



City of  
**Peterborough**

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**To:** **Members of the Committee of the Whole**

**From:** **Malcolm Hunt, Director of Planning and Development Services**

**Meeting Date:** **November 30, 2015**

**Subject:** **Report PLPD15-061**  
**Partial Purchase of Property at 1350 Parkhill Road West**

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## **Purpose**

A report to recommend the partial purchase of residential property at 1350 Parkhill Road West to support the Parkhill Road reconstruction capital project.

## **Recommendation**

That Council approve the recommendation outlined in Report PLPD15-061 dated November 30, 2015, of the Director of Planning and Development Services as follows:

That a by-law be passed to authorize the purchase of part of the property at 1350 Parkhill Road West for \$32,000, plus land transfer tax of \$160.00, and legal fees of \$1,500.00 for a total purchase costs of \$33,235.

## **Budget and Financial Implications**

The total purchase costs are set out in the following table and will be funded from the Utility Services Department "Parkhill Road West, Wallis Drive to City Limit" project budget (Capital Reference Number 5-2.09).

There is currently \$1,163,971.19 of funding available as of November 2, 2015.

| Line | Description                               | Amount             |
|------|---|--------------------|
| 1    | Property Cost (\$164.21 per square metre) | \$13,137.00        |
| 2    | Injurious Affection                       | \$18,438.00        |
| 3    | Legal Fees                                | \$1500.00          |
| 4    | Total Payment to Property Owner           | \$32,000.00        |
| 5    | Land Transfer Tax                         | \$160.00           |
| 6    | <b>Total Purchase Costs</b>               | <b>\$33,235.00</b> |

## Background

This partial taking of 5.18 metres (17 feet) of frontage depth or 164.21 square metres (1767.6 square feet) of property is required in support of the widening and improvement of Parkhill Road West.

Appendix A (Aerial) depicts the proposed edge of the Parkhill Road right-of-way relative to the front of the residence. The purchase effectively removes the front yard of the property. Peter McLean and Associates established a value for the taking at \$32,000 including an amount of \$18,438 for injurious affection (the loss of residual resale value). The total cost to the City is \$33,235.00 which includes Land Transfer Tax and legal fees.

Submitted by,



Malcolm Hunt, MCIP RPP  
Director of Planning and Development Services



Stephen Burman  
Real Estate & Development Manager

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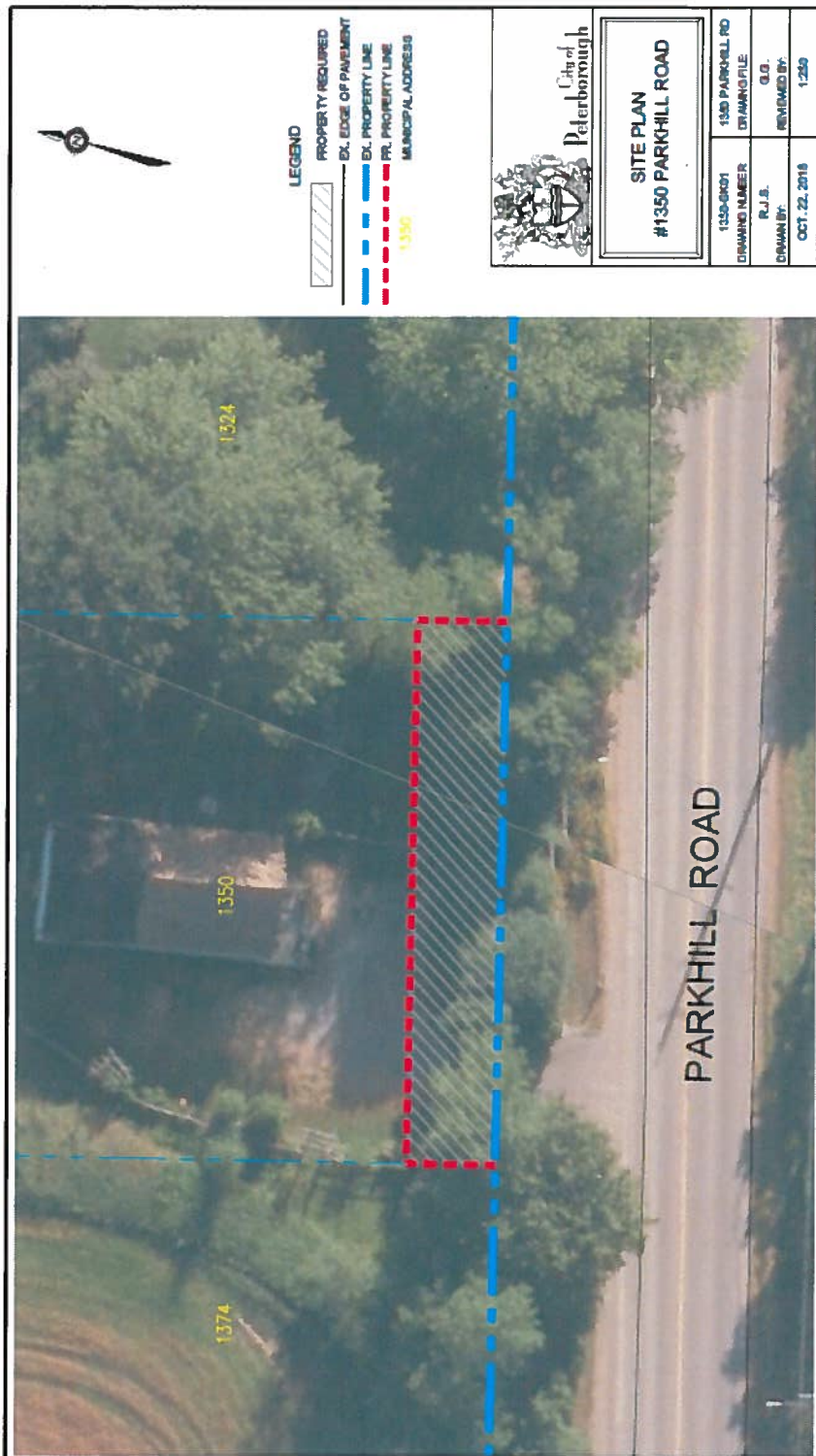
Attachments:

Appendix A: Aerial View

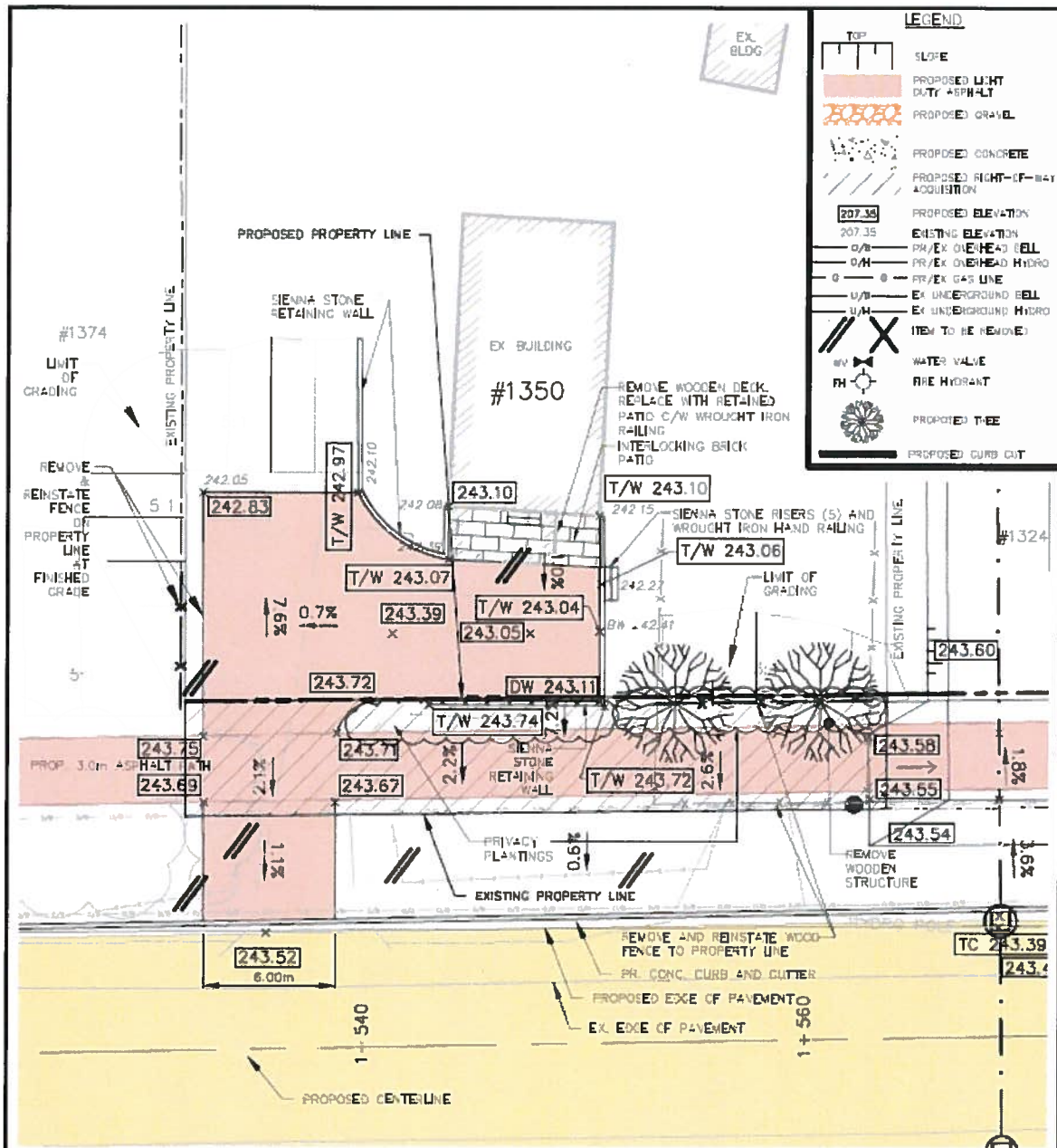
Appendix B: Design Plan for the Road Widening Showing Property Impact

Appendix C: Map showing outstanding acquisitions.

**Appendix A: Aerial View**  
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**Appendix B: Design Plan for Road Widening Showing Property Impact**  
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|  |   |                           |                                    |
|--|---|---------------------------|------------------------------------|
|  |   | <b>1350 PARKHILL ROAD</b> |                                    |
|  | D.M. Wills Associates Limited<br>150 Jameson Drive<br>Peterborough, Ontario<br>Canada K9J 0B9<br><br>P. 705.742.2297<br>F. 705.741.3568<br>E. wills@dmwills.com | Drawn By<br>M.B.J./L.P.   | Scale<br>Horz. 1: 250<br>Vert. N/A |
|  |   | Checked<br>L.W.           |                                    |
|  |   | Engineer<br>L.W.          | Plot Date<br>JULY 8, 2015.         |
|  |   | Project No.<br>12-2863    | Drawing File No.<br>2863-LG 1350   |



**Appendix C: Outstanding Acquisitions**  
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