

**STAFF REPORT:**

**Planning**



**REPORT TO:** Mayor & Members of Council  
**MEETING DATE:** November 05, 2007  
**REPORT NO.:** PL.07.126  
**SUBJECT:** Town Owned Properties -  
St. Moritz Crescent, Open Space

**PREPARED BY:** Peter Tollefsen, Director of Planning  
Robert Cummings, Director of Finance  
on behalf of the Senior Management  
Team

**A. Recommendations**

**THAT Council receive Planning Staff Report #PL.07.126, “St. Moritz Crescent, Open Space”, for their information, and endorse the actions contained therein;**

**AND THAT Council authorize staff to prepare a Terms of Reference for consulting services leading to a planning report to reconfirm the parkland acquisition strategy and how it can be implemented through the Official Plan and report back to Council with an estimate of cost.**

**B. Background**

An education Workshop was held in June regarding Town Owned Properties and possible uses.

The purpose of this report is to provide further information on one of the properties, specifically a block on St. Moritz Crescent. It is known only as Block “A” on Registered Plan 822. There are no agreements registered on title on this Plan.

This Town owned property is zoned and designated Public Open Space. The land is unmaintained and not used for any recreational purposes. The 0.9 ha (2.4 acre) parcel is covered with heavy vegetation.

Engineering and Public Works and the Financial Services are presently working on per unit assessed charge for water and sewer installation on St. Moritz/Chamonix.

The Official Plan encourages larger parkland areas for more opportunity for recreational facilities and discourages smaller parkettes. It would be beneficial to create four lots on block A By increasing the benefiting assessed landowners from 77 to 80 ( $76 + 3 + 1 = 80$  lots) the overall cost would be decreased on each of the 80 units, by approximately \$580.00. In addition, by disposing Block A the revenue can be used for acquisition of waterfront open space or other large regional parks in the area.

The surrounding lands are zoned Residential "R3". The highest and best use of the subject parcel would be similar to the surrounding area. Based on the R3 zone and the adjacent typical lot size, this 0.9 ha. parcel could be developed into 4 lots, (27 m. x 75 m. each).

An appraisal of the open space block at its highest and best use, has been obtained, copy attached. If the Town sold this as one parcel of land the appraised value is \$510,000 and the rear lands \$14,500 which totals \$524,500. If the Town separates the 4 lots and sold individually appraised value would be \$167,000 per lot which would total \$668,000 and the rear lands \$14,500 which totals \$682,500.

Staff's preferred option is that the Town would divide the land through the consent process, pass an Official Plan and Zoning By-law Amendment, service the new lots with water and wastewater connections and pay the development charges to increase the value of the land. A strip of land between lots that front on Chamonix and St. Moritz (along the back lot lines) would be offered to the landowners on either side.

A planning study would be required to reconfirm the parkland direction of the Official Plan and how it can be implemented. The study would recommend an acquisition strategy and give the planning justification to redesignating certain open space lands, including this parcel and a number of other that staff are looking into. This would serve as the basis for any Official Plan Amendment on this matter. A planning consulting firm's assistance is required for this report.

A letter will be going out to the neighbours and the original developer, George Fleming, to keep them informed on what is going on.

### **C. Strategic Plan**

By contributing to the Town's long term financial needs we will be meeting goal #1: *"Ensuring long-term financial sustainability"*.

This action will assist the Town to assemble desired parklands.

## D. Budget Impact

The cost of the Planning Consultant is currently estimated to be \$15,000. The funding will be drawn from the General Parks and/or Shoreline Acquisition and Development Reserve Funds which have a current value of \$69,140.69.

The cost to create, service and sell these proposed 4 lots is currently estimated to be:

	Option A <u>(sold as one parcel)</u>	Option B <u>(4 separate lots)</u>
• Planning Consultant Fees	\$15,000.00	\$15,000.00
• Lot servicing costs	24,000.00	24,000.00
• Additional share of servicing costs for Chamonix and St.Moritz (3/80 <sup>th</sup> )	18,914.00	73,772.00
• Legal and survey costs	25,000.00	30,000.00
• Development Charges	16,166.00	64,664.00
• Real Estate Fees (5%)	<u>26,225.00</u>	<u>34,125.00</u>
Total Cost	\$125,305.00	\$241,561.00
*Estimated Future Revenue	\$524,500.00	\$682,500.00
Future Contributions Parks Reserve	\$399,195.00	\$440,939.00
(* includes the rear lands to be sold to adjacent landowners)		

## E. Attachment

1. Appraisal of the Open Space Block
2. Two maps of #02

Respectfully submitted,

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Peter Tollefsen, Director of Planning

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Robert Cummings, Director of Finance