



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:** May 30, 2016

**Subject:** Report PLPD16-043  
Purchase of Property at 651 Harper Road

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## **Purpose**

A report to recommend the purchase of a residential property at 651 Harper Road to complete the City land assembly on the west side of Harper Road for future municipal use.

## **Recommendations**

That Council approve the recommendations outlined in Report PLPD16-043 dated May 30, 2016, of the Director of Planning and Development Services as follows:

- a) That a by-law be passed to authorize the purchase of property known municipally as 651 Harper Road, for \$245,000.00, plus land transfer tax of \$2,175.00; and
- b) That upon completion of the transaction, the building be demolished.

## **Budget and Financial Implications**

This purchase will be funded from the General Property Reserve Fund. Until the dwelling is demolished the City will incur security and utility costs.

## Background

This project is to be funded through the General Property Reserve.

The City has been engaged with this seller for over 15 years regarding the potential purchase of their property. The seller had indicated that he would approach the City when the time was right for him to sell.

The City acquired the former Beaver Lumber yard in 2003 at 587 Harper Road which is leased to Armond Modular. The City acquired the adjoining residential property at 621 Harper Road in 2004 (PL04-004). The dwelling on the property was recently removed.

This acquisition will allow the City to assemble one of the last properties of municipal interest on the west side of Harper Road.

There is no adverse impact to the proposed Harper Road Realignment.

The property in this report has been appraised. The appraised value ascribed to this property is \$245,000.00.

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: Aerial and Street View

**Appendix A: Aerial and Street Views**  
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651 Harper Road front view



651 Harper Road alternate view

**Appendix A: Aerial and Street Views**  
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Aerial topography showing adjacent parcels



City mapping showing all City owned parcels in yellow and the adjacent (City) parcels in red.