



City of
Peterborough

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

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

Meeting Date: **September 6, 2016**

Subject: **Report PLPD16-063**
Purchase of Property at 2034 McNamara Road

Purpose

A report to recommend the purchase of 2034 McNamara Road (working with The Ontario Federation of Anglers and Hunters under a Stewardship Agreement) for conservation, public open space and education purposes.

Recommendations:

That Council approve the recommendations outlined in Report PLPD16-063 dated September 6, 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 2034 McNamara Road, for \$100,000, plus land transfer tax of \$725.
- b) That the Mayor and Clerk be authorized to sign any agreements to give effect to the Stewardship Agreement between the City and the Ontario Federation of Anglers and Hunters.

Budget and Financial Implications

This purchase will be funded from the General Property Reserve. The Ontario Federation of Anglers and Hunters will be funding the cost of the demolition as well as contributing half the cost of the outstanding property taxes owed on the property. Under City ownership the property will be tax exempt.

Background

The City has been in negotiations with Public Works and Government Services Canada Seized Property Management Directorate since early 2015 with the intention of the City acquiring these lands for public purposes. The property itself has been embroiled in legal action since 2008 and was seized by the crown in 2012 in accordance with the Seized Property Management Act.

The property itself is now in Crown ownership and the City was invited to submit a proposal to acquire it. The City was aware that the Ontario Federation of Anglers and Hunters had also been invited; however, it was not know if the invitation was also extended to other parties. Over the past year, following discussions with representatives from the Federation, it became clear that the City and the Federation shared a common vision for the property. Accordingly, the City and the Ontario Federation of Anglers and Hunters made a joint proposal for the acquisition, demolition of the residence, development of the property and long term use of the property for conservation, open space and education purposes.

The Official Plan for the City directs Council to use maximum effort to place the shorelines of the Otonabee River and the Trent Canal system in public ownership for the public good and enjoyment. In addition, the property is almost entirely situated within the Otonabee River flood plain as regulated by Otonabee Conservation. Lands within the flood plain are normally conveyed to the City as a condition of development or are purchased by the City as a practice of good stewardship, in the public interest. In view of the foregoing policy directions, it is recommended that the City purchase the property and retain ownership of it.

The Federation, a valued conservation partner and neighbor to the subject property, will assume the responsibility to demolish the structure and prepare an Improvement Plan, in conjunction with the City, for the property's ultimate use. The Federation will lead the physical development of the property (at their expense), under the City's oversight, in accordance with the Improvement Plan.

The City and Federation may, in partnership, carry out improvements to the property that reflect a City-wide recreational/open space priority such as a river side trail system or public boat launch.

The Federation will also be given the opportunity to make more specific improvements that align with its education and conservation mandate, such as shoreline fishing platforms, interpretive trails, and picnic pavilions that would also be available for public enjoyment.

This acquisition will devote the property for public use, in perpetuity.

Recommendation b) has proposed a Stewardship Agreement between the City and the Ontario Federation of Anglers and Hunters to give effect to the business arrangement contemplated by this purchase. The agreement will permit the Federation to develop the property for education and public use to compliment their ongoing education programs and return the property to public use (see Appendix B). The cost of building demolition and the cost of development will be borne by the Federation.

Submitted by,

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Director of Planning and Development
Services

Stephen Burman
Real Estate and Development
Manager

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Attachments:

Appendix A: Aerial Views
Appendix B: OFAH Preliminary Concept Plan

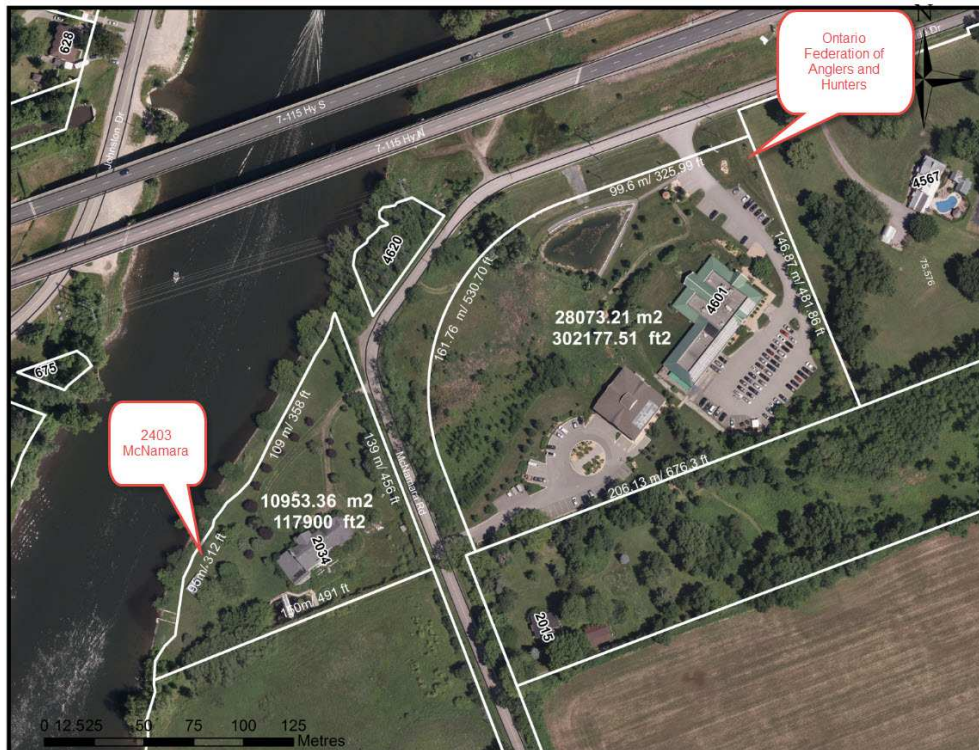
Appendix A: Aerial Views



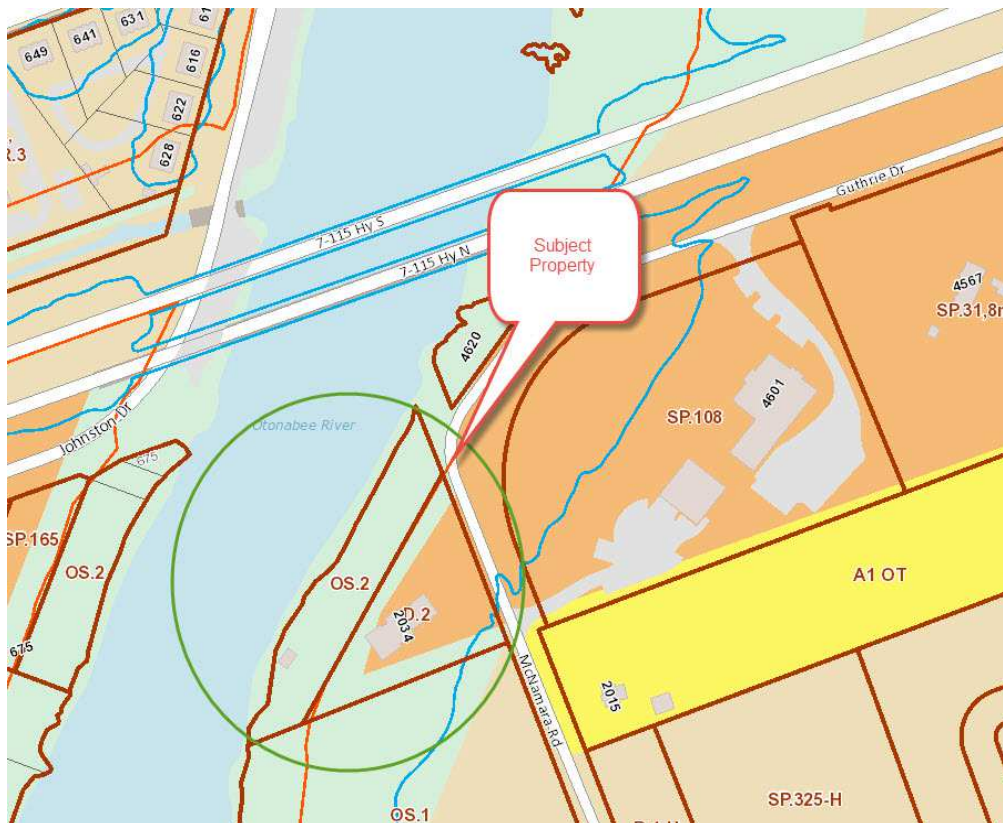
2034 McNamara front view







Aerial showing adjacent parcels



City mapping showing all City owned parcels in yellow and the subject parcel circled in green

Appendix B: OFAH Preliminary Concept Plan

