



City of
Peterborough

To: Members of the Committee of the Whole

From: Patricia Lester, City Solicitor and Director of Legal Services

Meeting Date: February 27, 2017

Subject: Report OCSRE17-001
Acquisition of Property at 809 Fairbairn Street

Purpose

A report to recommend the acquisition of a residential property at 809 Fairbairn Street for potential future north-end transportation solutions.

Recommendation

That Council approve the recommendation outlined in Report OCSRE17-001 dated February 27, 2017, of the City Solicitor and Director of Legal Services as follows:

That a by-law be passed to authorize the acquisition of 809 Fairbairn Street, for \$222,000.00, plus legal costs of \$1,500.00, moving expenses of \$1,500.00 and land transfer tax of \$1,945.00 for a total of \$226,945.

Budget and Financial Implications

This acquisition will be funded from the Utility Services Department "Parkway Corridor" Capital Budget. Annual rental income of \$21,600.00 is possible with annual estimated combined maintenance and utility costs of \$6,200.00. Some repair work will be required before the property can be rented which will be funded from the rental income.

Background

The proposed phasing of the Parkway Corridor proposal identified acquisition of this property in 2015 and normally the City would wait until the Environmental Assessment process is complete and the detailed design is prepared before properties are purchased. However, the owner contacted the City in November 2016 and asked if the City was interested in acquiring the Subject Property. Staff did not initiate the purchase of this property. An offer was presented to the seller in December 2016 which the owner accepted. The property was appraised at \$222,500.00 by W J Dietrich Ltd.

The Subject Property is located on the west side of Fairbairn Street in the vicinity of the Parkway corridor/Fairbairn Street intersection. It is a legal Duplex and has two residential apartments.

This acquisition supports the recommended alternative arising out of the Parkway Corridor Class EA. The Subject Property is situated on the proposed Parkway corridor and will be required by the City if the City receives approval to proceed with the Parkway Extension as approved by City Council at its meeting on November 21, 2013 via report USDIR-017 dated November 13, 2013.

If the Parkway Extension design was revised to remove the bridge over Jackson Park and Fairbairn Street was widened, all of the Subject Property would still be required - as assessed during the Parkway EA (see Appendix B).

To mitigate ongoing expenses at the Subject Property there is a potential to lease the duplex until such time as the City constructs a north-end transportation solution. Each lease would be structured to ensure the property will be vacated once the City has a construction schedule.

It is recommended that that a by-law be passed to authorize the acquisition of 809 Fairbairn Street, for \$222,000.00, plus legal costs of \$1,500.00, moving expenses of \$1,500.00 and land transfer tax of \$1,945.00 for a total of \$226,945.

Submitted by,

for 

Patricia Lester
City Solicitor and Director of Legal Services

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Attachments:

Appendix A: Aerial and Street Views
Appendix B: No Bridge Options
Appendix C: EA Recommendations

Appendix A: (Aerial and Street Views)



809 Fairbairn St. street view



809 Fairbairn St. backyard with Jackson Park visible on the left

Appendix B: (No bridge options)



New intersection with a "T" connection



New intersection with a roundabout

Appendix C: EA Recommendation



This drawing portrays the EA Recommendation

