



City of
Peterborough

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

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

Meeting Date: **June 19, 2017**

Subject: **Report OCSRE17-007**
Sale of a portion of 586 Harper Road to Roshan Holdings Inc.

Purpose

A report to recommend the sale of a portion of 586 Harper Road to Roshan Holdings Inc. ("Roshan") to support additional parking requirements for both the proposed hotel complex and casino.

Recommendation

That Council approve the recommendation outlined in Report OCSRE17-007 dated June 19, 2017, of the City Solicitor and Director of Legal Services, as follows:

That a by-law be passed to authorize Parts 1, 2 and 3 known municipally as part of 586 Harper Road (as shown on Schedule "A" attached) and being a maximum of 1.099 acres be declared surplus to the needs of the Municipality and be sold to Roshan Holdings Inc. to support additional development requirements for the proposed hotel complex and casino for \$109,900.00 plus HST.

Budget and Financial Implications

The proceeds of the sale of the portions of 586 Harper Road will be allocated to the General Property Reserve Account.

Background

Adjacent to and north of the proposed hotel complex and casino development at 1400 Crawford Drive is City-owned land at 586 Harper Road.

Based upon a review of parking standards for casino development in other municipalities and discussion with the provider, a parking ratio of 0.75 parking spaces per gaming position was recommended by Planning Staff as appropriate to satisfy the peak demand for parking. The term “gaming position” means either a seat at a slot machine or a seat at a gaming table. In addition to the parking provided per gaming position, a minimum of 1 space per 3 seats in the restaurant, together with 1 space per hotel room/suite will be required in accordance with the current provisions of Section 4.2 of the Comprehensive Zoning By-law. The concept site plan illustrates approximately 640 parking spaces. Based on the information provided regarding the proposed uses, a total of approximately 630 parking spaces will be required to support the hotel complex and casino uses.

A comprehensive environmental impact study was completed as part of the development proposal for the hotel complex and adjacent casino in part to determine appropriate setbacks from a wetland feature located on City-owned lands to the south-west. Following the completion of this study, the Otonabee Region Conservation Authority identified the precise location of wetlands and accounted for appropriate setbacks. This resulted in a change to the original development plans and some of the area that had previously been identified for parking was not able to be developed.

Roshan has requested to purchase from the City approximately 1.099 acres of land from the City-owned parcel at 586 Harper Road in order to accommodate these new development parameters and develop the land for parking. The City will require both Part 1, 2 and 3 to be consolidated with the abutting parcels and easements granted for road access.

The proposed lands to be conveyed to the hotel complex and casino are a remnant strip of land which remains from the design of the new road to the north of the Roshan property. Once a proper curve is accommodated for the new road, there remains a strip of land between the new road and the Roshan property, which is of no use on its own but is of use to the hotel complex and casino for additional parking.

It is recommended to declare these parcels surplus to City needs and sell them to Roshan for a total of \$109,900.00 plus HST.

Submitted by,

Patricia Lester
City Solicitor and Director of Legal Services

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Attachments

Schedule A – 586 Harper Road – Parts 1, 2 and 3

