



City of  
**Peterborough**

---

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

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

**Meeting Date:** September 26, 2016

**Subject:** Report PLPD16-067  
Partial Purchase of Property at 1268 Parkhill Road West

---

## **Purpose**

A report to recommend the partial purchase of residential property at 1268 Parkhill Road West to support the Parkhill Road reconstruction capital project.

## **Recommendation**

That Council approve the recommendation outlined in Report PLPD16-067 dated September 26, 2016, of the Director of Planning and Development Services as follows:

That a by-law be passed to authorize the purchase of part of the property at 1268 Parkhill Road West for \$38,500, plus land transfer tax of \$193 and \$10,000 for legal and appraisal fees incurred in connection with this transaction for a total purchase cost of \$48,693.

## **Budget and Financial Implications**

The total purchase costs are set out in the following table and will be funded from the Utility Services Department "Parkhill Road West, Wallis Drive to City Limit" project budget (2016 Capital Budget Reference Number 5-2.01).

## Background

This partial taking of 5.18 metres (17 feet) of frontage depth or 165.76 square metres (1785 square feet) of property is required in support of the widening and improvement of Parkhill Road West.

The subject road widening was appraised by McLean and Associates in 2015 at a value of \$30,000 for land and injurious affection, plus a contribution towards the vendor's legal costs. After receiving the appraisal and offer to purchase the property from the City in January of 2016, the property owner elected to seek independent legal counsel and subsequently ordered their own appraisal.

The property owner has accepted a purchase price of \$38,500 for the land including injurious affection. As well, the City has to cover the costs already incurred by the owner for legal and appraisal fees in the amount of \$10,000.00. The purchase will also be subject to land transfer tax of \$193.00.

Appendix A (Aerial) depicts the proposed edge of the Parkhill Road right-of-way relative to the front of the residence and separate garage. The City will be changing the grade of the road and the driveway entrances to the property

Submitted by,



Malcolm Hunt, MCIP, RPP  
Director of Planning and Development Services



Stephen Burman  
Real Estate & Development  
Manager

### Contact Name:

Stephen Burman  
Phone: 705-742-7777 Ext. 1484  
Toll Free: 1-855-738-3755  
Fax: 705-742-5218  
E-Mail: [sburman@peterborough.ca](mailto:sburman@peterborough.ca)

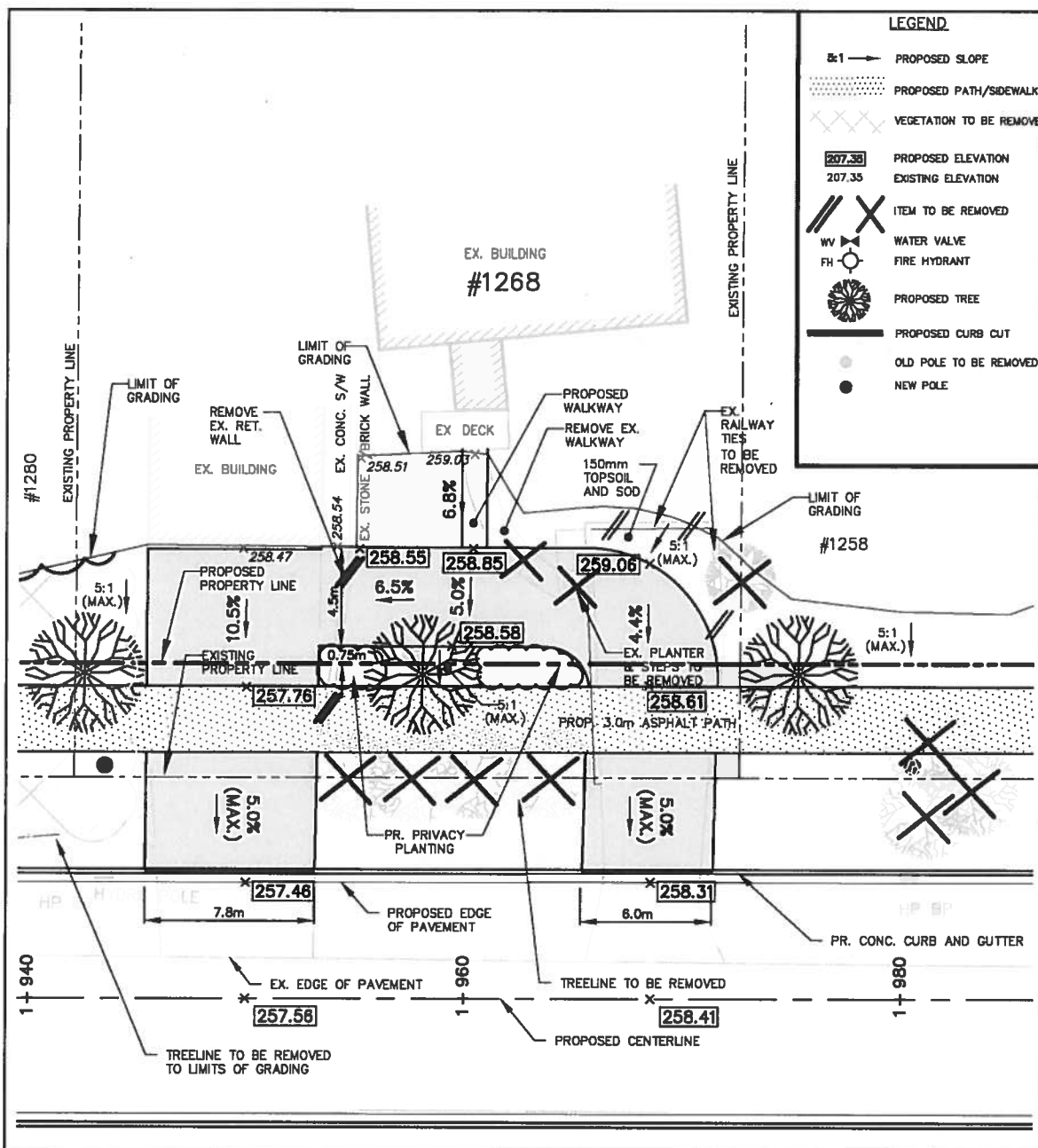
### Attachments:

Appendix A: Aerial View  
Appendix B: Design Plan for the Road Widening Showing Property Impact of the subject property  
Appendix C: Map showing outstanding acquisitions



Appendix A, Page 1 of 1 (Aerial View)



**Appendix B, page 1 of 1 (Design Plan for Road Widening Showing Property Impact)**



## 1268 PARKHILL ROAD

 <p><b>WILLS</b></p>	<p>D.M. Wills Associates Limited 150 Jameson Drive Peterborough, Ontario Canada K9J 0B9</p> <p>P. 705.742.2297 F. 705.741.3568 E. wills@dmwills.com</p>		Drawn By <b>M.B.J./L.P.</b>	Scale Horz. 1: 250 Vert. N/A
			Checked <b>D.K.</b>	
			Engineer <b>D.K.</b>	Plot Date <b>JAN. 19, 2016.</b>
			Project No. <b>12-2863</b>	Drawing File No. <b>2863-LG 1268</b>

Appendix C: Outstanding Acquisitions

