

This document can be made available in other accessible formats as soon as practicable and upon request



# Staff Report

## Community Services

---

**Report To:** Committee of The Whole  
**Meeting Date:** May 15, 2017  
**Report Number:** CSPW.17.038  
**Subject:** Purchase of 229 Bruce Street  
**Prepared by:** Shawn Everitt, Director of Community Services

---

### A. Recommendations

---

THAT Council receive Staff Report CSPW.17.038 entitled "Purchase of 229 Bruce Street";

AND THAT Council authorize Staff to finalize the purchase of the 229 Bruce Street property into the Town's ownership upon recommendation of the Director of Community Services and the Town's Solicitor;

AND THAT Council authorize the Mayor and Clerk to execute all required documents affecting the sale of 229 Bruce Street.

### B. Overview

---

The recommendation contained in this report provides Staff with the approval to move forward with the acquisition of 229 Bruce Street for the purposes of creating additional passive green space along the Bruce Street and Marsh Street corridor.

The current owner of the property has agreed verbally to the offer of \$250,000.

### C. Background

---

Staff have identified the potential of the 229 Bruce Street property being acquired for the purpose of providing additional passive greenspace. Through discussions with the current owner, the opportunity to acquire the land has been presented.

Jack Acres Park hosts the Royal Canadian Legion (Beaver Valley Branch) Cenotaph and is the location of one of the Community's Remembrance Day Ceremonies. During the 2016 Town Property Inventory process, it was determined that Jack Acres Park is essentially made up of three road allowances (refer to Attachment 1). The triangular shape of the existing property severely limits potential property enhancements. The removal of the existing house, while maintaining the majority of the existing trees, would provide a very high profile park on Bruce Street.

Staff recommend limited future development of the property. Essentially the expanded park would be passive greenspace with the potential for enhanced seasonal decoration using the existing mature vegetation. The potential stopping up, closing and removal of Duncan Street East between Jack Acres Park and 229 Bruce Street would allow for the connection of the two parcels and provide increased enhancement opportunities as a single piece of property.

## D. Analysis

---

The purchase of the 229 Bruce Street property would provide an excellent opportunity to increase the Town's urban greenspace while also enhancing the existing Cenotaph at Jack Acres Park as key cultural and heritage feature. The property also provides an opportunity to enhance seasonal beautification, in particular, the winter festive theme through decorating existing mature vegetation.

## E. The Blue Mountains Strategic Plan

---

- Goal #1: Create Opportunities for Sustainability
- Goal #2: Engage Our Communities & Partners
- Goal #3: Support Healthy Lifestyles
- Goal #4: Promote a Culture of Organizational & Operational Excellence
- Goal #5: Ensure Our Infrastructure is Sustainable

## F. Environmental Impacts

---

Acquisition of an appropriately suited property along with sustainable development and management of that property while providing additional greenspace and community benefits.

## G. Financial Impact

---

|  |                     |
|--|---------------------|
| MPAC Assessed Value                                    | \$219,000.00        |
| Expired Listing Price (December 2016)                  | \$259,000.00        |
| <b>Negotiated Purchase Price</b>                       | <b>\$250,000.00</b> |
| Total funds in Parkland Dedication Reserve Fund (2016) | \$1,215,344.19      |
| Remaining Funds After 229 Bruce Street Purchase        | \$965,344.19        |
| Annual Tax Revenue Loss (Total 2016)                   | \$1,994.00          |
| Annual Tax Revenue Loss (Town Portion 2016)            | \$799.68            |

## **H. In consultation with**

---

Senior Management Team

Financial Services

## **I. Attached**

---

1. Map of 229 Bruce Street Property

Respectfully submitted,

---

Shawn Everitt  
Director of Community Services

For more information, please contact:  
Shawn Everitt  
Director of Community Services  
[severitt@thebluemountains.ca](mailto:severitt@thebluemountains.ca)  
519-599-3131 extension 281





Jack Acres  
Park

DUNCAN ST W

BRUCE ST S

DUNCAN ST E

RUSSELL ST E

RUSSELL ST W

RUSSELL CT

MARSH ST

MARSH ST