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# Staff Report

## Planning and Development Services – Planning Division

**Report To:** Committee of the Whole  
**Meeting Date:** June 16, 2020  
**Report Number:** PDS.20.46  
**Subject:** Best Use of the Land – Wellington Street North  
**Prepared by:** Trevor Houghton, Manager of Community Planning  
 Nathan Westendorp, Director of Planning and Development Services

### A. Recommendations

THAT Council receive Staff Report PDS.20.46, entitled “Best Use of the Land – Wellington Street North”;

AND THAT Council direct staff to proceed with all necessary processes required to consider disposal of a portion of the unopened Wellington Street North Right-of-Way in accordance with the Town’s Sale and Disposal of Land Policy (POL.COR.07.02); including the required Public Meeting for Public Comment and consultation.

### B. Overview

Staff Report PDS.20.16 was received by Council it was the additional direction of Council that a further report be provided on the best use of the subject lands.

As a result, this staff report has been prepared for the consideration of Council as an examination of the “best use” of this portion of the Wellington Street North road allowance.

### C. Background

An agent representing the owner of the properties adjacent to an unopened portion of the Wellington Street North road allowance submitted a request to purchase the Town-owned lands in September 2019. As a result of this request, Town Council referred the matter to the Planning Department to determine the viability of the request to purchase, including the plans for development.

Town staff did an assessment of the characteristics, strategic value, and importance to Town interests of the subject lands through a standardized internal process. Town staff did determine that there was merit disposing of the lands as they were determined to be surplus to the Town’s needs. This analysis was set out in detailed in Staff Report PDS.20.16.

The original Wellington Street North road allowance remains unopened and is located between Bay Street East at the northern end and King Street East at the southern end. The Subject Lands are a portion the unopened Wellington Street North road allowance as shown on Attachment 1.

The properties on either side of the Subject Lands are municipally known as 150 King Street East and 160 King Street East. Both properties are under the same ownership. In the Fall of 2019, the owner of 150/160 King Street East submitted a request to purchase the Subject Lands to Council. Upon consideration, Council passed the following motion:

*THAT Council of the Town of The Blue Mountains receives the request of Pascuzzo Planning Inc. requesting on behalf of Paul Toor, to purchase the portion of the unopened road allowance known as Wellington Street North between 150 King Street East and 160 King Street East;*

*AND THAT Council refers this request to the Planning Department for report back to Council with respect to the viability of the request to purchase the lands, including the plans for development, if known.*

Town staff undertook an analysis through a standardized internal process and determined that there was merit disposing of the lands as they were determined to be surplus to the Town's needs. This analysis was set out in detailed in Staff Report PDS.20.16. This report was received by Council, however Council did pass the following motion:

*That Council receive Staff Report PDS.20.16, entitled "Request to Purchase Municipal Lands – Wellington Street North";*

*AND THAT Council direct staff to provide a report on the best use of the subject lands, CARRIED.*

## **D. Analysis**

In order to examine the "best use" of this portion of the Wellington Street North road allowance the most plausible options below in Table 1 were considered.

*Table 1: Options*

Option 1	<p><u>Do nothing.</u> Council could do nothing with the Subject Lands and allow this land to remain in its present condition and state.</p> <p>It is the opinion of Town staff that the Subject Lands could be put to a better use than remaining in its present condition and state.</p>
Option 2	<p><u>Open it as a public street.</u> Council could improve the Subject Lands to the appropriate Town standard, and have it become a public street.</p> <p>However, the "centre" section of the Wellington Street North road allowance has been transferred in ownership to abutting Breaker Technologies Incorporated. As a result, there is no opportunity to have a</p>

	<p>Wellington Street North public street connecting Highway 26 northeast towards Bay Street East.</p> <p>Improving the Subject Lands to a Town standard for a public street, at best, will only provide two (2) properties (150 King Street East and 160 King Street East) with a Highway 26 ingress/egress point from what would be basically a public street stub.</p> <p>It is the opinion of Town staff that the Subject Lands could be put to better use than improving it to become a public street stub.</p>
Option 3	<p><u>Use as a trails head/future bus stop.</u> Council could use the Subject Lands as a trails head for the Georgian Trail and/or as a location for a future public transit bus stop.</p> <p>The Subject Lands might be usable as a trails head, assuming that any trails head is sought by the Town, or some similar amenity space. However, it is suggested that a more practical location for such an amenity feature is at the intersection of Highway 26/Grey Street North and the southern end of 160 King Street East. A trails head on the Subject Lands would be constrained by the size of the lands (20 metres x 35 metres = 700 square metres), whereas more space is potentially available at the southern end of 160 King Street East.</p> <p>With respect to the Subject Lands as a location for a future public transit bus stop, should such a need arise, a better location would be on the Town owned property opposite and south (formerly the Food Land property). Given that this site is the location of the Town's attainable housing project, it is more appropriate for a future bus stop to be on the south side of Highway 26 nearest to (or located within) the proposed Gateway attainable housing property. As a municipally-owned parcel, development of the Gateway property could facilitate integrating transit facilities.</p> <p>It is the opinion of Town staff that the Subject Lands could be put to better use than as a trails head and/or as a location for a future public transit bus stop.</p>
Option 4	<p><u>Add to Town park.</u> The Town recently received the lands located at the northwest corner of Grey Street and Highway 26/King Street for parkland purposes. These recently acquired lands are described as Parts 2 &amp; 3, Reference Plan 16R-11290. Part 2 is approximately 1246 square metres in area and Part 3 is approximately 244 square metres in area. The Subject Lands could be exchanged for the equivalent area of land at the eastern end of the 160 King Street Parcel.</p>

	<p>This Option would add to the useable land area of the new park and could facilitate additional uses (i.e. trail head, transit stop, etc.) A concept of this potential park area is provided as Attachment 2.</p> <p>The Subject lands represent a marketable asset with value. With other municipal lands in the nearby area, it is the opinion of Town staff that the Subject Lands could be put to better use than as part of a land exchange.</p>
Option 5	<p><u>Sell as a lot.</u> Council could sell the Subject Lands for use as a separate lot for commercial development purposes.</p> <p>If closed as a road allowance, and sold as a separate lot, the Subject Lands would be zoned Village Commercial (C1). The C1 zone allows “by right” a wide array of potential commercial uses that could be developed on the land. However, and despite the generous lot provisions afforded the C1 zone classification, the land is still constrained by its size (20 metres x 35 metres = 700 square metres). The chance of a commercial building (with parking) being developed on such a lot is expected to be minimal.</p> <p>It is the opinion of Town staff that the Subject Lands could be put to better use than as a separate lot for commercial development purposes.</p>
Option 6	<p><u>Sell it to abutting owner.</u> Council could sell the Subject Lands for use as a separate lot for commercial development purposes.</p> <p>The owner of the properties adjacent to the Subject Lands (150 King Street East and 160 King Street East) submitted a request to purchase these lands. The owner has confirmed their intentions to develop both properties, beginning with an 80-unit commercial hotel on the western part of 150 King Street East. Further phases of mixed-use development would proceed in an easterly direction onto 160 King Street East.</p> <p>While the owner understands that the Town’s sale of the Subject Lands must follow proper process, the addition of the Subject Lands onto their property would represent a potential point of common access for development on both properties on either side of the road allowance. The owner’s Preliminary Development Concept is provided as Attachment 3.</p> <p>It is the opinion of Town staff that this is the best use of the Subject Lands.</p>

### Conclusion

As a result of this review it appears that the Subject Lands have no known municipal infrastructure located on them and do not serve any functional drainage purpose. When



previously consulted, Town Departments did not indicate that the Subject Lands should be retained by the Town. Based on the analysis of this report, it remains the opinion of Town staff the Subject Lands have very limited long-term strategic value for the Town.

Considering the plausible options noted above Town staff would recommend Option 6 to members of Council.

Should Council agree with this conclusion, staff will pursue the process of declaring the lands surplus and disposing of the lands in accordance with the Town's Sale and Disposition of Land Policy (POL.COR.07.02). This process will involve an appraisal of the Subject Lands' value by an accredited appraiser selected by the Town. The appraisal will be at the expense of the requestor. A by-law to Stop Up and Close the Road allowance and declare the lands surplus may be brought to Council at date in the future pending direction of Council after the benefit of the Public Meeting.

## **E. The Blue Mountains Strategic Plan**

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Goal #1: Create Opportunities for Sustainability

Objective #2 Attract New Business

Goal #3: Support Healthy Lifestyles

Objective #2 Increase the Range of Housing Choices and Promote Housing Affordability

Objective #3 Manage Growth and Promote Smart Growth

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

Objective #4 To Be a Financially Responsible Organization

## **F. Environmental Impacts**

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There are no direct environmental impacts associated with this report.

## **G. Financial Impact**

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Additional funds from the sale of the Subject Lands will benefit the municipality.

## **H. In consultation with**

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Brian Worsley, Manager of Development Engineering

## **I. Public Engagement**

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The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as a Public Meeting nor a Public Information Centre has yet to be scheduled. Should Council decide to declare pursue the process of declaring the lands surplus and disposing of the lands, a future public meeting will be scheduled. Comments regarding this

report should be submitted to Nathan Westendorp,  
[directorplanningdevelopment@thebluemountains.ca](mailto:directorplanningdevelopment@thebluemountains.ca).

## **J. Attached**

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1. Attachment 1 – Location Map
2. Attachment 2 – Park Location Concept
3. Attachment 3 – Preliminary Development Concept

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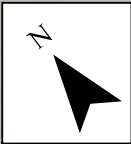
Trevor Houghton, MCIP RPP  
Manager of Community Planning

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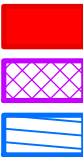
Nathan Westendorp, MCIP RPP  
Director of Planning and Development Services

For more information, please contact:  
Nathan Westendorp  
[nwestendorp@thebluemountains.ca](mailto:nwestendorp@thebluemountains.ca)  
519-599-3131 extension 246





Georgian Bay



- Subect lands - 782.94 Sqm
- Previously sold - 2167.34 Sqm (Circa 1960 and 1969)
- Town to retain for Georgian Trail - 399.62 Sqm

PDS.20.46  
Attachment 1

Bay St E

Georgian Trail

150 King St.

160 King St.

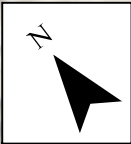
Subject lands

King St E

Wellington St S

Arthur St E





Subect Property - 782.94 Sqm

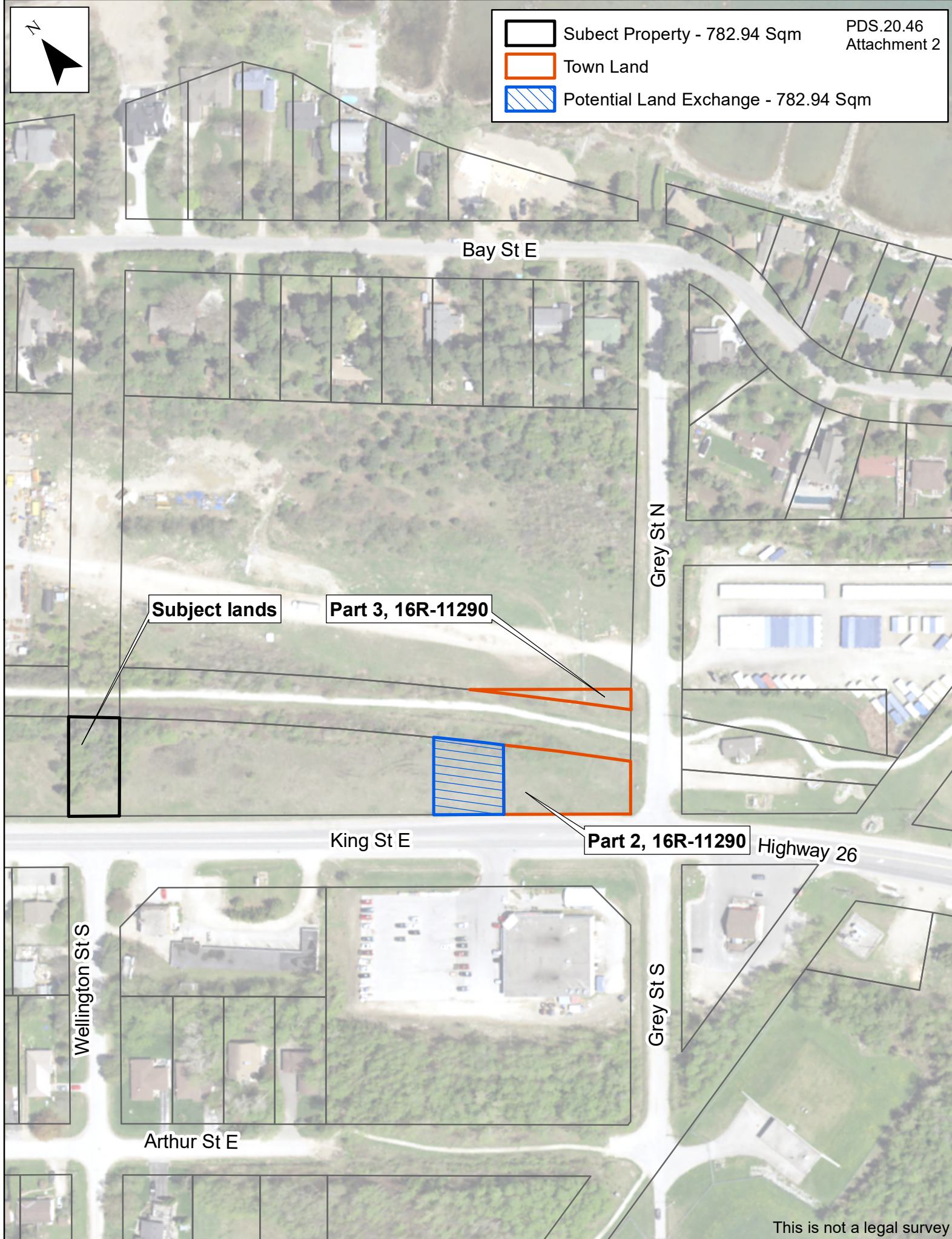
PDS.20.46  
Attachment 2



Town Land



Potential Land Exchange - 782.94 Sqm



Subject lands

Part 3, 16R-11290

Part 2, 16R-11290

Highway 26

Wellington St S

Arthur St E

King St E

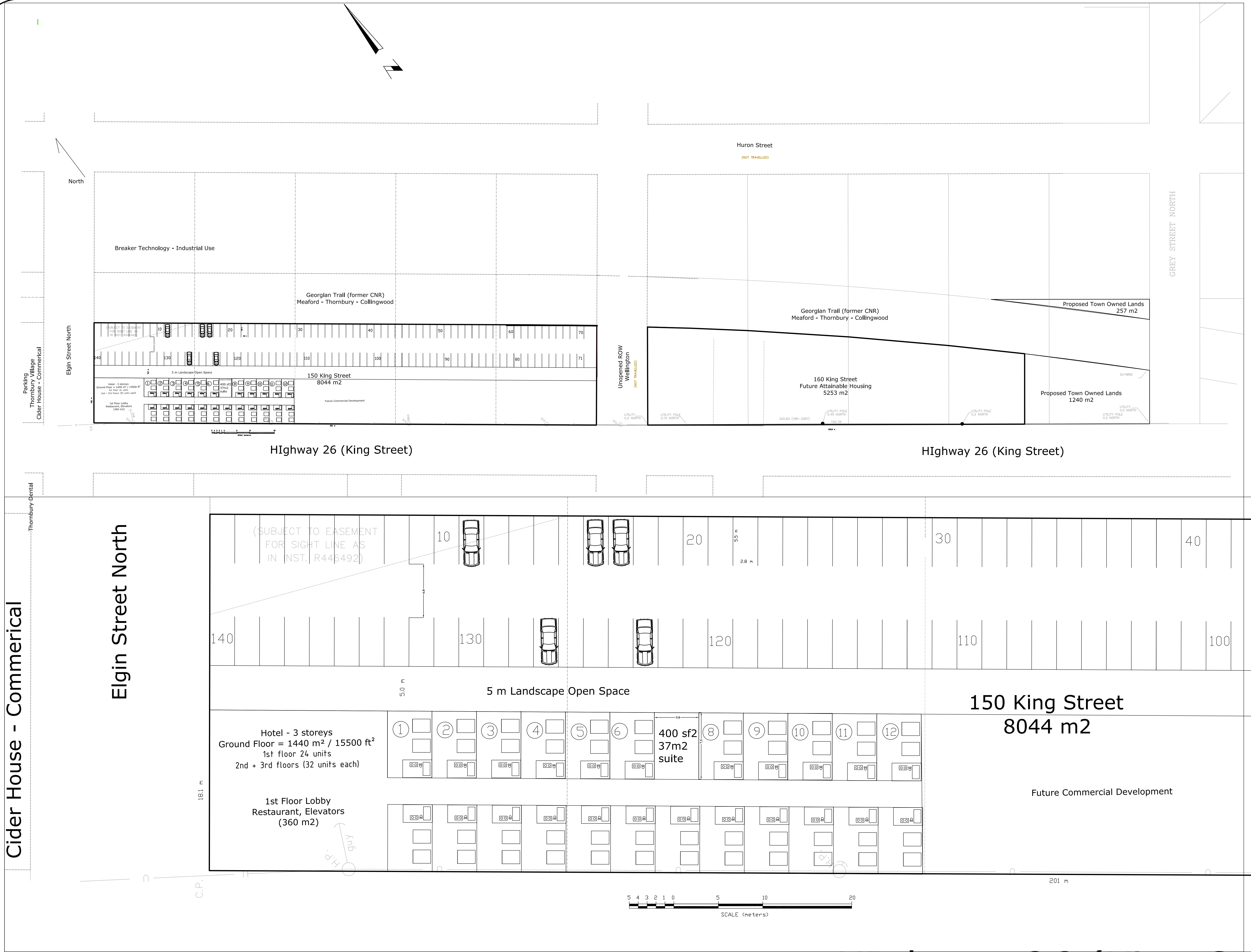
Bay St E

Grey St N

Grey St S

This is not a legal survey





## CONCEPT 5

150 + 160 King Street  
TOWN OF THE BLUE MOUNTAINS  
(Geographic Town of Thornbury)  
COUNTY OF GREY

Area of 150 King Street = 8044 m<sup>2</sup>  
Frontage on Hwy 26 = 200 m +/-  
Frontage on Elgin St. North = 39.5 m +/-

Commercial Hotel - 80 units  
@ 1.3 spaces/room = 104 required spaces  
140 spaces shown

Area of 160 King Street = 5253 m<sup>2</sup>  
Frontage on Hwy 26 = 150 m +/-  
Future Attainable Housing  
Public Open Space

NOTE:

METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY  
DIVIDING BY 0.3048

PROJECT: 980-19 DRAWN: AP DATE: NOV 2019

DWG: 980-19-CP5

PASCUZZO PLANNING INC.