



City of
Peterborough

To: Members of the Committee of the Whole

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

Meeting Date: July 24, 2017

**Subject: Report OCSRE17-012
Sale of surplus land at 210 and 220 Lansdowne Street East to
Ron Lay Motors Inc.**

Purpose

A report to recommend the sale of surplus land at 210 and 220 Lansdowne Street East to Ron Lay Motors Inc. ("KIA") for \$235,000.

Recommendation

That Council approve the recommendation outlined in Report OCSRE17-012 dated July 24, 2017, of the City Solicitor and Director of Legal Services, as follows:

That a by-law be passed to declare Part 1 on the Draft Reference Plan (as shown on Appendix "A" attached) and known municipally as 210 Lansdowne Street East and being approximately of .073 acres and Part 4 on the Draft Reference Plan (as shown on Appendix "A" attached) known municipally as 220 Lansdowne Street East and being approximately .304 acres as surplus to the needs of the Municipality and be sold to Ron Lay Motors Inc. for \$235,000.

Budget and Financial Implications

The sale proceeds of \$235,000. will be credited to the General Property Reserve.

Background

Growth of KIA Peterborough

The purchaser, Ron Lay Motors Inc. (“KIA”) is seeking additional land to support expanded business interests and corporate development initiatives which include a larger building and a new corporate design.

KIA’s expanded building footprint will encroach on their current parking and vehicle display area therefore requiring additional land (see Appendix “B”).

A billboard, owned by Pattison Outdoor Advertising LP, is located on the City’s lands (see Appendix “C”, Site photos). The City receives annual income of \$2,959. + HST under the billboard land lease. The City assumed this lease from Canadian Pacific Railway (“CPR”) when it acquired these lands in 2014. The lease was recently renewed on a month to month basis and will be assumed by KIA on closing.

An unconditional agreement was reached with KIA in June 2017 to purchase the two properties for \$235,000.

History of City Acquisition of Lands

As seen in Appendix “B” attached, 210 Lansdowne Street East was acquired by the City in July 2013 for \$315,000. The land was formerly used as a single family dwelling and upholstery business; both buildings have now been demolished.

The land was acquired for the purposes of future road-widening, intersection improvement and trails extension (Report PLPD13-043). In addition to approving the acquisition of the land Council also directed Staff to re-sell any surplus lands, once the City also acquired the adjacent former CP rail corridor.

The lands known as 220 Lansdowne Street East, see Appendix “B” attached, were acquired, as part of the larger purchase from CPR of surplus rail lands in 2014, to support the completion of the Trans Canada Trail within the City (Report PLPD14-052). The final design of the Trail did not require the use of all the lands and therefore 220 Lansdowne Street East is surplus to the City’s needs.

Summary

It is recommended that Council declare the subject properties surplus to the needs of the Municipality and authorize their sale to the abutting land owner (Ron Lay Motors Inc.) for \$235,000.

Submitted by,

Patricia Lester
City Solicitor & Director of Legal Services

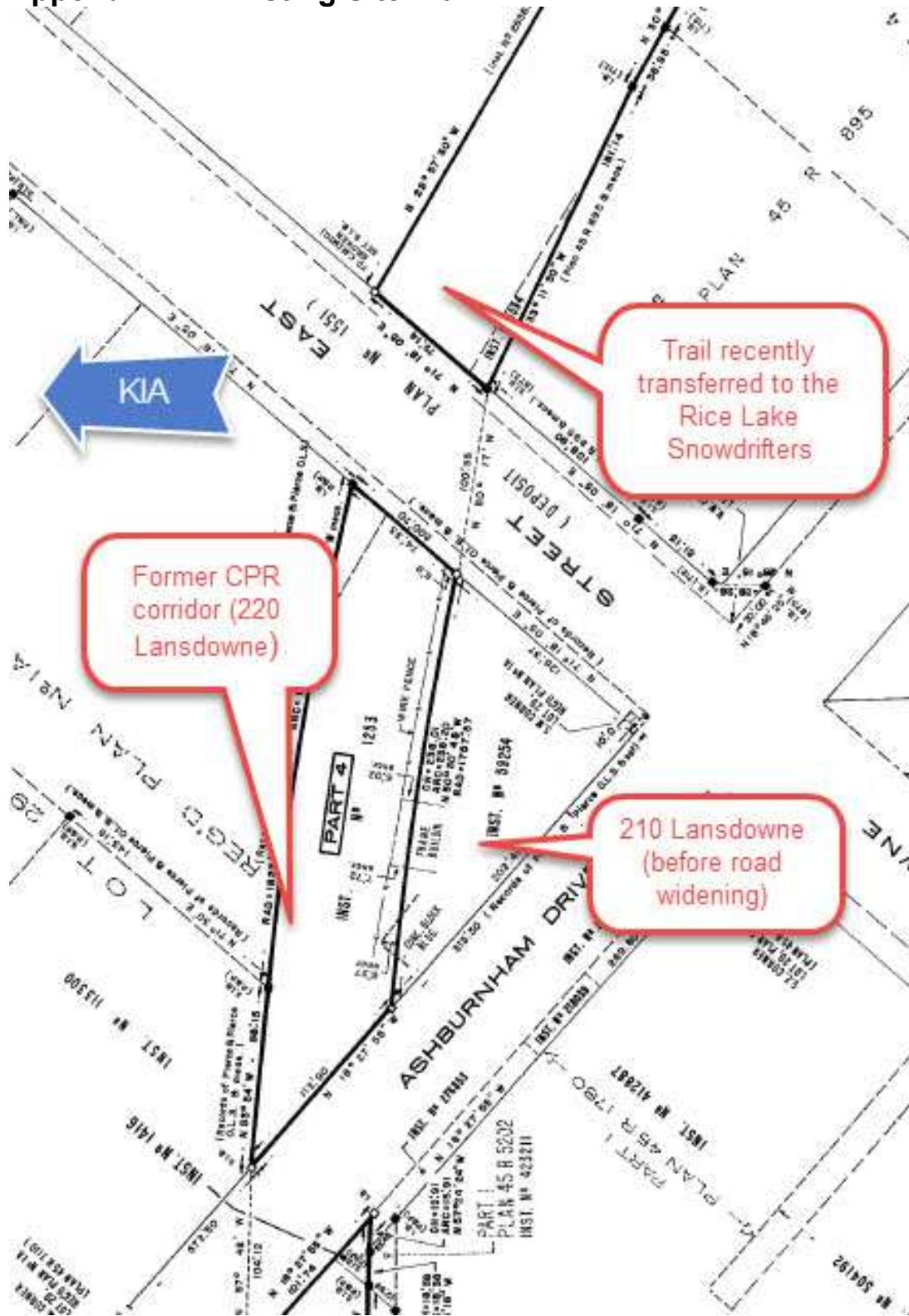
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Attachments:

Appendix A – Draft Reference Plan
Appendix B – Existing Site Plan
Appendix C – Site Photos

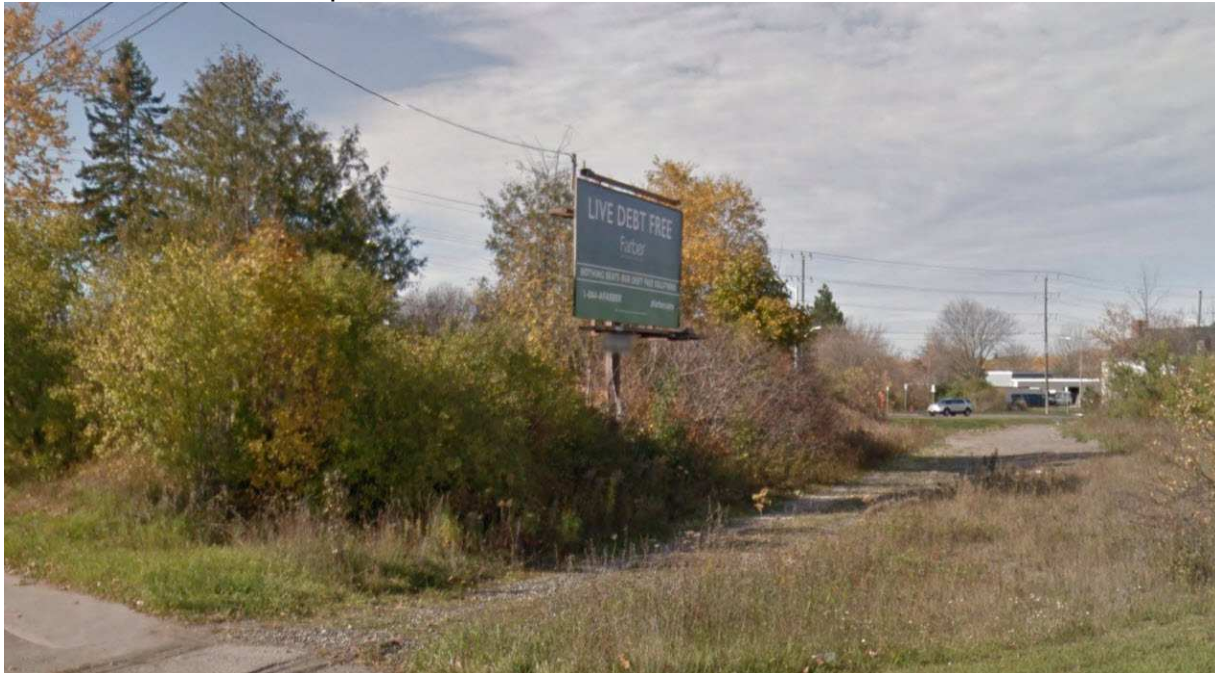
Appendix B – Existing Site Plan



Appendix C – Site photos



View of "KIA" dealership westbound on Lansdowne Street East



Billboard on former CPR lands



Parking lot which will be shifted westbound to accommodate dealer expansion