

ADDENDUM TO THE AGENDA



TOWN OF COLLINGWOOD

COUNCIL AGENDA PLANNING AND DEVELOPMENT

June 21, 2010

"Inspire confidence, wonder and a sense of possibility – deliver today's services and realize tomorrow's promise."

A meeting of Municipal Council with regard to planning and development matters will be held Monday, June 21, 2010 in the Council Chambers, Town Hall, Collingwood commencing at **5:00pm**.

ORDER OF BUSINESS

7. MOTIONS

Remove:

- **THAT** this Council proceeds in Camera in order to address a matter pertaining to:
 - ☑ security of the property of the municipality or local board;
 - ☑ a proposed or pending acquisition or disposition of land by the municipality or local board;

Items for Discussion:

a) *Old Library Site*

Add:

- **THAT** Council declare 111 Maple Street as surplus to the needs of the municipality and direct staff to proceed with an RFP process to dispose of the subject property in conjunction with the abutting property municipally addressed as 100 Second Street (formerly the Collingwood Public Library), in accordance with the Land Sale By-law. *(memo attached)*



TO:	Mayor and Council
FROM:	Ms. Kim Wingrove, CAO
DATE:	June 21, 2010
SUBJECT	100 Second Street (the former Collingwood Library) and 111 Maple Street

In December 2007, Council declared the property known as 100 Second Street (the former Collingwood Library) as surplus to the needs of the municipality.

No. 691 ***Moved by Councillor Chadwick
Seconded by Deputy Mayor Cooper***

THAT Council hereby declare the property known as 100 Second Street as surplus to the needs of the municipality, upon relocation of the current staff to the new facility in 2008/2009, and that the said property be offered for sale pursuant to the Municipal Land Disposition By-law No. 03-42.

CARRIED

At that time, the abutting municipally own property known as 111 Maple Street was not declared surplus. Staff would like to move forward with the disposition of this property and recommend this property be declared as surplus and sold in conjunction with 100 Second Street.

The purpose of this memo is to advise Council of the proposed next steps for these properties, answer any questions and obtain a resolution in support of declaring 111 Maple Street as surplus, and move forward with an RFP process to sale and redeveloped the properties.

The former library property is paid for but requires significant investment to create office space and significant repairs to continue to be useable. The facility immediately requires a new roof and repairs to the HVAC system, before considering any costs for renovating to office space. Furthermore, at the time of the surplus declaration, Council pledged to use any proceeds from a sale to reduce debenture requirements on the new library building. Offering the building for lease was considered, but this will not satisfy the debenture requirement and given the costs to be covered the lease rate would not be competitive in the marketplace.

There has been significant interest by the public in purchasing the properties. Together they represent a total land area of 36,695 sq. ft. They are currently designated Downtown Core Exception Two (DC-2) under the Official Plan and zoned Downtown Core Commercial Exception Six (C1-6) in the new Collingwood Zoning By-law. Allowable uses in the zoning by-law would include:

- Assembly hall,
- Broadcasting,
- Community centre,
- Business office,
- Professional service office,
- Real estate service office,
- Day care centre,
- Dwelling unit in a portion of a non-residential building,
- Home for the aged,
- Life skills centre,
- Medical clinic,
- Medical office,
- Nursing home,
- School, commercial,
- Retirement home,
- School, nursery, and
- Senior citizen housing.

An appraisal was undertaken by HG Appraisers Inc. in March 2010. The appraiser's opinion was that the highest and best use of the old library property is continuation of its existing use as a community facility or business and professional offices. The highest and best use of 111 Maple Street was considered to be as vacant land for additional parking.

Staff will prepare the Request for Proposal and ensure it is advertised appropriately including on the town website, in local media, and through direct communication with the Georgian Triangle Real Estate Board.

As part of the submission all offers shall be accompanied by a development proposal. The evaluation process will take into consideration proposals that adhere to and support the goals within the Town of Collingwood Sustainable Community Plan and consider the character of the surrounding neighbourhood.

Proposed Key Dates: RFP to be released: Monday, July 5th, 2010
Bidder Information Session: July 15 or 16
Closing: Friday August 13th, 2010
Earliest Council decision date: Monday August 23rd, 2010

Regards,

Kimberly Wingrove,
Chief Administrative Officer

KW: mw