



## Committee of the Whole Report

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<b>Report Number:</b>	<b>RS2021-031</b>
<b>Meeting Date:</b>	September 7, 2021
<b>Title:</b>	<b>Proposed Direct Sale of City-Owned Property - Old Post Road, Verulam – Lot 27, Plan 638</b>
<b>Description:</b>	Proposed direct Sale of City-Owned Property on Old Post Road, Verulam, for the purpose of residential development
<b>Author and Title:</b>	Christine Oliver, Law Clerk – Realty Services

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### Recommendation(s):

**That** Report RS2021-031, **Proposed Direct Sale of City-Owned Property – Old Post Road, Verulam – Lot 27, Plan 638**, be received;

**That** the sale of the City-owned property located on Old Post Road, Verulam and legally described as Lot 27 on Plan 638, City of Kawartha Lakes to the Aspire Sturgeon Developments Inc., be supported in principle, in accordance with the provisions of By-Law 2018-020, as amended, and the Municipal Act, 2001, and subject to the parties entering into a conditional Agreement of Purchase and Sale;

**That** the land be sold on the condition that Aspire Developments Inc. registers a plan of condominium on title, making all owners of the land within the plan of subdivision (including this parcel) responsible for the maintenance of the open space blocks within the plan. This to be done at the time of closing this transfer;

**That** a by-law (with any amendments deemed necessary) to authorize disposition of the subject property shall be passed if appropriate;

**That** the Mayor and Clerk be authorized to sign all documents to and conveyance of the land; and

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

## **Background:**

The Corporation of the Township of Verulam received Lot 27 on Plan 638 for Park Land Purposes from 838227 Ontario Limited on June 9, 1993 as a condition of the Subdivision Agreement. This property is subject to an easement in favour of Hydro One Networks Inc. identified as Part 9 on 57R-9566. This plan of subdivision was never built out, and the land transferred to a subsequent owner/ developer.

The Land Management Team (formerly Land Management Committee) (the "Team") reviewed a request from the owner/developer to purchase this property (back) at their meeting on September 14, 2020 and decided the property would be most profitable on the open market when the development in the area is concluded. Planning requested the Team reconsider their decision because Planning would like to see the land included in a plan of condominium, with the developer providing for maintenance of the open space blocks as common areas in a plan of condominium. The Team reconsidered the decision at the March 8, 2021 meeting and was supportive of the direct sale with the condition the land would not close without the plan of condominium being registered on title at the same time as the transfer.

Public Notice advertising the potential surplus declaration and sale of the subject property was completed by newspaper circulation in the Kawartha This Week on the 15<sup>th</sup>, 22<sup>nd</sup> and 29<sup>th</sup> days of July, 2021. During this three-week advertising period, notice was also posted on the City's website and a "Potential Surplus Property" sign was posted on-site. Realty Services did not receive any public comments or concerns with regards to the proposed sale of the property.

The purpose of this report is to advise Council that the Land Management Team recommends that Council allow for a direct sale of the property, instead of a general market sale.

## **Rationale:**

The Team originally recommended that the property be listed on the open market and reconsidered the decision when the Planning Department wanted to see the property included in a plan of condominium, with all owners in the plan area responsible for ownership and maintenance of the open space areas.

### **Other Alternatives Considered:**

Council could consider not supporting the request for the direct sale and request the property be listed on the open market. Staff are not supportive of this decision because the property will not be part of the ownership and maintenance of the open space by the water.

### **Alignment to Strategic Priorities**

The recommendation set out in this report aligns with the strategic priority within the 2020-2023 Kawartha Lakes Strategic Plan is Good Government more specifically effective management of the municipal buildings and land portfolio.

### **Financial/Operation Impacts:**

The parties will be asked to enter into a conditional Agreement of Purchase and Sale with a deposit of \$1,000 (which has already been provided) to cover initial costs. All costs of the transaction, plus a \$1,500 fee to cover staff time expenses will be paid for by the purchaser.

The property value will be determined by an appraisal. The MPAC value of the property is \$31,000.00, so it is estimated that the City will recover a net amount in excess of \$31,000.00. The proceeds of the sale will be placed into the parkland reserve.

### **Consultations:**

Land Management Team (formerly the Land Management Committee)

### **Attachments:**

#### Appendix A – Location Map



Appendix A  
Location Map.pdf

#### Appendix B – Map



Appendix B  
Map.pdf

## Appendix C – Aerial Map



Appendix C  
Aerial.pdf

## Appendix D – Plan 638



Appendix D Plan  
638.pdf

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**Department Head:** R. Carlson

**Department File:** L06-20-RS020