

Item 11.4,
November 10, 2021



Corporation of the Village of Sundridge

Report Number: S2021-040
Date: November 10, 2021
To: Mayor, Deputy Mayor and Members of Council
From: Christine Hickey, Deputy Clerk
Report Title: Properties for Consideration

RECOMMENDATION

THAT Staff Report S2021-040 dated November 10, 2021 regarding potential properties for Council consideration;

AND THAT Council direct Staff to proceed with option _____.

BACKGROUND

At the October 27, 2021 regular meeting of Council, the following resolution was passed:

THAT Council discussed the potential purchase of the properties that may be available for sale within the municipality;

AND THAT Council direct staff to investigate the purchase of available properties.

ANALYSIS

Staff have been reviewing the properties that are listed for sale on the MLS website as this is where public information is available. Currently there are 3 potential properties that have commercial zoning and may be an option for consideration:

5 John Street

- Centrally located
- 0.344 Acres in Size
- Current use is a laundromat
- Zoned C2 – which has a broad list of permitted uses
- There is some onsite parking available currently
- Existing structure, property would require a renovation or demolition
- List price on MLS is \$425,000

80 Main Street

- Centrally located
- 0.065 Acres in Size
- Current or recent use is a retail store front with upper level one-bedroom rental unit
- Zoned C2 – which has a broad list of permitted uses
- There is no onsite parking available
- Existing structure, property would require a renovation or demolition
- List price on MLS is \$264,000

21 Main Street

- Centrally located
- 0.309 Acres in Size
- Current or recent use is a retail store
- Zoned C1 – which has a broad list of permitted uses
- There is some onsite parking available currently
- Existing structure, property would require a renovation or demolition
- List price on MLS is \$265,000

The Village currently owns vacant land that could also be considered although the vacant lands (noted below) are residential lots and would require a zoning change depending on the proposed project.

Village Owned Vacant Properties

Lakeview Drive
37-39 Murray Street
7 Murray Street

There are other properties that may be a potential site but this is not information that the Village has access to for requests such as this. If Council would like to give further consideration to other sites, utilizing the services of a Real Estate Agent is recommended to further investigate other properties.

It is important to note that confidential property details, cost negotiations and acquisition of land are matters that should be dealt with under section 239 of the Municipal Act, exceptions to meeting open to the public.

Staff recommend that a detailed scope of the project be completed. This information would provide the required details to evaluate and determine properties that would be ideal for the project and requirements for each of the potential properties that will need to be considered. For example, depending on the scope of the project, the property may need to be rezoned, parking requirements, lot size and setbacks will need to be considered. In addition, cost estimates of proposed project and a preliminary site plan can be drafted to assist in determining location and project feasibility.

Another item for consideration at this time is the upcoming 2022 municipal election. The scope of the project and the tasks may be halted if council is considered lame duck, this would potentially come into effect in August of 2022.

OPTIONS/ALTERNATIVES

Option 1:

Council direct staff to prepare a detailed project proposal that defines the scope of the project and includes a preliminary site plan, input from Council would be required in preparing this proposal. Included with the detailed proposal would be potential properties that would be able to accommodate the project and/or outline the requirements to make the property workable with a draft timeframe.

Option 2:

Council could direct staff to further investigate particular properties. If the property is not available on a public site, utilizing the services of a real estate agent to obtain other properties that may be available. The scope of the project would be prepared at a later date.

FINANCIAL CONSIDERATION

All of the options will have a financial impact, as noted above the scope of the project will need to be defined in order to present the cost estimate to Council for consideration.

CONCLUSION

There are several items that Council should take into consideration in investigating potential properties for a multi-purpose facility.

ATTACHMENTS

N/A