



Staff Report

Infrastructure & Public Works

Report To: Committee of the Whole
Meeting Date: June 26, 2017
Report Number: CSPW.17.053
Subject: Consideration to Sell Unopened Louisa Street East Road Allowance East of Wellington Street South
Prepared by: Reg Russwurm, Director of Infrastructure and Public Works

A. Recommendations

THAT Council receive Staff Report CSPW.17.053 entitled “Consideration to Sell Unopened Louisa Street East Road Allowance East of Wellington Street South”; and

THAT Council decline the request to consider selling the unopened Louisa Street East road allowance east of Wellington Street South.

B. Overview

The Town has received a request to consider selling a portion of the unopened Louisa Street East road allowance east of Wellington Street South. Given development potential in the area and to avoid land locking an adjacent property, Staff recommend that Council decline the request.

C. Background

On March 27, 2017 the Town received an inquiry from the owner of 19 Wellington Street South to sell a portion of the unopened Louisa Street East road allowance adjacent to their property. The email request is provided as Attachment #1. Figure 1 also provides a location map.

The request was circulated to the Community Services (CS) Department and the Planning and Development Services (PDS) Department for their input.

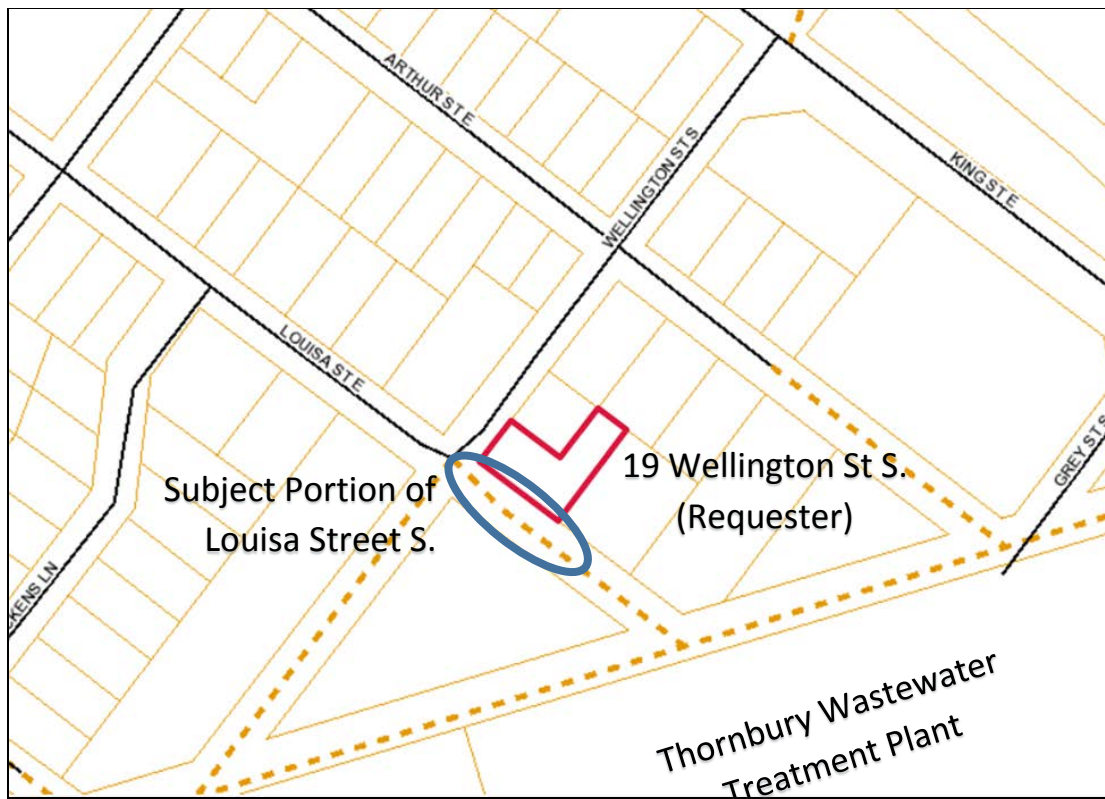
The CS Department has utilized their land disposal tool and found that there is opportunity to sell the lands based on the tool alone however note that there may be other reasons to retain the lands outside of the tool respect to the potential adjacent development opportunities.

The PDS Department noted that there are potential development lands east of Wellington Street South and on both sides of Louisa Street East. In addition, there is an unaddressed parcel of land southeast of 19 Wellington Street that would be effectively land locked if this portion of Louisa Street East is closed. “Effectively landlocked” means that although the property

technically fronts a road allowance, the alternate route to reach an opened and maintained road is much longer and not relatively convenient. A factor that may hinder development is the adjacent wastewater treatment plant (WWTP). The Ministry of Environment and Climate Change (MOECC) imposes a 120m buffer around WWTP's regarding sensitive receptors (in this case residential uses). The buffer covers most of the potential development lands east of Wellington Street. The developer of these lands would need to undertake a study to determine and mitigate any potential issues (usually odours, noise and surface/groundwater impacts). If the reports find that the impacts are acceptable, the development may proceed potentially with conditions.

In order to consider selling the road allowance, Council needs to first direct Staff to host a public meeting to consider stopping up and closing the road allowance. When the road allowance is closed, Council can consider disposing of the lands.

Figure 1- Location Map



D. Analysis

Since there is development opportunity in the area surrounding the unopened portion of Louisa Street E., it appears premature to dispose of the unopened road allowance until the potential development use is better understood.

The lands have potential to support infilling by either supporting adjacent development or being a standalone building lot. If the lands are added to the requester's property, the road allowance lands are lost to support additional housing opportunities.

Another key consideration is limiting access to adjacent lands. Although the parcel of vacant land southeast of 19 Wellington Street S will continue to technically front an unopened road allowance, if the Louisa Street road allowance connecting to Wellington Street S is closed, the vacant lot becomes effectively landlocked.

For the above reasons, Staff therefore recommend that Council decline the request to consider selling the Louisa Street East Road Allowance east of Wellington Street South.

E. The Blue Mountains Strategic Plan

Goal #4: Promote a Culture of Organizational & Operational Excellence

Goal #5: Ensure Our Infrastructure is Sustainable

F. Environmental Impacts

None

G. Financial Impact

In the event the lands are considered for disposal, Staff costs will be incurred to undertake the stop up and close public process. Survey and legal costs related to the sale of lands will be borne by the buyer. An appraisal will be done to establish the sale price of the lands. Since the lands front an open and maintained road and water and wastewater servicing is nearby, the land value may be similar to a vacant serviced lot.

H. In consultation with

Michael Benner, Director of Planning and Development Services

Shawn Everitt, Director of Community Services

I. Attached

1. Road Allowance Inquiry, email, Cory Calver, March 27, 2017

Respectfully submitted,

Reg Russwurm

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Director of Infrastructure & Public Works

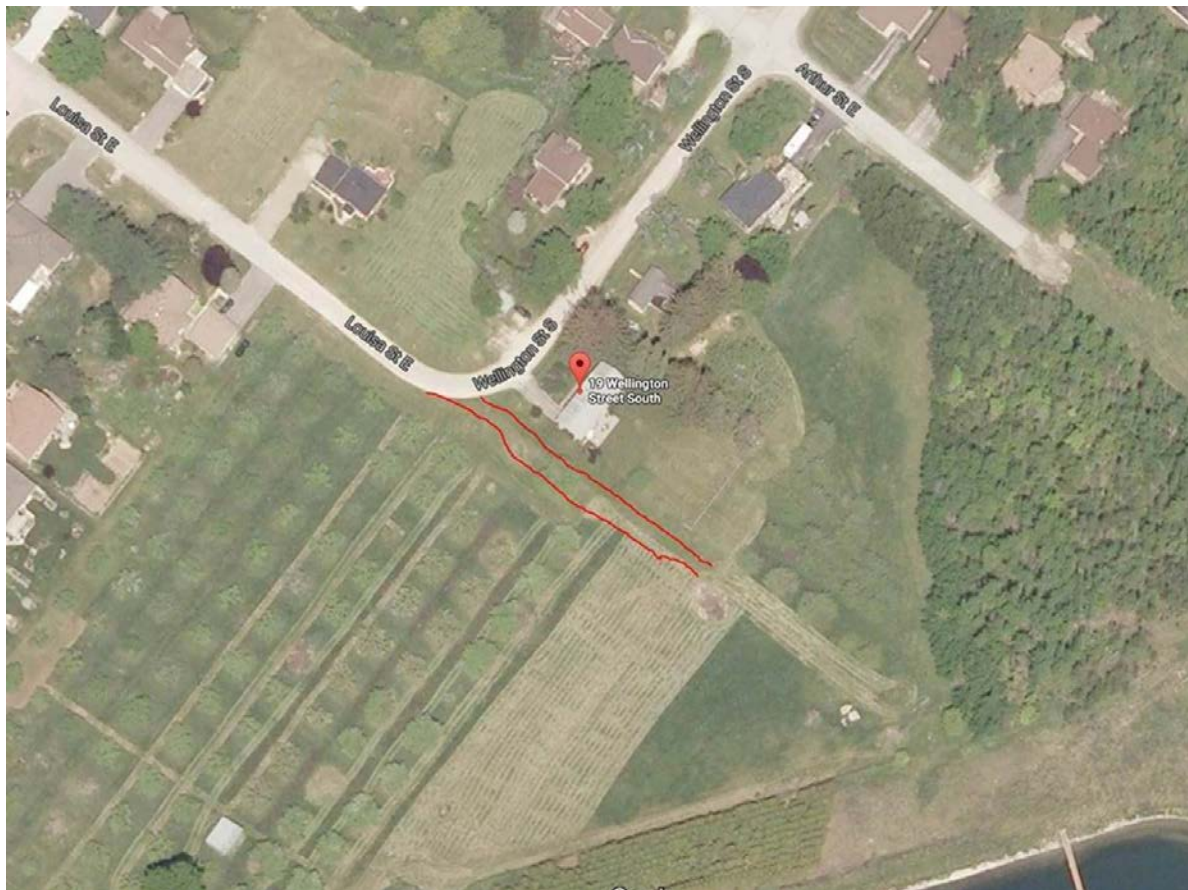
For more information, please contact:

Reg Russwurm
russwurm@thebluemountains.ca
519-599-3131 extension 260

From: Cory Calver [REDACTED]
Sent: Monday, March 27, 2017 2:09 PM
To: info <info@thebluemountains.ca>
Subject: Road Allowance Inquiry

To Whom It May Concern,

I am sending this e-mail to inquire the cost associated with purchasing the road allowance at the intersection of Wellington Street & Louisa Street (if possible). My wife & I have recently purchased the property located at 19 Wellington Street, from my wife's grandparents. They have informed us of the road allowance, and we are just wondering again if possible the cost purchasing the road allowance (see image below, section shown in red).



Sincerely,

Cory Calver