

To: David Creery, Chief Administrative Officer

From: Brad Hammond, Development Officer

Re: Proposed Small Lot Purchase and Sale

AIM

To seek Council's approval to purchase a small strip of land between 354 and 358 Thompson Street, and resell that land to abutting property owners.

BACKGROUND

In the spring of 2024 City staff were contacted by the owners of 354 Thompson Street and 358 Thompson Street regarding a small strip of land between their properties. The owners were seeking the City's assistance in resolving an ongoing concern with a small strip of land abutting both properties (see Schedule 1). The specific concern with the strip of land was that unknown individuals were walking through the area, climbing over the fence, and leaving behind litter and waste.

During the development of this subdivision the property in question, owned by Thames Developments Inc., was originally required as an emergency access to a larger undeveloped parcel of land south of Thompson Street. New townhomes have now been built on the undeveloped land, which has access on to Pittock Park Road, and the emergency access is no longer required.

COMMENTS

Thames Developments is prepared to sell the land but has asked that the City facilitate the transaction to expedite the process. In this transaction, the City would purchase the subject parcel from Thames Developments, survey the property splitting it in half, and resell the newly created parcels to 354 and 358 Thompson Street. This approach avoids the time and cost associated with the normal severance process.

Thames Developments Inc. has requested compensation in an amount equal to the property taxes paid on the property to date, approximately \$1,500. The resale purchase prices for 354 and 358 Thompson Street will be based on 50% (each) of the cost of the City's purchase from Thames Developments plus all legal and survey costs.

RECOMMENDATION

That Woodstock City Council authorize the Mayor and Clerk to sign the necessary purchase agreement with Thames Developments Inc, and sale agreements with the owners of 354 and 358 Thompson Street. And that the necessary Bylaws be read.

Authored by: Brad Hammond, Development Officer

Approved by: Len Magyar, Development Commissioner

SCHEDULE 1

