



City of
Peterborough

TO: Members of the Committee of the Whole

From: Allan Seabrooke, Acting Director, Planning & Development Services

Meeting Date: December 5, 2016

Subject: Report PLPD16-084
Sale of City road allowance at Cameron Place

Purpose

A report to recommend that a parcel of City road allowance at Cameron Place be declared surplus to the needs of the municipality, closed and sold to the adjacent property owner.

Recommendations

That Council approve the recommendations outlined in Report PLPD16-084 dated December 5, 2016, of the Acting Director, Planning & Development Services as follows:

- a) That a by-law be passed stopping and closing the road allowance described as Part 5 on Registered Plan 45R-15902 City of Peterborough, such lands no longer required for the purposes of the City of Peterborough; and
- b) That a by-law be passed selling the lands described as Part 5 on Registered Plan 45R-15902 to adjacent property owner at 545 The Queensway for a total price of \$9,377.00 for 137.9m².

Budget and Financial Implications

The proceeds of the sale of the reserve at Cameron Place will be allocated to the General Property Reserve Account.

Background

In November 2011, Council authorized the sale of the unopened road allowance of Cameron Place and certain additional City lands to Mijar Ltd., as this developer began assembling property for a commercial development. At the January 20, 2014 Planning Committee meeting, Council considered Report PLPD014-002, recommending Official Plan and Zoning By-Law Amendments, to permit additional commercial uses beyond the typical service commercial uses. The application envisioned the closure of Cameron Place and its incorporation into the overall development. Subsequently, in September 2014, Council approved the closure of Cameron Place, declared it surplus and authorized the sale of the property to Mijar Ltd.

The Mijar Ltd holdings have since been sold to Stonebridge Developments who have revised the Mijar Ltd. proposal which does not contemplate the inclusion of the entire Cameron Place road allowance.

During the final stages of their development application for 545 The Queensway, Stonebridge Developments identified that the subject parcel, (Part 5) was not included in their initial acquisition of 545 The Queensway.

The purpose of this acquisition is to improve the set back requirements at 545 The Queensway by allowing the two properties to merge which in turn allows them to build closer to the street.

The buyer plans to construct two buildings, which are depicted in Appendix B as building A, (Princess Auto) and building B, (the restaurant).

A circulation was sent to standard commenting agencies seeking any background issues or objections in October. No objections have been presented.

An internal Parks Levy valuation was performed on the property based on a previously negotiated value from 2014, (Report PLPD14-055) at \$68.00 per m² for a total price of \$9,377 for 137.9m².

It is recommended that Council direct the road allowance identified as Part 5 on Appendix C, closed and the property be declared surplus and sold to the abutting land owner for \$9,377.

Submitted by,

Allan Seabrooke
Acting Director, Planning and Development
Services

Stephen Burman
Real Estate and Development
Manager

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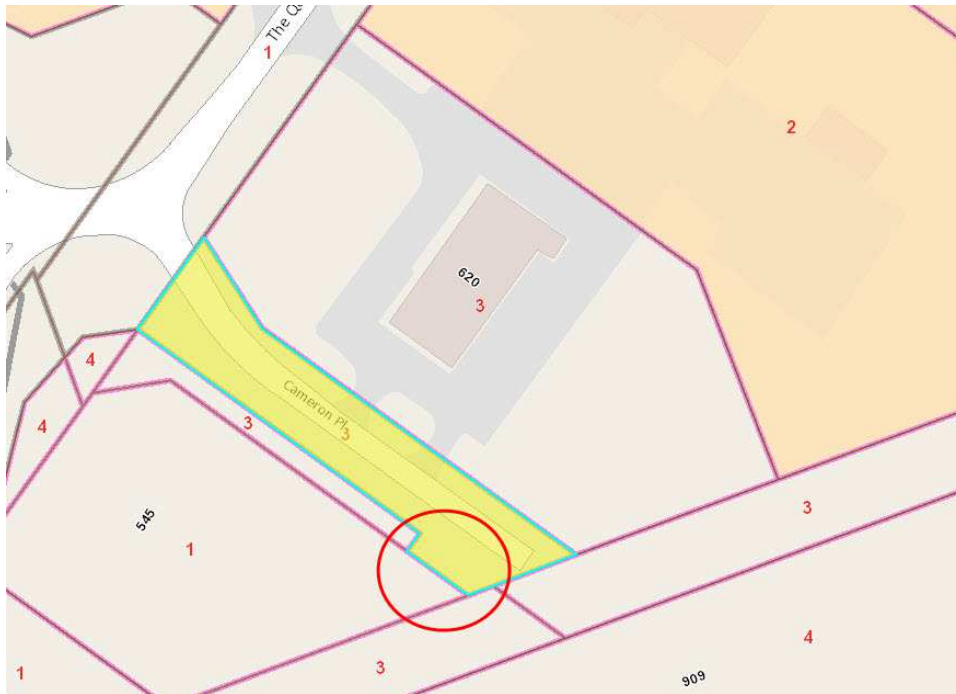
Attachments:

Appendix A - Property location

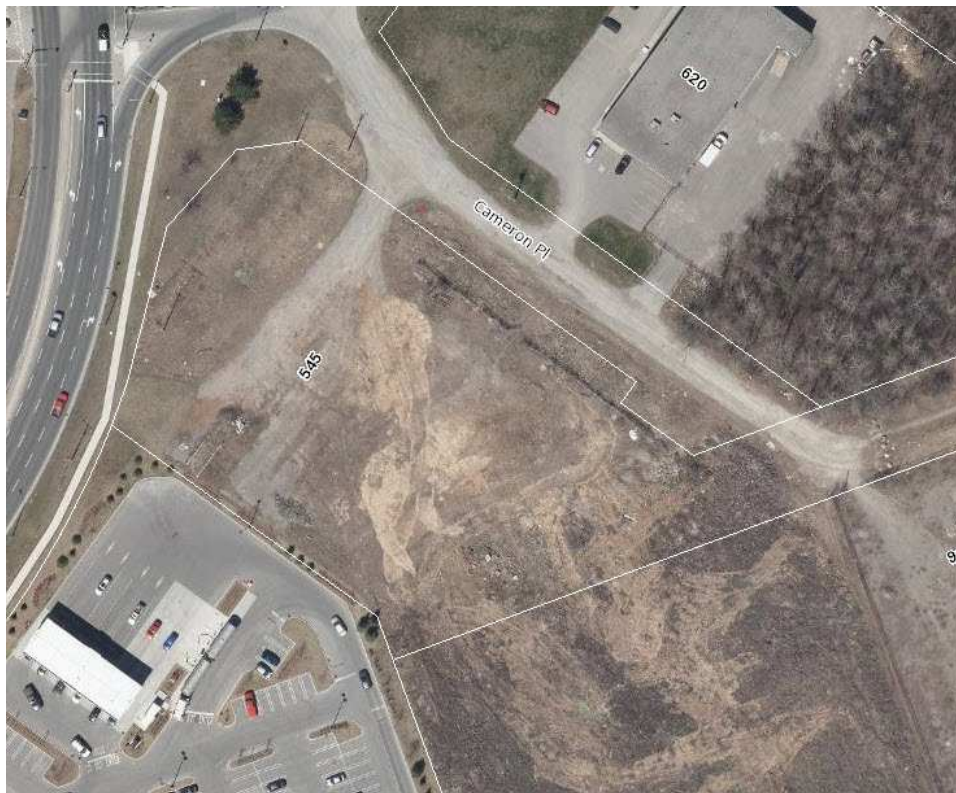
Appendix B - Proposed development

Appendix C - Survey

Appendix A (Property location) – Page 1 of 1

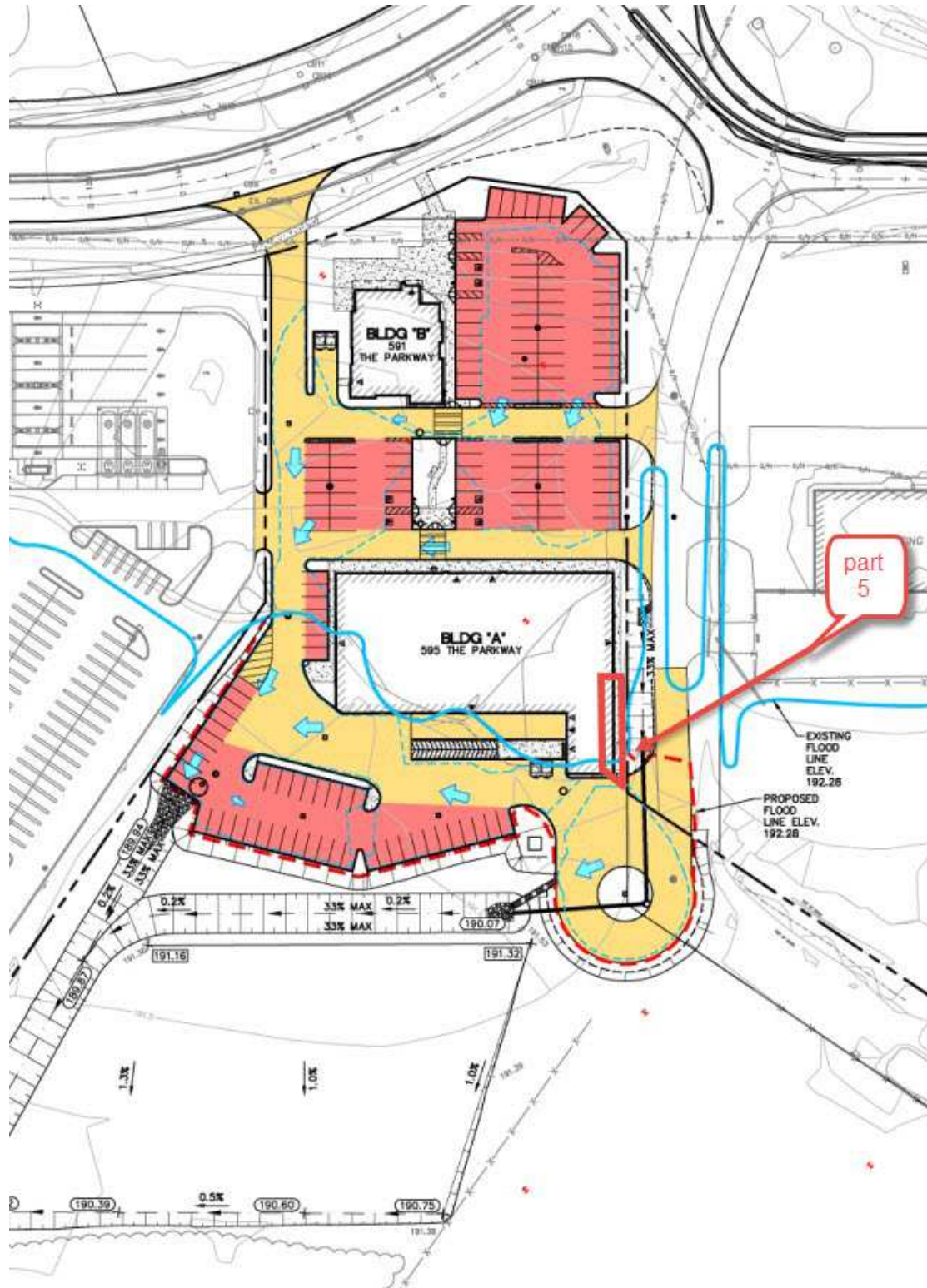


Area to be conveyed inside the red circle

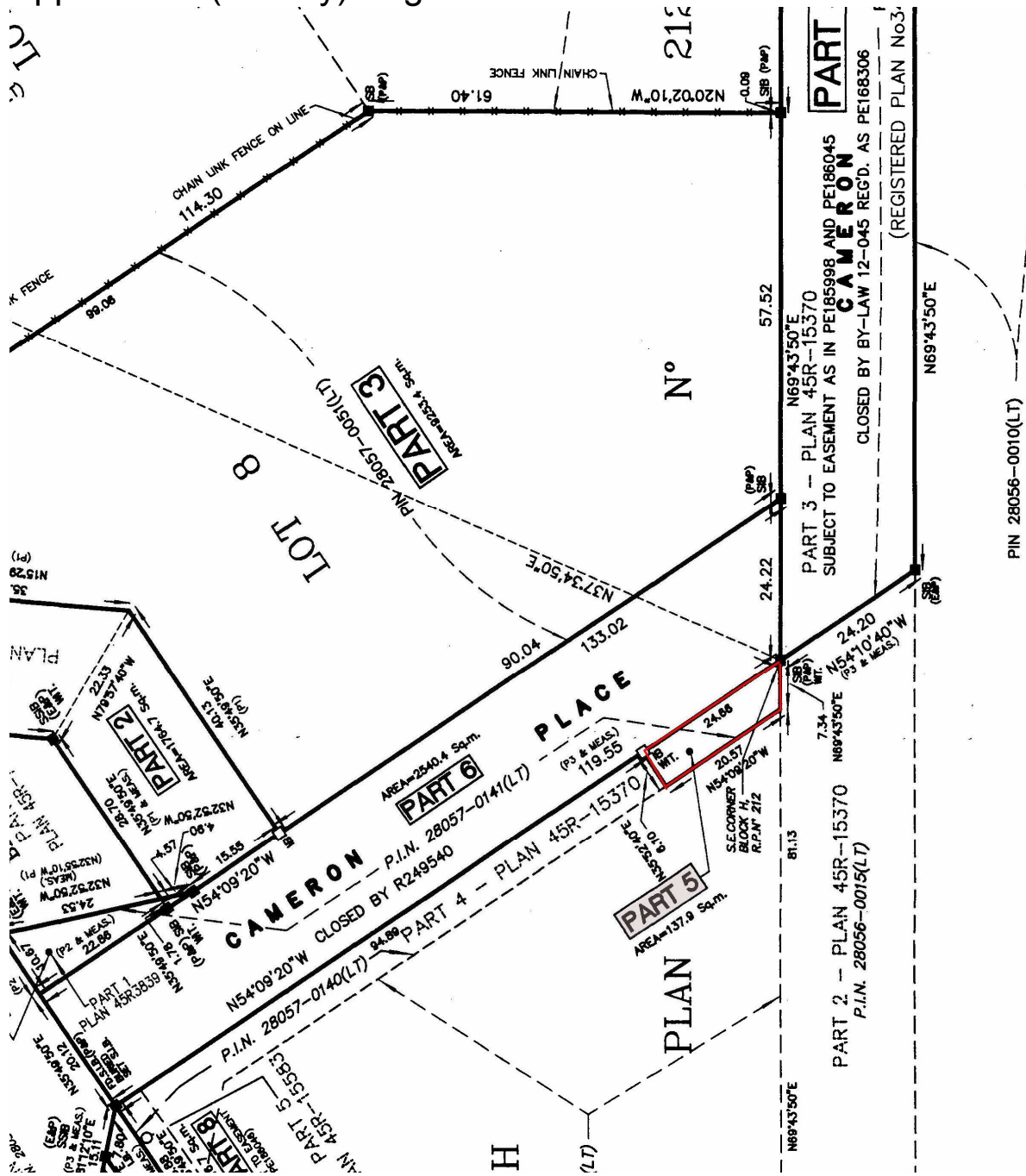


Aerial map

Appendix B (proposed development) – Page 1 of 1



Appendix C (Survey) Page 1 of 1



Area to be conveyed outlined in red (Plan 45R5902)