

LINBOROUGH PROPERTY CORP.



May 27th, 2024

Committee of the Whole
 26 Francis Street, Lindsay, Ontario
 K9V 5R8

Dear Committee of the Whole,

Re: Request to Purchase Municipal Land known as Sylvester Lane from Cambridge St. S to Victoria Ave. S.

Linborough Property Corporation (the “Company”) owns and manages the Kent Place Business and Professional Centre, civically identified as 189 Kent Street West in Lindsay, Ontario, among other properties. On behalf of the Company, I respectfully submitted, for consideration by Council, an application to purchase from the City of Kawartha Lakes the road allowance known as Sylvester Lane, which runs between Victoria Avenue South and Cambridge Street South in Lindsay. The subject property is depicted below in Figure 1.

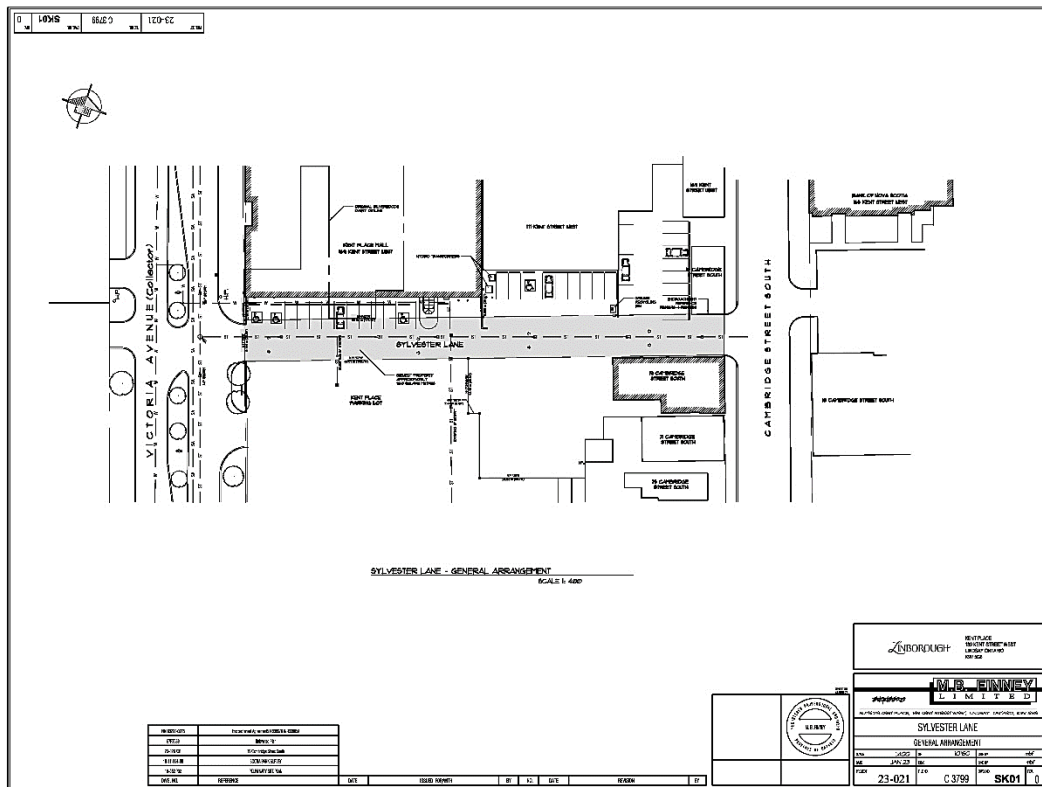


Figure 1: Plan of municipal road allowance known as Sylvester Lane with an approximate area of 964 square meters.

In addition to Kent Place, the Company owns other properties abutting Sylvester Lane such that 50% and 100% of the road allowance's north and south boundaries are, respectively, shared with Company properties. Sylvester Lane facilitates access to various other properties abutting its northeastern quadrant, and it contains a municipal storm drain running from Cambridge Street South to Victoria Avenue South.

There were two submissions to the Land Management Team (the "LMT") in 2024 relating to this request that are attached for reference.

Past Precedents

- The City has demonstrated a willingness to sell such property subject to retaining easements as needed for the municipal infrastructure thereon.
- Recent marketing of 581 County Road 36 in Lindsay for sale.
 - Article 27 of the Agreement of Purchase and Sale indicated the City's intention to retain easements for the municipal infrastructure on the property.
 - The City infrastructure is water and sanitary force mains feeding the Lindsay Sewage Treatment Plant. The infrastructure is comparably more critical than a one-block section of storm sewer.
- Another more recent precedence at the February 20th, 2024 council meeting relating to 7 Thomas Street, Pontypool. The request to purchase land in which a Hydro One Corridor resides.

Additional Benefits to City

- Convert Sylvester Lane from tax-exempt to taxable property with no additional offsetting of municipal costs.
- Eliminate legal liabilities (e.g. trip-and-falls etc.) associated with its ownership of Sylvester Lane.
- Position the Company to assist with increasing total supply of parking (private plus public provision) in downtown Lindsay as per the Downtown Parking Strategy.

The Company's Opinion on the LMT Decision

- The City, by retaining an easement registered on title for the entire road allowance, would still retain unfettered access for repair, maintenance, etc. of the storm sewer.
- Further, the City retaining Sylvester Lane would forego aforementioned additional benefits to the City.
- The private lands in question, by retaining an easement registered on title, would retain their access along the portion of Sylvester Lane to the length of which their lands abutment exist.
- The Company wishes to be treated the same as the precedents aforementioned.

Pivot From LMT application

- The application rationale is based on a development on the southeast corner of Russell & Victoria.
- While this is still our intention the timeline is being delayed.
- The reason is between the rise in cost of construction and interest rates, the per square foot rental rate would have to be between 50 to 65 percent above the current market rates.
- To be economically feasible, a mix of easing construction costs, interest rates and increases in market rental rates will have to take place.

Controlled Parking

- Part of the rationale for the request above the considerations detailed to the LMT is facilitating the ability to implement a controlled parking service for the Tenants of 189 Kent Street West & 19 Cambridge Street South.
- Counts completed by Lindsay Downtown BIA show the downtown parking demand is increasing with peak utilization rate consistently above 85% capacity.
- Our Company has happily provided additional parking above the municipal supply since it was built in 1979.
- The increased demand for municipal supply has been overflowing into our lot resulting in our 82-stall capacity behind 189 Kent St. W. not being sufficient for the building.
- This has materialized in complaints from Tenants whose rent, in part, is derived from providing sufficient parking for their needs.
- While waiting for the necessary economic conditions to realize our proposed development, we intend to:
 - Utilize our lands to increase parking supply; and
 - Implement controlled parking to alleviate some of the demand pressures for general downtown parking.

Two Scenarios to a Controlled Parking Solution:

- (1) Acquisition of Sylvester Lane: increase in parking supply from 82 to 158 stalls. A layout is attached.
- (2) Without acquisition of Sylvester Lane: increase in parking supply from 82 to 129 stalls. A layout is attached.
- The difference between the two options is 29 stalls.
- In either scenario, this achieves the Company's intended goal.
- The parking supply will still be available to the general public on a fee basis.

Parking Supply in the Downtown

- With over 40 years as an active downtown member we know contributing towards a healthy downtown ensures our own success. We believe the first

option is more preferential given it has the largest increase in downtown parking supply.

- Based on the Downtown Parking Strategy, the municipality has 354 stalls on municipal lots and 368 on-street parking yielding a total of 722 total municipally provided stalls.
- Our current 82-stall capacity adds an additional 11 percent of private capacity to the downtown.
- With Sylvester Lane, the 158-stall capacity provides for 14 percent in private capacity to the downtown.
- A 76-stall increase almost doubles the current capacity.
- Within the plan there is provision for providing an additional 6 non-controlled stalls dedicated to either 15 Cambridge St. S. or 171 Kent St. W.

Support From Sylvester Lane Adjacent Landowner

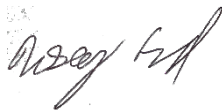
- The Owners of 15 Cambridge St. S. are in support of the Company's intentions. A letter of support is attached.
- In the letter they cite the increase in parking capacity adjacent to their business and reduction of significant safety concerns relating to vehicle throughfare in a pedestrian dense parking lot.

The Company's Request to Council:

That this application to purchase from the City of Kawartha Lakes the road allowance known as Sylvester Lane to be approved by Council subject to:

- The City retaining an easement for the entire road allowance registered on title for the storm sewer infrastructure; and
- Private lands retain an easement registered on title for vehicular access along the portion of Sylvester Lane to the length of which the abutment of those private lands exists.

Sincerest regards,



Wesley Found M.A., B.A.
President

May 23rd, 2024

Wesley Found
Linborough Property Corporation

Dear Wesley Found,

Re: Letter of Support to Purchase Municipal Land known as Sylvester Lane from Cambridge St. S to Victoria Ave. S.

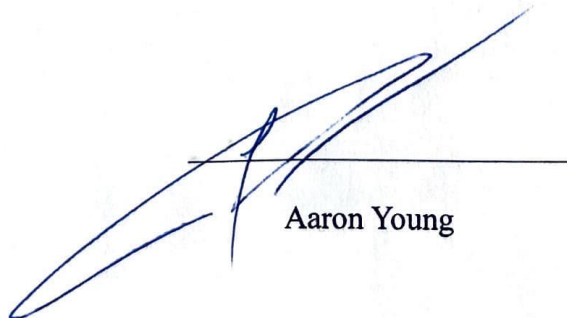
Thank you for bringing this project to Jennifer and I's attention and offer to provide our input. We have had many partnerships with Wesley and Linborough over the years both for business and community. From this we know Linborough makes decisions with all participants in mind.

As a landowner whose property is located beside the road allowance, I am happy to provide our view on the proposal being presented to Council. From our perspective we are in full support.

The main reasons why we are in support are:

1. Since we have opened our businesses there have been continual close calls relating to vehicles using the lane as a through road. Often these vehicles drive without regard to pedestrians or oncoming traffic on Cambridge in front of our businesses. Closing off the laneway for throughfare would eliminate this significant safety concern.
2. There is a lack of parking capacity. Especially on Cambridge Street South. Having increased parking capacity so close to our property would be great for our business and no doubt to all our neighbours.
3. Having the option to use the 6 non-controlled stalls that is across from our property behind 19 Cambridge would make a significant difference for our business as well.

Sincerely,



Aaron Young