



City of
Peterborough

To: Members of the General Committee

From: W. H. Jackson,
Commissioner of Infrastructure and Planning,

Meeting Date: September 17, 2018

Subject: Report IPSPD18-026
Sale of surplus land at 115 Hunter Street East and 124
Robinson Street to Ashburnham Realty and Graham Hawkins

Purpose

A report to recommend the sale of a portion of lands known municipally as 115 Hunter Street East and 124 Robinson Street to Ashburnham Realty and Mr. Graham Hawkins.

Recommendations

That Council approve the recommendations outlined in Report IPSPD18-026 dated September 17, 2018, of the Commissioner of Infrastructure and Planning as follows:

- a) That a portion of the lands known municipally as 115 Hunter Street East, being approximately 492 square metres, be declared surplus to the needs of the municipality;
- b) That following proper notice of Council's intent to convey a portion of the lands known municipally as 115 Hunter Street East, being approximately 492 square metres, as shown depicted in blue on the attached Appendix A and located on the east side of the Rotary Trail, be authorized for sale to the owner of the adjacent lands known as 127 Hunter Street East and that such lands be sold after the passing of the by-law for \$46.50 per square metre or approximately \$23,000;

- c) That a portion of the lands known municipally 115 Hunter Street (west side of Rotary Trail) and 124 Robinson Street, being approximately 4,089 square metres, be declared surplus to the needs of the municipality;
- d) That following proper notice of Council's intent to convey a portion of the property at 115 Hunter Street, and the passing of the by-law, that the 124 Robinson Street be disposed of as follows:
 - i) lands consisting of approximately 3,376 square metres as shown in blue on the attached Appendix A and located on the west side of the Rotary Trail, be authorized for sale to the owner(s) of the lands adjacent to the eastern limit of the Rotary Trail for approximately \$157,000 (\$46.50 per square metre); and
 - ii) land consisting of approximately 691 square metres as shown in red on the attached Appendix A and located on the west side of the Rotary Trail, be authorized for sale to the owner of the adjacent lands known as 364 Mark Street, for approximately \$32,000 (\$46.50 per square metre);
- e) That the Agreements to Purchase and Sale outline a legal framework for the parties to address easements and cost-sharing arrangements for driveway access from Robinson Street and/or stormwater easements between the two parties;
- f) That should any purchaser fail to close the sale within the City specified time frame, the City has the right to retain or to sell the lands to the other party;
- g) That if, post-closing of the land sales, any purchaser fail to attain the necessary site plan or building approvals to meet the construction timelines, or to convey easements or cost-sharing arrangements to the Administration's satisfaction, respecting each other's developments and Administration's requirements, the City may repurchase the lands and either retain or sell to another party at its discretion; and
- h) That a by-law be passed and the Mayor and Clerk be authorized to execute such documents to give effect to the said transactions in forms acceptable to the Commissioner of Infrastructure and Planning in conjunction with the City solicitor.

Budget and Financial Implications

The sale proceeds of approximately \$213,000 will be credited to the General Property Reserve.

Background

Site Description and Appraised Value

The City acquired the lands at 124 Robinson Street in 2008 and 115 Hunter Street East in 1998, as shown outlined in blue and red on the attached Appendix "A" (former Rapid Lift Inc. and St. Joseph's lands). These vacant lands are located adjacent the Rotary Trail, a former Canadian National Railway Line. The combined site is irregular in shape with frontage on Robinson Street, a portion of which will be retained by the City and included in the street right of way.

The lands are designated Residential and taking into account the easement, the right of way and lands required for a road widening, the total estimated land for disposal is over one acre. The current value of the lands as appraised by W.J. Dietrich in October 2017 works out to \$46.50 per square metre.

The delineation of the parcels with what is to be disposed is subject to modifications to accommodate development factors Ashburnham Realty or Graham Hawkins may encounter as they proceed with site planning. This flexibility is mutually beneficial to the City and will serve to enhance the quality of the developments and their interface with the neighbourhood and trail.

Proposed Development

Municipal land disposition is a public process and disposition of the lands to the parties noted is to facilitate development. Both Ashburnham Realty and Mr. Hawkins envision residential development and potentially some mixed-use development on the subject lands. Site plan applications for these have yet to be submitted. Any rezoning or site-plan approvals for these phases would be considered once the land disposition is resolved.

Appropriate neighbourhood intensification is encouraged both from a planning perspective and the Provincial **Places to Grow** legislation. With consideration given to quality architectural and urban design, appropriate densities and land use mixes, parking and circulation, and trail protection and enhancement, staff are supportive of the development of these lands. The envisioned redevelopment reflects smart growth principles: utilization of existing infrastructure, mixed-use development, active transportation, gentle intensification, and place-making.

Disposition By-law 95-62

Prior to disposing municipal property, it is necessary to declare the property surplus to the needs of the municipality. Staff will be providing notice under By-law 95-62, procedures governing the sale of real property include a property appraisal, to notify the public of the disposal on October 1, 2018.

The disposal of these lands does not imply development approval has been granted and both developers will be responsible for compliance with by-laws, addressing all easements, and satisfying the development conditions of staff.

Summary

It is recommended that Council declare the subject lands surplus to the needs of the municipality and authorize their sale to the adjacent land owners, Ashburnham Realty and Mr. Graham Hawkins. The disposal to both owners accommodates multiple development options that reflect smart growth planning principles with sensitivity to the neighbourhood context.

Submitted by

W. H. Jackson, P.Eng.
Commissioner of Infrastructure and Planning Services

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Attachments:
Appendix A – Site Description

Appendix A - Site Description

