

Municipal complex land purchase . . . (Continued from page 1)

Moore Park system. One plan would have seen some of the Garrett land donated to the Town for a complex and the rest developed for estate homes, but the region Official Plan doesn't allow estate homes there. There was also a fear demands would come in the future to service the land with water and sewers. Another proposal was that the Town buy the Garrett land and develop it for recreation as well as a site for the complex, but then there'd be more recreation uses in the rural area, something the Town is trying to discourage.

There were various problems with a site in downtown Georgetown as well as in the vicinity of the Alcott arena, such as costs and parking. A Cedarvale site would run into problems with Credit Valley Conservation Authority because of the flood line.

This left the Stevens' site as the most viable and the site offering the most potential.

Pomeroy said the Stevens' property would fit in with Halton Hills traffic patterns and is only about a mile from the centre of Halton Hills. It will be more accessible in the future too for Acton and west Etobicoke residents if 17 Sideroad is extended all the way to Highway 25.

The location would help Georgetown Hospital, giving it access to Trafalgar Rd., which is needed as the hospital grows in the future. There was also potential to direct traffic flows from the Stevens' land to downtown Georgetown. The Stevens' land with its minor park development could also be tied into the Georgetown Fairgrounds. Retention

ponds could also be built on the parcel to help solve a storm water problem in the area.

The plan would see the Town sell part of the Stevens land for development of 52 single family homes. This would lead to development of property behind the Stevens' land owned by the hospital. A whole new subdivision would be built which would produce shoppers for downtown Georgetown.

While servicing of the Stevens' land will present some problems, a study showed they can be overcome. It's possible the Town can get grants to pay for this servicing and if the North Halton Golf and Country Club buildings receive water and sewers the Town would get a free easement across the links to the sewage plant so a trunk line can be installed. This aspect of the proposal needs more detailed study.

Servicing of the Stevens' land and installation of a trunk sewer line would open up lands north and south of the site for housing development, and developers would be required to pay to hook into the line. The trunk line would even service Stewarttown in the future.

Currently the Town is looking at putting its complex on eight acres in the south-west corner of the Stevens' site with other land being kept for a passive park. Fifty-two homes would be built on most of the remaining land. There'd be some more land left over where luxury type condominiums could be built.

In examining costs, the Town has been conservative about potential revenues, sale of land for a condominium development wasn't even figured in, nor were grants, etc.

Using an appraisal of the Stevens' land from Stephen Saxe, the mayor calculated the 52 lots could be sold for over \$2.2 million. After the Town paid real estate fees, serviced the land, acquired easements, paid for hydro service of the property and grading, paid the purchase price and the cost of surveys, soil tests, etc., the Town would realize a profit of almost \$500,000.

Councillor Mike Armstrong said another appraisal of the value of the property for development painted an even rosier picture, well over \$3 million could be garnered from the sale of the land for development.

Pomeroy said once the Town acquires the Stevens' Estate, councillors will begin work on the financing of a building, the tax base won't be able to pay for it.

Judge Ken Langdon and hospital administrator Fred Morris both praised the Stevens' estate purchase because it would fit in well with future expansion plans for the hospital. The hospital needs access to an arterial road, they noted. It will also allow the hospital to develop some of its land for housing to reduce costs of future expansions.

Comparing what the hospital paid for land in the same area five years ago with the cost of the Stevens' land, Councillor Mike Armstrong contended the Town was getting

a good deal since land costs have only gone up about 10 per cent.

Pomeroy said sites outside the Georgetown area weren't examined because the further the complex is away from the largest urban area, the fewer the benefits.

The mayor admitted there has been no action yet on finding a developer to buy the extra Stevens' land from the Town. Only time will give the Town a complete picture of the full potential of the Stevens' site.

The mayor admitted the Town has reports there are graves on the Stevens' site, but they can't find any documentation proving it, or find the graves on the land either. He allowed it is difficult to ever move old graves. Research into this problem will continue, but it can be covered in the offer.

He said in the past council has been reluctant to borrow money and he expects that will continue. He added there has only been preliminary discussion as to how to pay for the complex. Grants, sale of municipal property, revenue from development of the site, etc. would all contribute to paying for the building.

After the purchase was approved, Councillor Pam Sheldon presented a notice of motion calling for the building committee to report back to council by next March on grants, various means of financing the project, sale of Town property and potential revenue, what can be done with the Trafalgar Rd. site while keeping the works yard there, etc.

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