

**STAFF REPORT:**

**Planning**



**REPORT TO:** Mayor & Members of Council  
**MEETING DATE:** November 05, 2007  
**REPORT NO.:** PL.07.133  
**SUBJECT:** Town Owned Properties -  
Former School Board, County  
Road 19  
**PREPARED BY:** Peter Tollefsen on behalf of the  
Senior Management Team

**A. Recommendations**

**THAT Council receive Planning Staff Report #PL.07.133, “Town Owned Properties – Former School Board, County Road 19”, for their information;**

**AND THAT Council direct staff to prepare and publish a “Request for Proposal” (RFP) on the former School Board property on County Road 19 and report back with the responses.**

**B. Background**

An education Workshop was held in June, 2007 regarding Town Owned Properties and possible uses. Attached to this report is a list of municipal needs.

The purpose of this report is to provide additional information on one of the properties, specifically the former School Board property on County Road 19. See attached map.

The 10.2 acre parcel is designated Institutional in the Official Plan and Deferred Development in the Zoning By-law.

Staff recommends that a Request for Proposal (RFP) be prepared and sent out to the community for a response. The RFP will contain the following:

- the Town is receiving proposals for the development of its 4.1 ha (10.2 acre) parcel of land to ensure that the planning for this neighbourhood is comprehensive and includes these Town-owned lands;
- the Town wishes that this property and the neighbouring properties be developed following sustainable growth principles;

- the Town is considering selling this parcel of land and are looking for expressions of interest, including development proposals;
- the Town will also entertain partnerships, including a “land exchange”;
- the developments proposals must address some of the needs listed below:
  - attainable housing;
  - medical and related uses;
  - recreation;
  - other uses that create employment opportunities;
- the Town will entertain mixed uses such as commercial and residential that would be in-keeping with the general character of the neighbourhood;
- the Town is interested in a project that has regard for world class urban design, energy efficient LEEDS building and elements of heritage architecture;
- the attached map is meant to be general in nature but does indicate that the preferred access to Grey Road #19 should be opposite Birches Blvd.;
- the proposal must provide trail linkages, an Archeological Interpretation Centre and parking.

The RFP would be advertised with a large Province wide circulation. Once submitted, the proposals will be brought to Council for review. It is suggested that an Evaluation Committee be struck consisting of two members of Council and three members of the Senior Management Team to review the proposals and report back to Council with a recommendation.

### **C. Strategic Plan**

The facilitation of a successful development on the subject lands would benefit by providing Town needs with fiscal partnership and would meet the goals of the Strategic Plan of:

- #1. Addressing the Town’s municipal infrastructure needs;*
- #5. Ensuring long-term financial sustainability.*

### **D. Budget Impact**

None at this time.

## **E. Attachment**

1. Map #01
2. List of Municipal Needs

Respectfully submitted,

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Peter Tollefsen, Director of Planning