Staff Report
Planning and Development Services

Report To: Committee of the Whole
Meeting Date: February 11, 2020
Report Number: PDS.20.16
Subject: Request to Purchase Municipal Lands – Wellington Street North
Prepared by: Nathan Westendorp, Director of Planning and Development Services

A. Recommendations

THAT Council receive Staff Report PDS.20.16, entitled “Request to Purchase Municipal Lands – Wellington Street North”;

AND THAT Council direct staff to proceed with all necessary processes required to consider disposal of a portion of the unopened Wellington Street North Right-of-Way in accordance with the Town’s Sale and Disposition of Land Policy (POL.COR.07.02); including the required Public Meeting for Public Comment and consultation.

B. Overview

The owner of the properties adjacent to an unopened portion of the Wellington Street North road allowance have submitted a request to purchase the Town-owned lands. Further to this request, Town Council referred the matter to the Planning Department to determine the viability of the request to purchase, including the plans for development. Staff have assessed the subject lands characteristics, strategic value, and importance to Town interests through a standardized internal process. Staff have determined that there is merit disposing of the lands as they are surplus to the Town’s needs.

C. Background

The original Wellington Street North road allowance remains unopened and is located between Bay Street East at the northern end and King Street East at the southern end. The lands that are the subject of this report (i.e. the “Subject Lands”) are a portion the unopened wellington Street North road allowance as shown on Attachment 1. The properties on either side of the Subject Lands are municipally known as 150 King Street East and 160 King Street East. Both properties are under the same ownership. In the Fall of 2019, the owner of 150/160 King St. East submitted a request to purchase the Subject Lands to Council. Upon consideration, Council passed the following motion:
THAT Council of the Town of The Blue Mountains receives the request of Pascuzzo Planning Inc. requesting on behalf of Paul Toor, to purchase the portion of the unopened road allowance known as Wellington Street North between 150 King Street East and 160 King Street East;

AND THAT Council refers this request to the Planning Department for report back to Council with respect to the viability of the request to purchase the lands, including the plans for development, if known.

Planning Staff have coordinated an internal review of the Subject Lands in accordance with a standardized form/protocol involving various departments within the Town.

D. Analysis

As a result of this review, it appears that the Subject Lands have no known municipal infrastructure located on them and do not serve a functional drainage purposes. When consulted, Town Department’s have not indicated that the Subject Lands should be retained by the Town. Furthermore, since the portion of the road allowance to the north has previously been transferred to Breaker Technologies Incorporated, the Subject Land have very limited long-term strategic value for the Town.

Planning Staff have also had a follow-up meeting with the landowner of 150/160 King Street East, a member of his construction team, and his planner, Andrew Pascuzzo of Pascuzzo Planning Inc.. During this meeting, the owner confirmed his intentions to develop the both properties, beginning with an 80 unit commercial hotel on the western part of 150 King Street East. Further phases of mixed use development would proceed in an easterly direction. While the landowner is clear that the Town’s sale of lands must follow proper process, the Subject Lands do represent a potential point of common access for development on both properties on either side of the road allowance. Full consideration of access and access design will occur during the review of anticipated site plan approval applications.

Considering the above, Town staff consider the Subject Lands surplus to the Town’s needs. Should Council support staff’s recommendation, staff will pursue the process of declaring the lands surplus and disposing of the lands in accordance with the Town’s Sale and Disposition of Land Policy (POL.COR.07.02). This process will involve an appraisal of the Subject Lands’ value by an accredited appraiser selected by the Town. The appraisal will be at the expense of the requestor. A bylaw to Stop Up and Close the Road allowance and declare the lands surplus may be brought to Council at date in the future pending direction of Council after the benefit of the Public Meeting.

E. The Blue Mountains Strategic Plan

Goal #1: Create Opportunities for Sustainability
Objective #2 Attract New Business

Goal #3: Support Healthy Lifestyles
Objective #2 Increase the Range of Housing Choices and Promote Housing Affordability
Objective #3  Manage Growth and Promote Smart Growth

Goal #4:  Promote a Culture of Organizational & Operational Excellence
Objective #4  To Be a Financially Responsible Organization

F.   Environmental Impacts

There are no direct environmental impacts associated with this report.

G.   Financial Impact

Additional funds from the sale of the Subject Lands will benefit the municipality.

H.   In consultation with

Shawn Carey, Director of Operations
Ryan Gibbons, Director of Community Services
Ruth Prince, Director of Finance & IT
Shawn Everitt, Chief Administrative Officer

I.   Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Comments regarding this report should be submitted to Nathan Westendorp, directorplanningdevelopment@thebluemountains.ca.

J.   Attached

1.   Attachment 1 – Location Map
2.   Attachment 2 – Preliminary Development Concept

Respectfully submitted,

Nathan Westendorp, RPP, MCIP
Director of Planning and Development Services

For more information, please contact:
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Subject lands - 782.94 Sqm
Previously sold - 2167.34 Sqm
Town to retain for Georgian Trail - 399.62 Sqm
CONCEPT 5

150 + 160 King Street
TOWN OF THE BLUE MOUNTAINS
(Geographic Town of Thornbury)
COUNTY OF GREY

Area of 150 King Street = 8044 m²
Frontage on Hwy 26 = 100 m +/-
Frontage on Elgin St. North = 39.5 m +/-

Commercial Hotel - 80 units
@ 1.3 space/unit = 104 required spaces
140 spaces shown

Area of 160 King Street = 5253 m²
Frontage on Hwy 26 = 150 m +/-
Future Attainable Housing
Public Open Space

150 King Street
8044 m²

Future Commercial Development

Elgin Street North
Cider House - Commercial

Highway 26 (King Street)