

This is the subdivision plan for the Stevens' property on Maple Ave., Georgetown, across from North Halton Golf and Country Club, prepared by Longmore Developments (Bob Nicholl) dated August 3, 1982. This plan is referred to in the citizens' group's report on the Stevens' land purchase and municipal complex issue. It shows Block A where the complex would be as well as 14 link homes and 24 single family home lots. The first Saxe appraisal of the land from August, 1982, states the Stevens' property is worth \$715,000 and envisions 21 single family home lots and 29 link homes, for a total of 52 lots. The Humphries-McGaw, Hamilton, appraisal puts the price of the property at \$600,000 but with 87 building lots on the land. The building committee's report to council envisioned 52 lots.

Who did Nicholls work for? citizens' group asks council

Who was Bob Nicholl of Longmore Developments working for? Was it the Town or the estate of Paul Stevens?

Those questions were raised Monday night in the report from the citizens' group probing the municipal complex and Stevens' land purchase issues.

Twice in the section dealing with Nicholl, the citizens note they aren't questioning his integrity or that of his company, "but we do question his objectivity."

"We ask who Mr. Nicholl was working for? A number of councillors have assured us that Mr. Nicholl was working for the Town or so they believed. But that is not so—he was working for the estate of Paul L. Stevens and is so described in the Agreement of Purchase and Sale as the vendor's agent."

"If we may use the often suspect method of arguing called analogy, we would ask you to consider the hypothetical case of a Town being able to issue one licence to six or seven competing applicants. One applicant brings his lawyer or accountant to make a presentation for him. Would council then ask that lawyer or accountant to value all the applications where he or she was representing one of them and paid by one? We think not, but we respectfully suggest that this is what happened here."

They recalled Nicholl came to the old

building committee (the one in existence prior to the last election) "indicating his firm's expertise in project management. Mr. Nicholl then allegedly did certain investigations of four sites." The citizens' brief noted that none of the four sites included one in downtown Georgetown as recommended in a previous study nor in the area of Mountainview Rd. and Guleph St. in Georgetown as suggested in another study done for the Town.

Nicholl recommended to the building committee that the Stevens' site be selected because it had the greatest potential.

Nicholl also received a servicing study dated August 3, 1982, from R.E. Cliphsham dealing with the Stevens' site which was presented to the committee as well as a land valuation from Stephen Saxe on the property.

His recommendations and the fact the Town was picking up the option to buy the Stevens' property Nicholl had taken out several months previously were made public by council on November 22, 1982, at the first and last meeting of the outgoing council following the November 8, 1982, municipal election.

At the time of the announcement of the option for \$10,000 on the Stevens' land, Councillor Harry Levy noted interest was being paid to Nicholl-Longmore "because the

deposit should have been authorized some time ago."

The Town's offer of purchase made public November 22, 1982, states Longmore reached an agreement to buy the land for \$750,000, including a \$10,000 deposit, on June 18, 1983, this newspaper reported December, 1982.

"By understanding previously reached between Longmore and the Town" the property wouldn't be purchased unless the land was transferred to the Town with Longmore having "no further rights or obligations under the agreement of purchase and sale." We published December 1, 1982.

In addition the Town was to pay Longmore \$678 interest on the \$10,000 deposit "made by Longmore for the purchase of the property on June 9, such sum being outstanding at least up to and including September 9, 1982." Clerk-administrator Ken Richardson said at the time that September 9, 1982, referred to an in-camera council session dealing with the land purchase when the first draft of the agreement was hammered out, but council didn't act on it at that time. "The \$678 in interest is, calculated on the basis of 15 per cent per annum on the \$10,000 deposit for the approximate five month period." Richardson said at the time the five months was from mid-June to November 22, 1982.

Why is more space needed when the staff is smaller?

As recently as last month departing mayor Peter Pomeroy said there is less Town staff now than when he became head of Halton Hills in 1979. Then why does the Town need more office space?

That was one of the questions raised in their presentation to council Monday night by the citizens' group probing the Stevens' property purchase and municipal complex issue.

"Certain departments, of course, appear to be very badly overcrowded and we understand this and there are obviously many efficiencies of consolidation. But the space needs study report suggesting that we need three times the space we currently have is at best somewhat suspect."

"It is questionable whether or not we want a large municipal complex. A number of years ago citizens' reaction succeeded in

stopping a \$1 million building on Trafalgar Rd. In the following election two councillors who were the main proponents of the expansion were defeated and there appears to be some connection. We would suggest that the citizens have not changed this approach," their report states.

"The only estimate given to the land which the Town requires in quantity comes from the space needs study suggesting an area of some seven to eight acres. This study also envisioned a complex occupied by both Hydro and the Town. It was also this study which suggested both seven to eight acres and a cost of \$4.4 million dollars. If this is not the kind of building which council wants or has approved, how do we know how much land is needed?"

Their report notes a number of councillors have been saying they were not voting for

any kind of building and the Robble report (space needs) assumes that Hydro would participate and use 18 per cent of the space. "But the Hydro, through its solicitor, stated in September that it would not commit at that time to any participation. So how much land is required for a complex? We do not know."

"The report of the building committee suggests that of all the sites investigated only the Stevens' property was given adequate and complete treatment. There appears to have been no studies done on any other site and large numbers of reasons exist why the Maple Ave. (Georgetown) site should be chosen and only negative reasons exist with respect to the other areas. We note that one of the reasons for objecting to downtown (Georgetown) is there is no opportunity to recover money, but one

questions why the Town is in the land development business. We note that the Garrett property was rejected, among other reasons, as there were pre-existing conditions with respect to the sale of part of that land, but a letter submitted to council by Mr. Garrett indicated that there were no pre-conditions."

Referring to a study done by the architect of the Trafalgar Rd. building for council in the mid-70s, the report notes "Mr. Hallford examined this particular site and suggested that expansion here is possible. Now we are being told that no expansion of this site is possible and we must look for a new site."

The citizens noted that when the final decision on the purchase was made in October new Esquering Councillor Jake Kuiken had just been elected but hadn't joined council yet. "Esquering residents were some-

what under represented on this issue."

"This is the first full-scale presentation by any group or individual on this issue which has not been made in a vacuum. The Georgetown BIA and Georgetown Chamber of Commerce made presentations in September, but neither group had any background information prior to making their presentations and both delegations were heard prior to the building committee reporting to council."

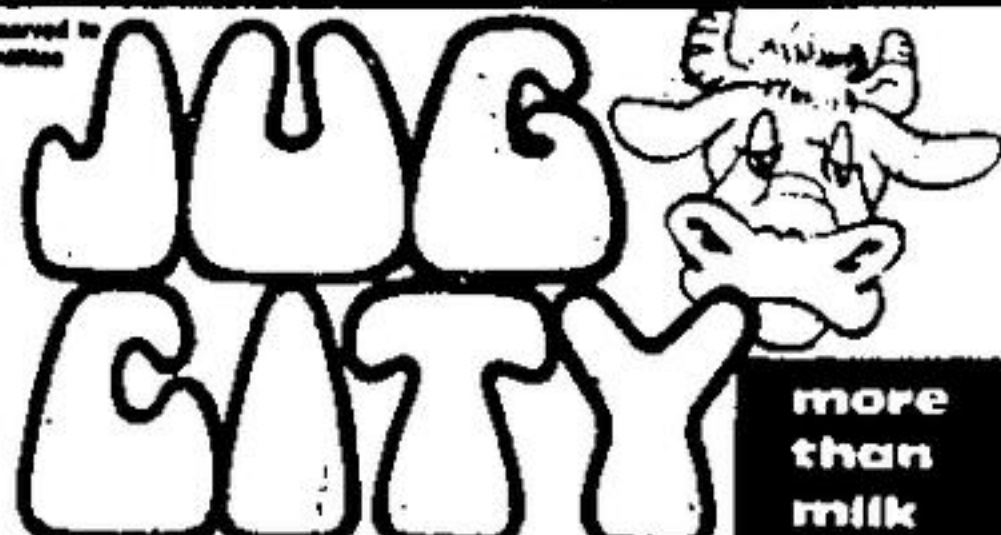
They admitted they don't represent everyone in Halton Hills, "but we do believe that we represent a substantial proportion of the population." They acknowledged there are varying opinions within the citizens' group, but their presentation reflected a "fair balance of the views expressed by those citizens we have contacted and who have contacted us."

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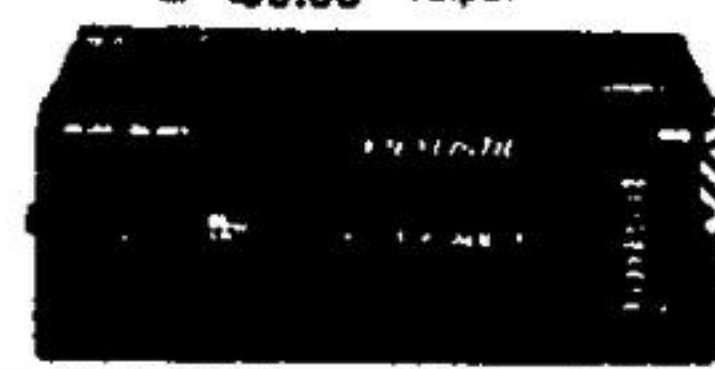
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