a reference plan to be deposited in the Simcoe County Land Registry Office (the "Subject Property") be declared surplus to the needs of the Corporation of the City of Barrie (the "City").
2. That the Subject Property be declared surplus 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 Guyval Investments Inc. (the "Purchaser") 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 the Subject Property be permanently closed as a highway, declared surplus to the needs of the City and be offered for sale to the adjoining land owner 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 1963 as a transfer from the Province of Ontario. The proposed limits are triangular in shape and abut the north side of Edgehill Drive slightly west of Anne Street.
8. Innovative Planning Solutions Inc. has approached the City on behalf of the Purchaser seeking to acquire the Subject Property to incorporate it into its existing apartment development at 108 Edgehill Drive, Barrie.
9. The Purchaser is proposing to add 3 additional apartments by converting existing covered parking spaces on the ground floor of the building to livable area. The removal of these parking

spaces would be replaced by acquiring the Subject Property and converting it to additional parking area.

### **ANALYSIS**

10. The Purchaser may decide to pursue a rezoning and site plan approval for the Subject Property in advance of Council's decision to sell the Subject Property. This is entirely at the Purchaser's risk and expense and will be considered by Council independently of the surplussing process.
11. The Subject Property is currently vacant green space with trees and manicured grass which has reportedly been maintained by the Purchaser for some time.
12. The development of the Subject Property is subject to site plan control which would allow the City to require the addition of landscape treatments offsetting the potential loss of existing vegetation.
13. A circulation of City departments for staff comment on the potential disposition of the Subject Property was completed. Any current and future property requirements identified will be retained and all applicable City departments will be consulted when identifying the exact limits of the Subject Property with a reference plan.
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 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 other than the portions that are to be retained and will create a source of revenue to the City while reducing City liability upon unutilized land.

### **FINANCIAL**

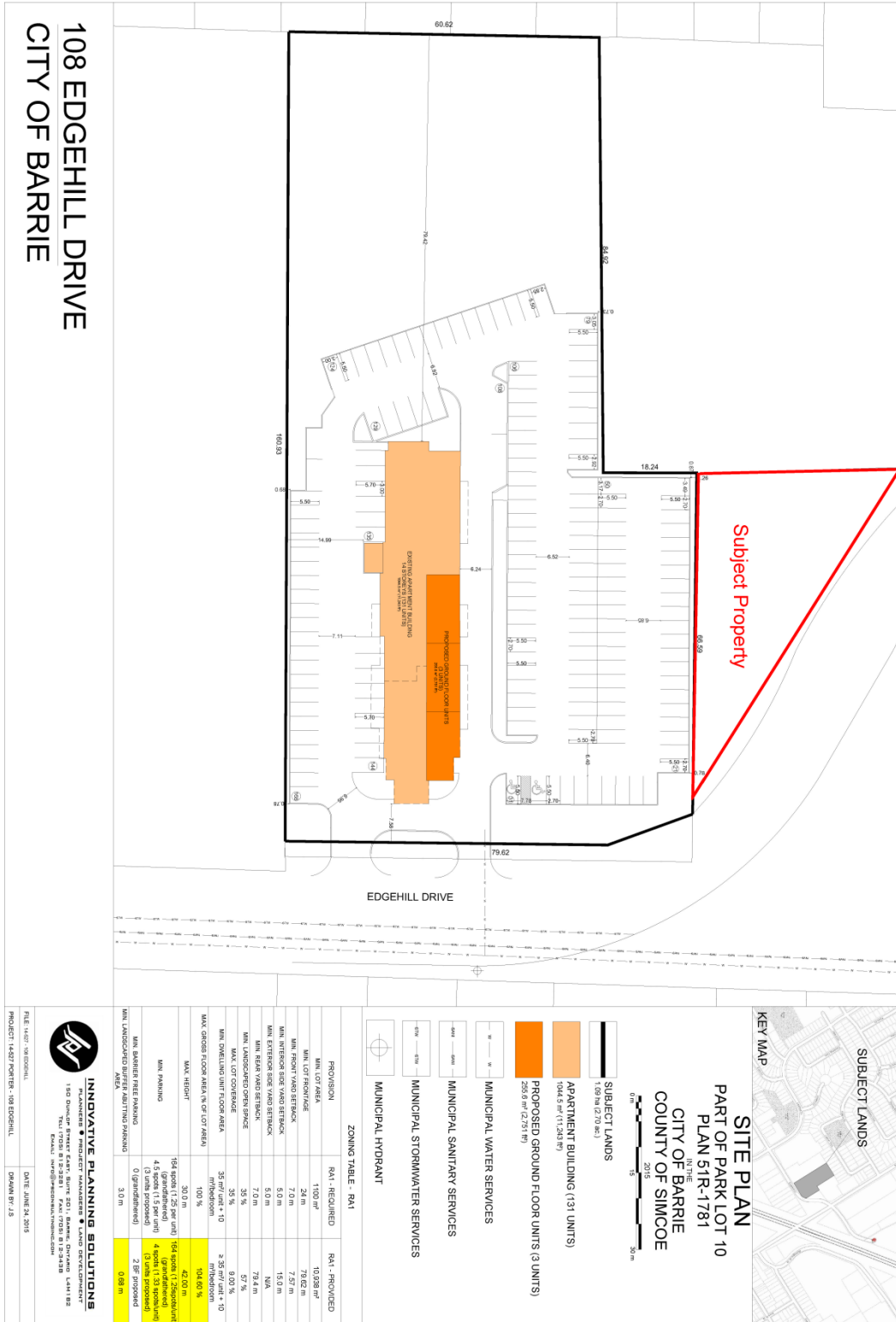
19. It is recommended that the proceeds from this sale be transferred to the Tax Capital Reserve (Account # 13-04-0440).
20. The Purchaser shall pay all of the City's costs and fees associated with the transfer of the Subject Property including appraisal, advertising, survey and legal.

**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"

Aerial Overview of Subject Property

