



**City of
Peterborough**

To: Members of the Committee of the Whole

From: Malcolm Hunt, Director of Planning and Development Services

Meeting Date: January 25, 2016

**Subject: Report PLPD16-002
Partial Purchase of Property at 1844 Ashburnham Drive.**

Purpose

A report to recommend the partial purchase of property at 1844 Ashburnham Drive for the purpose of road widening and improvement.

Recommendations

That Council approve the recommendations outlined in Report PLPD16-002 dated January 25, 2016, of the Director of Planning and Development Services as follows:

- a) That a by-law be passed to authorize the partial purchase of the property at 1844 Ashburnham Drive, (As described in Appendix "A") described as Part Lot 29, North of Downer Street, PL 1A Peterborough, being designated as part 1 on reference plan 45R- 15847 for \$115,000.00 plus land transfer tax of \$875.00.
- b) That a by-law be passed to authorize the sale of approximately 685 sq meters of the property at 1874 Ashburnham Drive, (As per Appendix "A") and described as Parts 1, 2 and 3 on Reference Plan 45R-16117 for the amount of \$30,000.00.
- c) That a by-law be passed to authorize the sale of the property at 1838 Ashburnham Drive, (as per Appendix "B") and described as Part 4 on Reference Plan 45R-16117, for \$115,000.00.

Budget and Financial Implications

These purchases will be funded from the Utility Services Department "Ashburnham Drive – Lansdowne East to Maria Street." (2014 Capital Budget Reference 5-2.02).

Background

This partial taking of property is required to complete the widening and improvement of Ashburnham Drive, with the works extending north from the Lansdowne Street intersection to Maria Street. This is one of two remaining partial takings that the City requires to initiate this project.

This property is the location of Fitzsimmons Towing and Repair. The width of the road widening is approximately 17 feet or 5.2 metres. The taking for recommendation a) is a total of 315.6 square metres and will be secured across the frontage of the property (1,003.93 metres or 306.0 feet).


This taking was appraised in January 2014 by McLean, Simon & Associates at an ascribed value of \$115,000.00 (the purchase price) including injurious affection (loss of residual value). The value is apportioned as \$35,000 for the land and \$80,000 for the injurious affection. The appraisal summary is attached as Appendix "C".

The sale of lands described in recommendation b) are surplus to the City of Peterborough's requirements and are being sold to Mr. Fitzsimmons as part of the agreement of Purchase and sale for part of 1844 Ashburnham Drive. The City considers these lands largely unusable and surplus to municipal requirements. The value of this land has been appraised at \$30,000. The appraisal value reflects the limitations on the potential use of the property due to utility easements. The property will be used by Fitzsimmons as replacement parking and driveway access.

The sale of lands described in recommendation c) are also surplus to the City of Peterborough's requirements and are being sold to the owner of 1844 Ashburnham Drive. This sale is part of the transaction with 1838 Ashburnham Drive and the initial purchase of these lands was conditional on the sale to 1844 Ashburnham Drive. The City acted as a facilitator only with no intention of acquiring and holding these lands. The value of this transaction is \$115,000.00.

As is the case with all road-widening, the City will be responsible to restore the property, which in this case includes the replacement of the driveway access. The City will also be responsible to pay for the relocation of some exterior electrical infrastructure, exterior signage in the amount of \$12,743.01 (inclusive of HST) and fencing in the amount of \$4,600.00 (contractors quote) on completion of the work. The City will be paying the vendor's reasonable legal fees for this transaction.

Submitted by,



Malcolm Hunt, MCIP RPP
Director of Planning and Development
Services



Stephen Burman,
Real Estate and Development
Manager

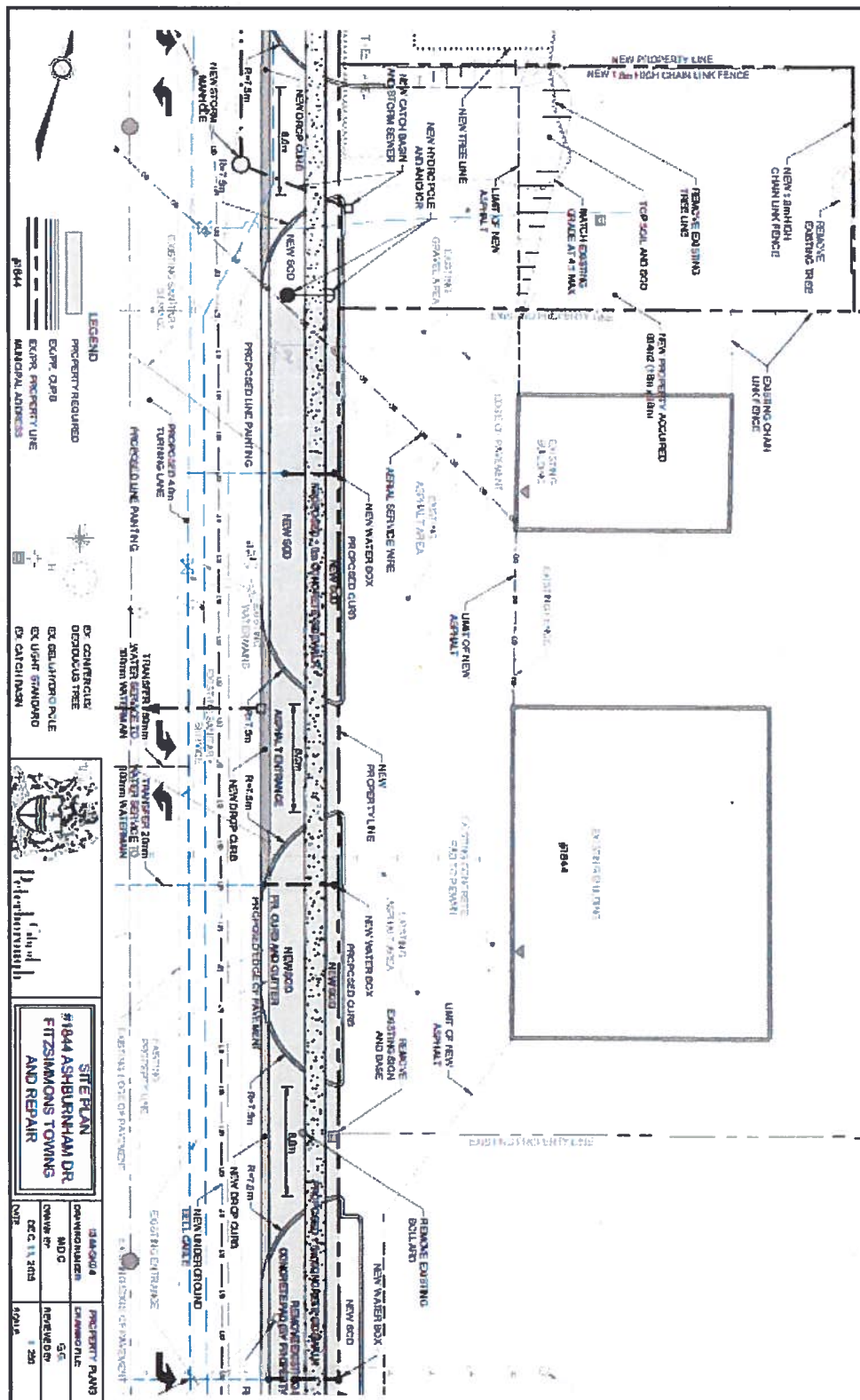
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Attachments:

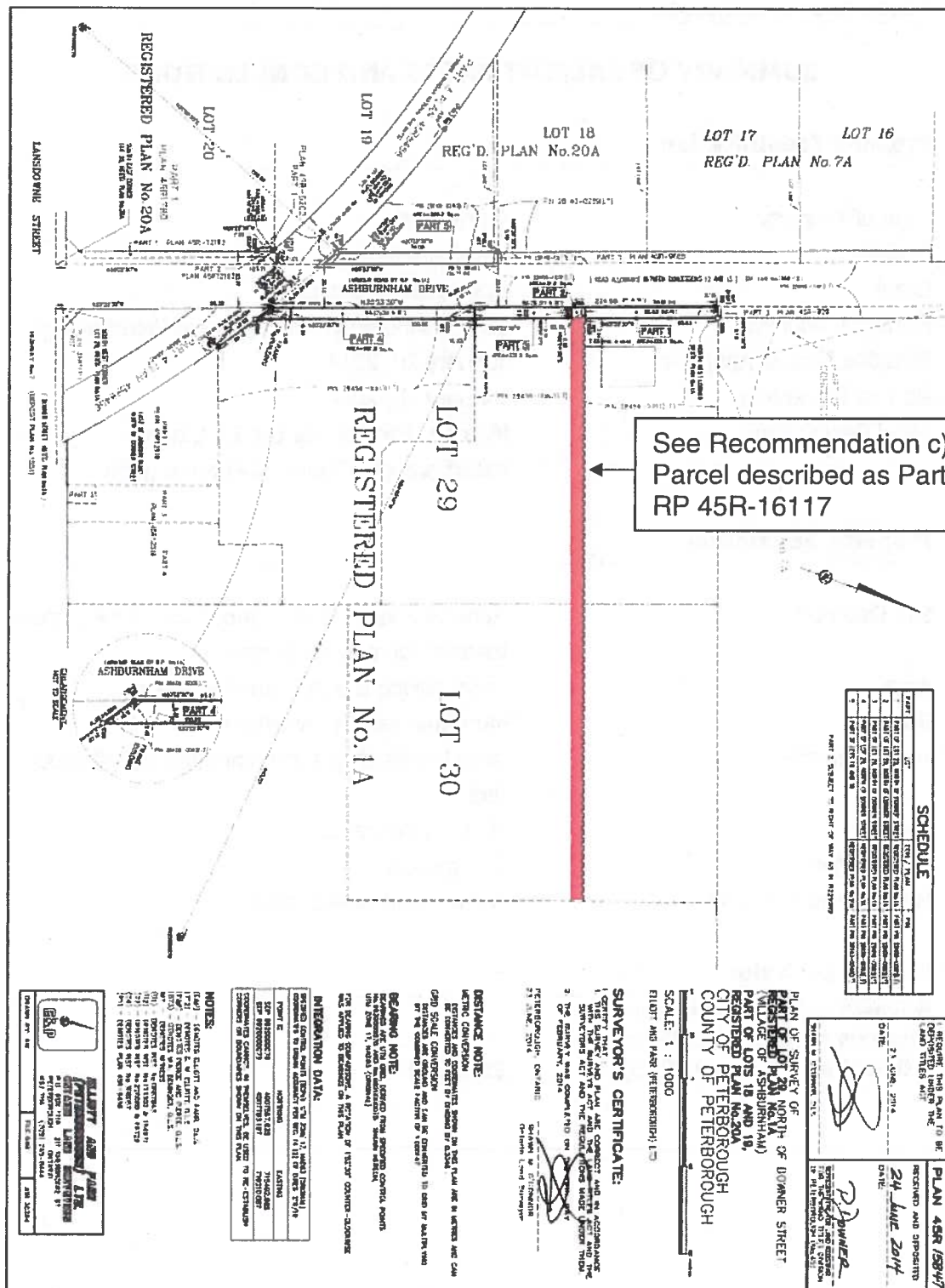
Appendix A:	Site Plan
Appendix B:	RPlan 45R-15847
Appendix C:	Summary of Appraisal
Appendix D:	Aerial Drawing showing all the parcels being conveyed

Appendix "A"
Site Plan, Page 1 of 1



Appendix “B”

Reference Plan 45R-15847, Page 1 of 1



Appendix "C"

Summary of Appraisal, Page 1 of 1

McLean, Simon & Associates Inc.

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SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Identification

Type of Property	: Commercial
Owners	: Fitzsimmons and Son Motor Sales Inc.
Client	: City of Peterborough
Municipal Address	: 1844 Ashburnham Drive, City of Peterborough
Effective Date of Appraisal	: January 20, 2014
Date of Inspection	: January 20, 2014
Legal Description	: Plan 1A, Part Lot 29, Lot 30, City of Peterborough, County of Peterborough

Property Description

Site Description	: Generally level land, interior lot, slopes down toward rear and north side
Area	: Total Taking is 315.6 square meters
Services	: Municipal services available
Improvements	: Auto Repair shop and compound, 6,000 square feet
Zoning	: "C.4" - Commercial
Official Plan	: Commercial
Highest and Best Use	: Commercial development

Estimate of Value

Estimate of Partial Taking with Injurious Affection (Fee Simple Interest) as of January 20, 2014	: \$115,000
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See Recommendation b):
Surplus City property to be sold
to 1844 Ashburnham Drive.

LEGEND

- DESCRIPTION OF PROPERTY
- EXISTING PROPERTY LINE
- EASEMENT

1844 ASHBURNHAM DRIVE

1844-SK01

SUBMITTED BY	DESIGNED BY
DATE	DATE
REVISION NUMBER	REVISION NUMBER
1	1
JANUARY 2016	JANUARY 2016

