
TO: GENERAL COMMITTEE

SUBJECT: SURPLUSING AND SALE OF INDUSTRIAL LAND, CAPLAN AVE.

WARD: 7

PREPARED BY AND KEY CONTACT: P.DYCK, BUSINESS DEVELOPMENT OFFICER X5228

SUBMITTED BY: H.KIROLOS, DIRECTOR OF BUSINESS DEVELOPMENT *H. Kirolos*

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER *[Signature]*

RECOMMENDED MOTION

1. That in accordance with the provisions of the Surplus Land By-Law 95-104 as amended a portion of the lands currently used for a private stormwater drainage pond at 66 Caplan Avenue and Bryne Drive, described as Firstly: Part of Lot 9, Plan 67, being Part 2 on Plan 51R-29487, save and except Part 2 on Plan 51R-31303; Secondly: Part of Lots 9 & 10, Plan 67, being Part 3 on Plan 51R-29487; Thirdly: A trapezoid lying to the north of the firstly and secondly described lands and having approximate dimensions 51.82 metres along its northerly boundary, 3.04 metres along its westerly boundary, 12.93 metres along its easterly boundary and 50.57 metres along its southerly boundary, all in the City of Barrie, County of Simcoe, and having an area of approximately 22,292 sq.ft., be declared surplus to the City of Barrie's needs.
2. That the subject property be sold to Ponderosa Properties Ltd for the purchase price of \$25,000.
3. That the proceeds from the sale of the lands be transferred to the Industrial Land Reserve (13-04-0430).

PURPOSE & BACKGROUND

Report Overview

4. The purpose of this staff report is to surplus and sell a small remnant of City Industrial land, a portion of which includes a private stormwater drainage facility.
5. The City currently owns and maintains a stormwater drainage pond located behind 366 Bryne Drive. A small portion of the storm water block is used solely by the adjacent property owner, which is the Maplevue Self Storage facility located on Caplan Avenue. The land being contemplated for sale is remnant City industrial land which is being utilized by Maplevue Self Storage, essentially making it a private facility.
6. The City owns and manages a number of municipal stormwater drainage ponds. However in this case a portion of the area is being used solely by Maplevue Self Storage, and as a result the City's engineering department does not wish to retain the assets as this incurs both costs and liabilities.
7. Maplevue Self Storage have been working with City Staff through the Site Plan Control process for the expansion of the business. The applicant has indicated that the additional lands will help with the expansion, and as such the sale of the lands would be beneficial to both parties.

ANALYSIS

8. The City's Surplus Land By-Law 95-104 as amended, requires that prior to the sale of any surplus property, the City Clerk shall give notice to the public at least 7 days prior to consideration of Council of the intended sale by either notification in the newspaper, posting a For Sale sign on the property or by listing it for sale with a real estate broker. Notice was published on the City of Barrie page in the Barrie Examiner on Thursday, May 29th, 2014.
9. The area is part of the City's Maplevue West Business Park and the property in question would likely have been declared surplus some years ago when the entire area was surplus and sold. Regardless, this particular parcel was retained as part of the City's storm water facility.
10. As the parcel was never previously sold, nor specifically marketed to the public, staff have as noted advertised the property in order to meet the requirements of the City's Surplus Land By-Law.
11. The parcel is very limited in utility as its location is essentially landlocked and accessible only to two other abutting land owners; The Brick and Sorbuild Development Corp which is currently operating with Princess Auto as the tenant. Appendix "A" shows an aerial photo outlining the property boundaries. As can be seen on the photographs, Maplevue Storage has been encroaching onto the City's land, but as far as can be determined this has been unintentional as the fencing and boundaries in the area are confusing.
12. The City is responsible for the existing public stormwater pond and its oversight is dictated by the Ministry of the Environment. As the remnant portion of the pond block is essentially used as a private facility with a separate Ministry of Environment certificate of approval benefiting only Maplevue Self Storage, the City engineering department does not wish to assume liability for its requirements should the MOE specify its maintenance or upgrades. The Engineering Department's Development Services Branch is in agreement that the parcel should be sold.
13. In order to determine the appropriate value for the sale of the parcel, an in house appraisal was completed by the City's Legal Services Department. The parcel is encumbered by both a hydro and drainage easement which prevents development in certain areas of the parcel. The value range was determined to be \$15,813 to \$31,625 with a final estimated value of \$24,000.
14. As the land is of little to no value for any other potential buyer, staff began discussions with Maplevue Self Storage. Maplevue was agreeable to purchasing the property as it had inadvertently been using portions of the property for its own storage, and the additional lands would fit in nicely with its expansion plans.
15. An Agreement of Purchase and Sale was reached, subject to Council approval, for the purchase price of \$25,000 for the parcel which equates to a rate of \$49,020 per acre.

ENVIRONMENTAL MATTERS

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

ALTERNATIVES

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

Alternative

General Committee could choose not to sell the property to Maplevue Self Storage and retain ownership.

This alternative is not recommended as the City would be held responsible for the maintenance and liability of a private storm water facility. By selling the parcel, Maplevue Self Storage would be responsible for maintenance and all costs associated with the parcel of land.

FINANCIAL

18. As the lands were once part of the South Barrie Industrial Park, proceeds from the sale are recommended to be placed in the Industrial Land Reserve (13-04-0430).
19. The parcel will remain vacant however, the sale will trigger MPAC to review the assessment of the property which may lead to a marginal tax increase.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

20. The recommendation included in this Staff Report support the following goals identified in the 2010-2014 City Council Strategic Plan:
 - Direct and Manage Economic Development

Appendix "A"

Location and Aerial of Parcel

Photo "1"



Photo "2"



Photo "3"

