



## TOWN OF MINTO

**DATE:** March 29, 2017

**REPORT TO:** Mayor and Council

**FROM:** Bill White C.A.O. Clerk

**SUBJECT:** Land Acquisition, Clifford corner Elora and Allan

### STRATEGIC PLAN:

4.12 Investigate methods to encourage traffic passing through the Town to stop and shop such as enhanced urban design, way finding and entrance signage, easily accessible public parking.

### BACKGROUND:

Earlier in March Mayor Bridge, staff and Triton engineering met with Clifford businesses regarding Elora Street Reconstruction scheduled for 2018. One concern is parking for business during the construction project. The Business & Economic Manager arranged a meeting with the landowner about the property at the corner of Allan and Elora. This is the site of the former Mansion House that was destroyed by fire in 1993.



At the meeting Mayor Bridge, the C.A.O. Clerk and Business & Economic Manager discussed ideas with the owner such as leasing for parking similar to Harry Stones or purchase by the Town. Permission was given to investigate soil conditions and the lands were excavated with staff and Triton Engineering present March 17.

The lot is suitable for 20 to 40 spaces minimum. A gravel base could be excavated and “asphalt millings” from Elora Street from Greins’ to Park St used to finish the lot. This will eliminate unsafe boulevard parking on Allan Street. A sidewalk would also be constructed at least part of the way down Allan passed the proposed parking lot entrance.

The intent with Allan Street is to extend urban design improvements from Elora Street down to the arena, hall, library and Rotary Park. Public parking would be useful during Elora Street reconstruction and after to support local business, community hall and church events. As shown in the sketch below prepared some years ago the site would also be useful for temporary events including Homecoming.



#### COMMENTS:

A conditional agreement of purchase and sale has been signed to buy the lot for \$36,000. If Council does not want to go ahead with the offer the owner would be advised tomorrow. The Town would not lose its deposit. Part of the agreement would see the Town convey back

an 8 foot strip to the abutting owner of 9 Elora Street South and build a 6 foot privacy fence. This will not impact on the parking lot layout.

#### *Street View of Clifford Lot*



Public Works and Triton Engineering confirmed that rubble, building material and ash from the Mansion House remains on-site. The property is suited to parking and grassed public space, but removing the fill and remediating the land for re-development will be cost prohibitive in the medium term.

#### **FINANCIAL CONSIDERATIONS:**

The purchase price can be funded with no impact on rates from future land sales. Parking and fencing would be developed as part of the capital project for Elora Street.

#### **RECOMMENDATION:**

That Council receives the C.A.O. Clerk's March 29, 2017 report Land Acquisition, Clifford corner Elora and Allan and that a by-law be considered in regular session authorizing the Mayor and C.A.O. Clerk to execute the agreement of purchase and sale with Sherry and Dennis Kaufman for \$36,000 funded from future land sales.

Bill White C.A.O. Clerk