Staff Report

Report From: Jay Pausner, Supervisor, Development Services

Meeting Date: August 8, 2022

Subject: Surplus Town Lands for Attainable Housing

Recommendation

That Council authorize Town staff to prepare the necessary documents on the identified properties for consideration through the Sale of Surplus Lands By-law; and

That $50,000 from the Sale of Surplus Lands Reserve Fund be used as required for the identified properties.

Report Summary

Through site visits, scans of financial and legal records, and staff reviews from various departments, an inventory of Town lands has been examined to determine the potential surplus properties that may support the Town's attainable housing priorities. The properties outlined have the least complications for potential sale or development; more properties will be presented later once a more fulsome detailed internal review allows staff to return with specific requests. To prepare these properties for sale or development, expenses will be incurred to cover the costs associated with the necessary legal fees, such as surveying and title searching.

Background/Analysis

The following is a listing of potential properties where the Town's attainable housing priorities could be advanced or funded from declaring property surplus. Council is being asked to provide feedback on the potential listed lands and authorized staff to prepare the necessary next steps to return to Council for further consideration.

1. Bluewater Estates

The Bluewater Estates property is recommended for an attainable housing project that includes parkland for the surrounding neighbourhood. This property is larger than all the other properties in this report and offers a better opportunity to explore potential options to optimize the housing and balance with parkland.

The subject land is located along Bruce Street with accesses to Bluewater Drive, Sunset Boulevard and Ridge Street. It is a 3.59-hectare (8.53-acre) property that is mostly empty, with a wooded strip across the middle. It is in a Residential 1 zone, with planned development in Residential 3 zones toward the south and the east and a YMCA day care in an Institutional zone attached to the northeast corner.

There are expectations, based on internal discussions and preliminary planning that the Town will preserve at least a part of the property for a future park as originally intended when the property was acquired. Dialogue with Community Services staff indicate that future capital budget deliberations will consider park designs. At this time, it is recommended that the Town explore potential use of the property for housing. To prepare this property for development, a request for proposal (RFP) is recommended to select a proponent to fund, plan, and construct attainable housing onsite, including consideration for how much land should be preserved for parkland. Local non-profit builders and developers can be engaged to discuss potential partnerships with the Town in this process. In addition to housing needs, 0.4-0.8 hectares (1-2 acres) around the wooded strip will need to be designated for parkland. Access to the existing trail system, which includes an access to the beach, will also need to be preserved, either through Ridge Street or Amanda's Way.

The property was formerly owned by Port Elgin Farms Ltd. and was received by the Town as parkland from the developer of the original subdivision. If all or part of the parcel is transferred to facilitate housing, all proceeds, less the amount spent by the Town with respect to the subject land, shall be paid into the Parkland Reserve Fund to comply with Planning Act requirements.

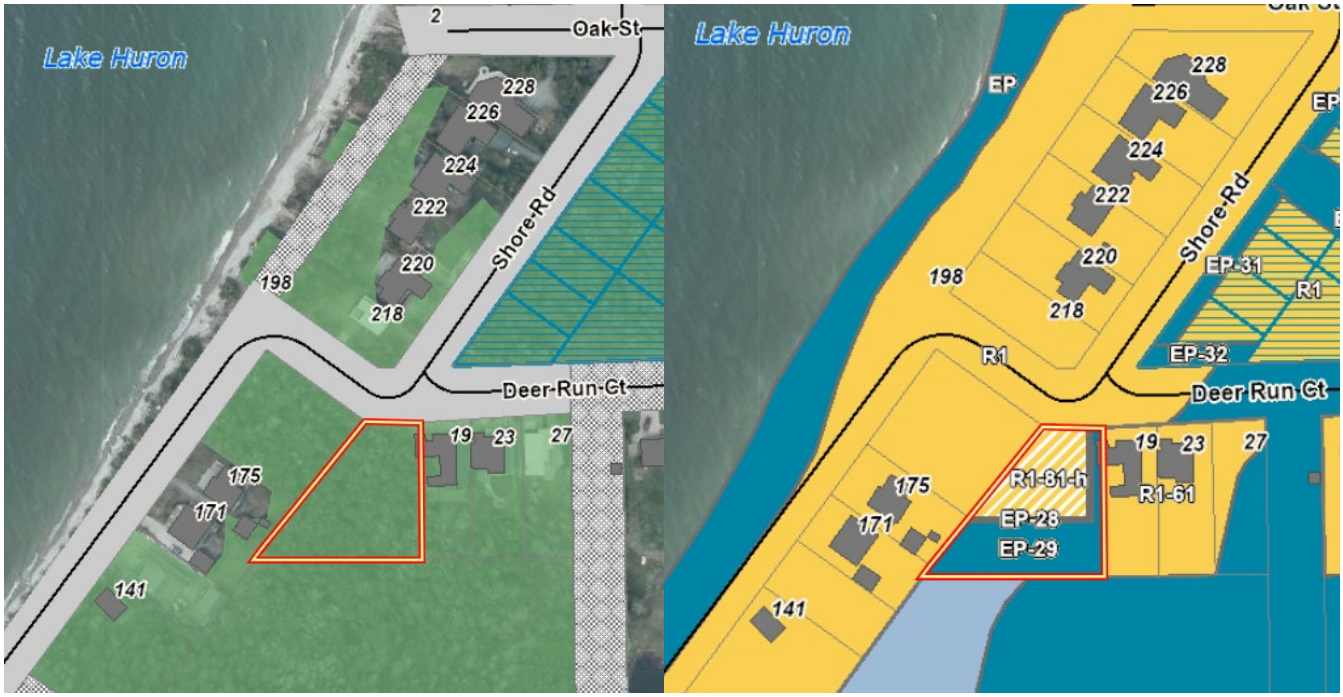





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2. Deer Run Court

The subject land is located at the intersection of Deer Run Court and Shore Road. It is a 0.28-hectare (0.69-acre) property that is wooded. It includes a Residential 1 zone with a holding symbol and two Environmental Protection zones, with detached homes in Residential 1 zones toward the north, the east, and the west and wooded areas in an Environmental Protection zone to the south. The property was received by the Town through a tax deed in 1981. To lift the holding provision an archaeological assessment will be required to be completed. Several studies to prepare this property for sale have been completed, including an environmental impact study. No significant impacts have been noted. Updated titles and surveys will be required to prepare for the sale. Any future development will need to be in accordance with the zoning.





3. Sandy Acres Road

The subject land is located between 263 and 275 Sandy Acres Road. It is empty and roughly 800-900 m^2 (8700-9600 ft^2). It is in the Residential 1 zone, with a Residential 2 zone towards the north. The property was previously owned by Joseph Biener Enterprises and was transferred to the Town with a 0.3 meter reserve. It has been determined that the property is no longer needed as a road reserve in the area.

Although previously declared surplus by the Town, it is being brought for further consideration to ensure all remaining legal issues are appropriately addressed.

To prepare this property for sale, a property parcel will need to be created from the current road allowance that includes Sandy Acres Road. Updated titles and surveys will also be required to prepare for a sale.





4. South Rankin Street

The subject land is located between 145 and 155 South Rankin Street. It is roughly 20 meters (66 feet) wide and 43 meters (141 feet) deep, wooded, and includes a decommissioned but not yet demolished utility building onsite. It is at the intersection of a Residential 1 zone towards the east, a Commercial Recreation zone towards the west, and an Environmental Protection zone towards the south. It is labelled as an unopened road allowance. However, it has been determined that the property is no longer needed as a road allowance in the area.

Two individuals have shown interest in purchasing the property. To prepare this property for sale, slope stability will need to be checked with the Saugeen Valley Conservation Authority. Updated titles and surveys will be required to prepare for a sale. Any future development will also need to be in accordance with the zoning by-law or an amendment to the zoning will be required.





Linkages

- Corporate Strategic Plan Priority #1: Facilitate Appropriate Growth in our Communities

Financial Impacts/Source of Funding

$50,000 from the Sale of Surplus Lands Reserve Fund to cover the costs associated with the necessary legal fees, such as surveying and title searching, and other administrative or regulatory review costs.

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