



City of
Peterborough

To: Members of the Committee of the Whole

From: Malcolm Hunt, Director, Planning and Development Services

Meeting Date: April 18, 2016

**Subject: PLPD16-035
Purchase of 247-251 Simcoe Street**

Purpose

A report to recommend the purchase of 247-251 Simcoe Street for the purpose of creating a municipal land assembly in anticipation of a future Library growth and civic use.

Recommendation

That Council approve the recommendation outlined in Report PLPD16-035 dated April 18, 2016, of the Director, Planning and Development Services, as follows:

That a by-law be passed to authorize the purchase of the property at 247-251 Simcoe Street, for \$752,000.00 plus land transfer tax of \$11,515.00.

Budget and Financial Implications

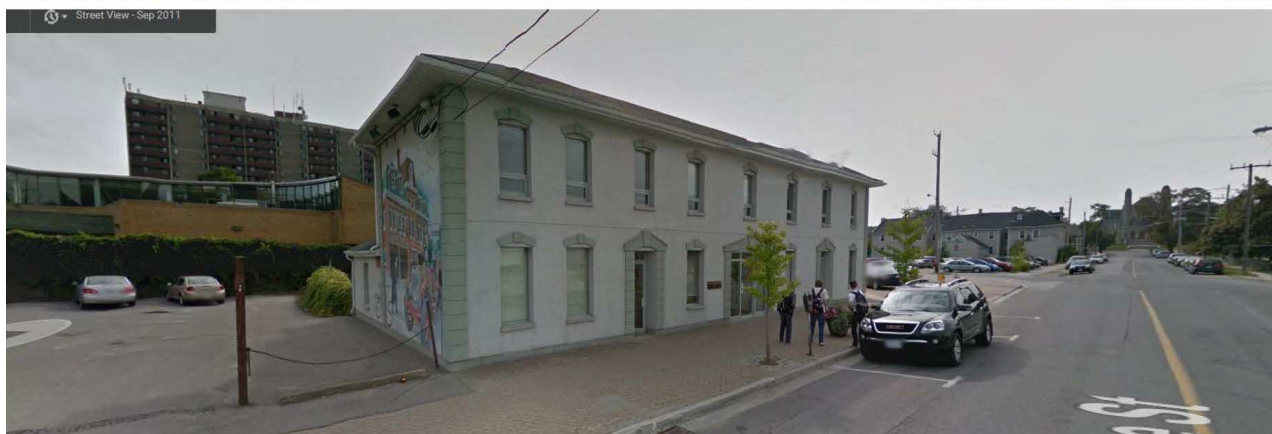
The purchase price of \$752,000 would be funded by a \$100,000 contribution from the General Property Reserve and the balance as a loan fully supported by rental income.

Background

The owner of the property, Pass Key Asset Management Inc. contacted the City to see if the City had any interest in acquiring their building which was being contemplated for a sale. The City has reviewed municipal requirements in this location and it was determined that the acquisition of this parcel could greatly benefit future Library growth and coupled with a land assembly of the recent acquisition at 359 Aylmer St., could provide the City with a large strategic, developable parcel for future civic expansion projects.

An appraisal was commissioned for the subject property and the negotiated purchase price is below the appraised value.

247-251 Simcoe St. Frontage Showing East and West Sides of Building



247-251 Simcoe St. Showing Adjacent 359 Aylmer



The building is in very good condition and does not need to be updated at this time. Significant renovations have been completed during the past twenty years including all the electrical, HVAC and lot grading. In addition, there are three residential units on the second floor with separate entrances and a large 2,500 sq foot office space on the main floor. There are also up to eight parking spaces. The acquisition of 247-251 Simcoe St. will add a strategic opportunity for the City to develop in the future.

Given the condition of the building staff recommend that the building be retained and that the space be used for civic or residential/commercial purposes provided the rental income carries the debt on the purchase. A loan from the capital working fund of approximately \$650,000 can be supported by monthly payments of \$3,000.

The City has recently elected to invest \$12 million in a library modernization capital program to position the facility for the next 2 decades of quality service. The investment signals a long-term municipal commitment to this site and this facility. The assembly of property, 339 Aylmer Street and 247-251 Simcoe Street, will introduce long-term flexibility for library growth and other civic purposes.

Submitted by,

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Attachments:

Appendix A: Aerial of 247-251 Simcoe St. and adjacent properties (Library and 359 Aylmer St N)
Appendix B: Building photographs

Appendix "A" Aerial Photo



Appendix "B": Building Photographs
Residential unit



Front Foyer main floor



Boardroom main floor

