



City of
Peterborough

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

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

Meeting Date: **July 25, 2016**

Subject: **Report PLPD16-056**
Purchase of Property at 808 Sherbrooke Street

Purpose

A report to recommend the purchase of a residential property at 808 Sherbrooke Street.

Recommendations

That Council approve the recommendations outlined in Report PLPD16-056 dated July 25, 2016, of the Director of Planning and Development Services as follows:

- a) That a by-law be passed to authorize the purchase of a residential property at 808 Sherbrooke Street for \$245,000.00, plus land transfer tax of \$2,175.00.
- b) That upon completion of the Environmental Assessment approval process, the building be demolished.
- c) That the portion of the property not required for road widening purposes and unavailable to be independently developed be conveyed to Peterborough Housing Corporation to support its Capital Planning and Community Revitalization Plan.

Budget and Financial Implications

This purchase will be funded from the Utility Services Department "Parkway Corridor Extension Clonsilla Avenue to Water Street" (2016 Capital Reference Number 5-2.11), Page 110 - 111. To date \$6,240,000.00 has been budgeted. Demolition costs will be the City's responsibility, funded from the Capital Project referenced above.

Background

The subject property is located on the north side of Sherbrooke Street in the vicinity of The Parkway Corridor/Medical Drive intersection. This property is impacted by the proposed Parkway corridor improvements and will be required by the City if the EA is approved by the Ministry of Environment and Climate Change (MOECC). City Council endorsed the recommendations of the EA at its meeting on November 21, 2013 via report USDIR-017 dated November 13, 2013.

The City was not actively pursuing the acquisition of the property at this time. 808 Sherbrooke Street has recently been listed for sale on the MLS system and therefore it is prudent to purchase the property at this time. This will avoid the potential displacement of a new owner should the EA be approved and Council proceeds with this phase of the road project. If the EA is not approved Council can elect to re-sell the property. Following acquisition and EA approval, the residential dwelling will be demolished.

The subject property has a depth of 225 feet leaving a substantial residual property not required for road widening. Peterborough Housing Corporation (PHC) is the owner of the social housing community immediately north of the subject property. As PHC completes its Capital Planning and Community Revitalization Plan for its entire portfolio, PHC has considered opportunities in the vicinity of existing communities that may contribute to portfolio rejuvenation. The land-locked residual property at 808 Sherbrooke fulfills that objective and therefore it is recommended that the surplus property at 808 Sherbrooke be conveyed to PHC.

Submitted by,

Malcolm Hunt, MCIP RPP
Director of Planning and Development
Services

Stephen Burman
Real Estate and Development
Manager

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Attachments:

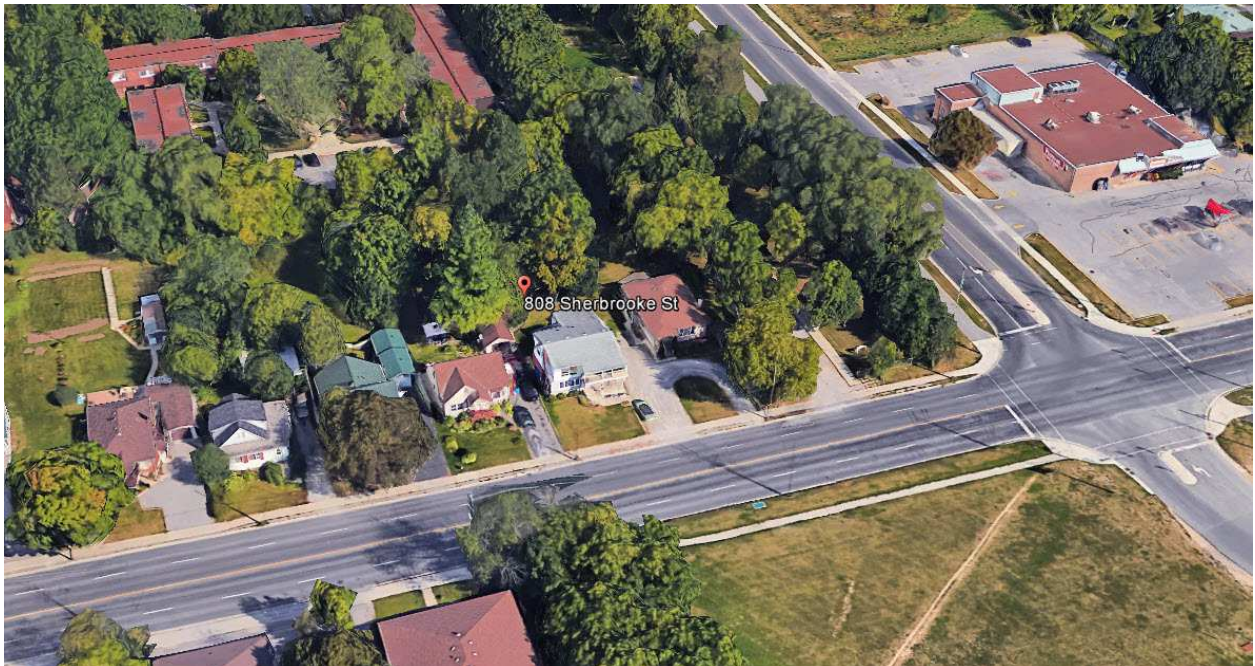
Appendix A: Aerial and Street View

Appendix B: MLS Listing

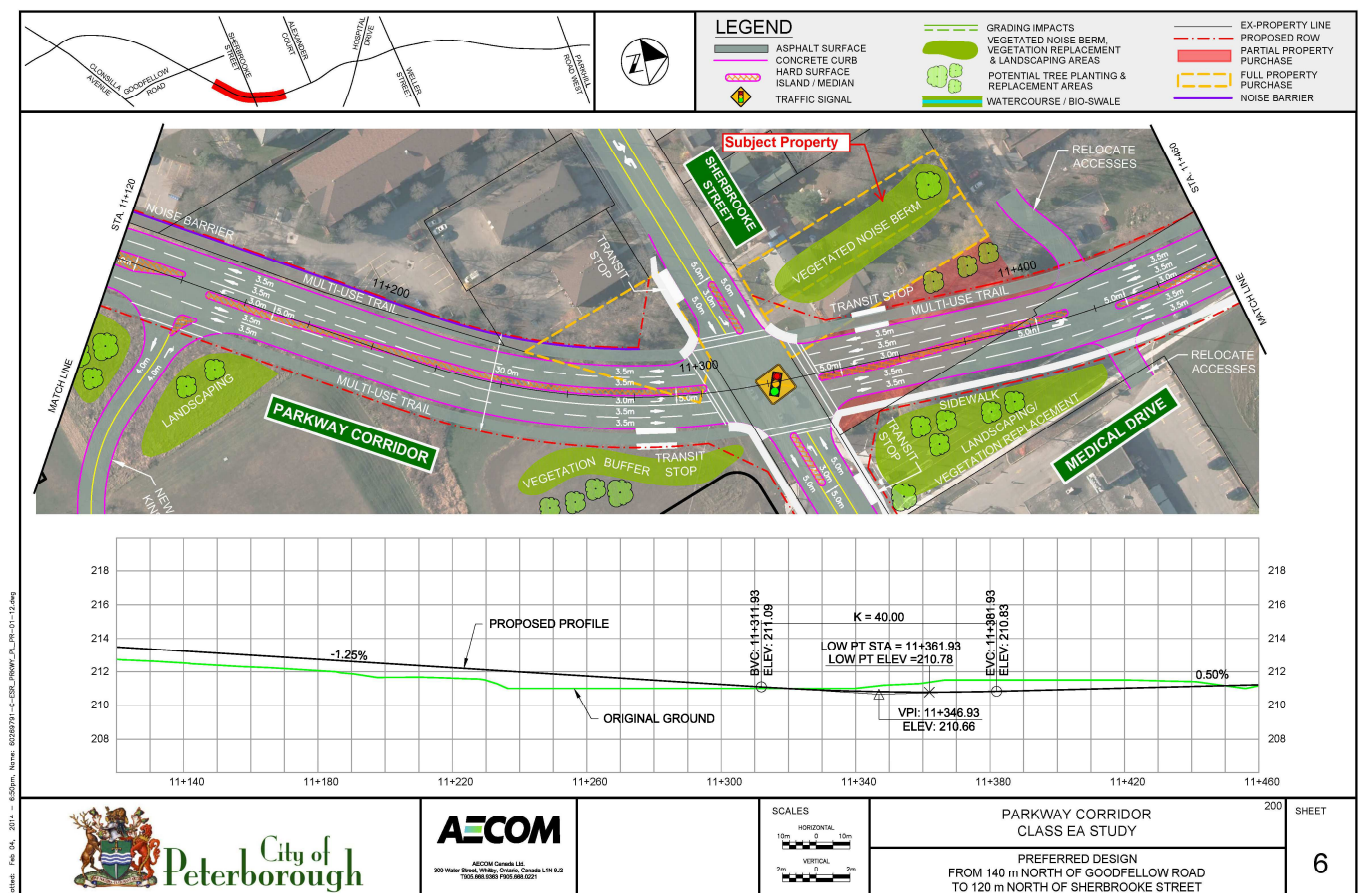
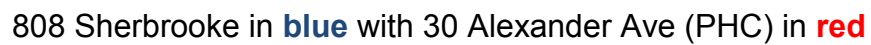
Appendix A: Aerial and Street View



808 Sherbrooke Street View



808 Sherbrooke overview



Appendix B: MLS Listing



Price:	\$249,900	PIN / MLS® #:	280610186
Status:	Active	Pin:	280610186
File #:	2016146738	Roll #:	
		Brokerage File #:	
Address: 808 SHERBROOKE ST W			
Town/Village/City/Municipality: PETERBOROUGH, K9J 2R1		County: PETERBOROUGH	
Property Known As:	808 SHERBROOKE STREET WEST	Major Area:	Peterborough City
Lot Size:	50 X 225.92	District:	Peterborough West
Acreage:		Subdistrict:	2 North
Approx. Sq Ft Range:		Zoning:	RES
Occupancy:	Tenant	Elementary School:	
		Secondary School:	
List Date:	17-JUN-2016	Possession:	
		Expiry Date:	17-SEP-2016

Property Overview		This 2 storey home is located within walking distance to the Peterborough Regional Health Centre. It features 3 bedrooms and 2 baths. A great layout for in-laws with the separate entrance, eating area and separate hydro meters. Many rooms and second floor balcony. Finished lower level. 225' deep lot. Some TLC required but tons of potential. Close to Supermarket, bus stop, hospital, arena. New children's waterpark across the road.			
Showing Instructions		TLBO, 24 hours notice required for all showings, 24 hours irrevocable on all offers.			
Legal Description		'PT LT 1 PL 23Q NORTH MONAGHAN PARTS 1 & 4 45R2852			
Inclusions		Light Fixture(s), Window Coverings / ALL APPLIANCES (AS IS CONDITON)			
Exclusions		PERSONAL BELONGINGS			
Realtor Remarks		This 2 storey home is located within walking distance to the Peterborough Regional Health Centre. It features 3 bedrooms and 2 baths. A great layout for in-laws with the separate entrance, eating area and separate hydro meters. Many rooms and second floor balcony. Finished lower level. 225' deep lot. Some TLC required but tons of potential. Close to Supermarket, bus stop, hospital, arena. New children's waterpark across the road. 24 hrs irrevocable on all offers.			
Type:	Single Family	1st Heat Source:	Forced Air-Gas	Foundation/Bsmt:	Concrete Block
Style:	2 Storey	2nd Heat Source:		Roof:	
Title to Land:	Freehold	HVAC Features:		Flooring:	
Property Size:	Under 0.5 Acres	Water:	Municipal Installed	Interior Features:	
Land Features:		Sewage:	Municipal Installed	Exterior:	
Accessory Buildings:		Garage Type:		Exterior Features:	
Services:		Driveway:		Access:	
Rental Equipment:	Hot Water tank	Documents On File:			
		Easements/Restrictions:			
Total # Of Bedrooms: 3+0		Sign:	Yes	Property For: Sale	Sale Type:
Full/Half Baths: 2 /		Garage:	No	Interest Bearing Trust Account: YES	
Floor	Room	Size	Floor	Room	Size
Main Floor	LIVING ROOM	16' X 10' 6	2nd Level	FAMILY ROOM	17' X 12' 4
Main Floor	DINING ROOM	14' X 11' 10	Lower Level	REC ROOM	30' X 11'
Main Floor	KITCHEN	12' 2 X 10'	Main Floor	FAMILY ROOM	16' X 9' 8
Main Floor	MASTER BEDROOM	11' 9 X 10' 6	2nd Level	DINING ROOM	12' 10 X 10' 10
2nd Level	BEDROOM	12' X 10' 9	2nd Level	KITCHEN	12' 10 X10'
Lower Level	BEDROOM	11' 10 X 10'	2nd Level	OTHER	16' X 10'
Full Assessed Value: \$		Current Assessed Value: \$		Taxes: \$3098 (2015)	
Monthly Condo Fees:		Property Management Company:		Phone:	
Parking Space #:		Locker #:		Special Assessment:	
Seller Name: DEBORAH SIMPSON			Seller Name: KELLY AND COLIN SIMPSON		
Listing Office: Century 21 United Realty Inc. Brokerage 040 705 743-4444 Website: http://www.Goldpost.com		Listing Agent:		BILL SMITH 705-743-4444 bill.smith@century21.ca Website: http://www.billysmithsells.ca	
Co-Operating Broker Commission: 2.5					
Data provided by the Peterborough and The Kawartha Association of REALTORS® Inc.					