



**Subject: Sale of Surplus City Property - Elm and Barrick**

**To: Council**

**From: Office of the Chief Administrative Officer**

Report Number: 2023-133

Meeting Date: November 28, 2023

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**Recommendation:**

That Chief Administrative Office Report 2023-133 be received; and

That Council approve entering into an Agreement of Purchase and Sale with 1000427593 Ontario Inc, regarding a vacant portion of City-owned property PIN: 64141-0386 legally described as Concession 2 Part of Lot 29 RP 59R10207; PT Part 1 RP at Barrick Street and Elm Street shown in Appendix B as “#2 Parcel”;

That the by-law attached as Appendix D, being a by-law to authorize entering into an Agreement of Purchase and Sale with 1000427593 Ontario Inc, owned by ePrime Construction Management and Estate Hill Developments Inc. regarding the sale of the City-owned property at the corner of Barrick and Elm Street, be approved; and

That the Mayor and Acting City Clerk be authorized to execute any and all documents respecting the sale of these lands.

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**Purpose:**

City staff received a request to purchase the City property depicted in Appendix B from the owners of the adjacent property. This report pertains to the surplus properties shown in Appendix B as “#2 Parcel” and requesting that Council approve the Agreement of Purchase and Sale respecting the subject lands.

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**Background:**

Since 2020, staff have been actively working to identify City-owned parcels that could be declared surplus and marketed for sale as part of a multi-phased City Real Estate

project. Staff have also been managing requests to purchase City property that are submitted through the Request to Purchase Municipal Property portal.

One such property submitted through the portal was for a portion of PIN: 64141-0386. David Frimpong, on behalf of Estate Hill Developments, in partnership with Stephen and Stephanie Fischer, on behalf of ePrime Construction Management, submitted the application along with the \$300 fee.

This property was declared surplus by City Council at the August 23, 2022, Council meeting with the approval of Report 2022-184. The property is in the Fourth Density Residential (R4) zone.

The subject parcel is not generating any tax revenue for the City and is surplus to City needs, as it is not required for operational or maintenance reasons. However, Public Works has requested that some property along the current road be retained by the City for future road widening or recreational purposes, such as a walking trail, and to protect underground City infrastructure.

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## **Discussion:**

Estate Hill Developments, the owners of the adjacent property described legally as Con 2 PT Lot 29 RP 59R4355; Part 1, do not have legal access to their property from Elm Street. Their wish to purchase City property in partnership with ePrime Construction Management will both facilitate this access and allow for a more robust development. Estate Hill Developments made a formal request, provided the fee to purchase City property through the City's website, and have been working with staff on the process.

Staff recommend that the City sell the parcel of property, which is 79,547.33 square feet in area and shown as "#2 Parcel" on Appendix B, to 1000427593 Ontario Inc.

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## **Internal Consultations:**

Economic Development and Tourism Services (EDTS) reviewed the request and circulated it to other departments for comments. EDTS and Public Works staff collaborated to create the mutually beneficial boundaries of the surplus City property. City departments do not foresee any future use for the surplus City owned parcels.

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## **Financial Implications:**

The surplus portion of City property currently does not generate any tax revenue for the City and costs the City \$1,000 per year in grass cutting maintenance. If Council approves the sale, the parcel would contribute to the development of new residential

units in the City, which would generate new property tax assessment and add users to the water wastewater/system.

In addition, the sale of 79,547.33 square feet will generate \$224,323.47 in proceeds, with the legal and survey costs added to the final sale cost. The sale proceeds will be transferred to the Economic Development Land Reserve.

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### **Strategic Plan Alignment:**

The initiative contained within this report supports the following pillars of the strategic plan:

- Welcoming, Livable, Healthy Community
- Increased Housing Options
- Economic Prosperity

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### **Conclusion:**

EDTS received a request from Estate Hill Developments to purchase surplus City Real Estate at the intersection of Barrick Street and Elm Street that will provide them legal access to their property from Elm Street and facilitate a significant residential development. It is recommended by staff that the City sell “#2 Parcel” on Appendix B to Estate Hill Developments and ePrime Construction Management (1000427593 Ontario Inc.) so that they can maximize the entire developable area for housing, access, green space, and parking while retaining some property for future City needs and protecting City and Regional Infrastructure.

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### **Appendices:**

- a. Map of Estate Hill Developments current property
- b. Proposed Division of City Property – Parcel #1 and #2
- c. By-law to Authorize Entering Into an Agreement of Purchase and Sale

Respectfully submitted,

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**Report Approval:**

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.