



REPORT OF COUNCIL-IN-COMMITTEE

For City Council – April 22, 2024

From: Office of the City Clerk

Date: Monday, April 08, 2024

Title: Report of CIC - Right of First Refusal for Gay Farm House - April 8 2024.docx

Description:

Council-in-Committee, at its session held on April 8, 2024, considered an administrative report from the Director of Planning and Development which requested Council decide whether or not to pursue acquisition of a right of first refusal for the farmhouse located at 464 Golf Club Road.

At the November 14, 2023, meeting of City Council, an application submitted by Cedar Valley Investments Limited to rezone property located at 464 Golf Club Road was approved. At Third Reading, Council discussed the impact of the development proposal on a farmhouse situated on the subject property. A series of motions were put forward by Councillors respecting the house including:

- A motion to require the developer to allow for an inspection of the house to determine its suitability for affordable housing and require conveyance of the house and the City on which it sits for \$1 which was defeated; and later
- A motion that the City consider acquiring a right of first refusal to acquire the house and potentially a lot subdivided from the subject property which was adopted.

City staff engaged external expertise to prepare an Inspection Report for the structure located at 464 Golf prior to initiating any discussions with the property owner about obtaining a right of first refusal. The Report is attached for Council's review and consideration.

The Report concludes that the structure suffers from issues associated with mold and mildew, sagging and uneven floors, water damage, rodents, water infiltration and containment, floor framing member rot, vertical deformation of walls and floor settlement, and inadequate structural support. If these building related issues could be addressed, the Report notes that the structure is too large to physically relocate without significant deconstruction. Regardless of the distance travelled, temporary bracing would be necessary and moving the structure could lead to failure of one or more of the major building systems. Finally, a decision analysis undertaken by the professional engineer concludes that demolition of the structure "is the best engineering decision."

Form No.:	GOV-FRM-259
Issue No.:	1.2
Printed On:	April 10, 2024

Service:	Community Leadership
Issue Date:	06/11/10
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The Committee directed that the following resolution be forwarded to City Council for consideration:

WHEREAS the Council of the City of Fredericton adopted a resolution on November 14, 2023 to initiate negotiations for a right of first refusal to acquire a structure located on PID 01500461 (the Gay Farm property at 464 Golf Club Road), AND WHEREAS the Council of the City of Fredericton received and considered an inspection report with respect to the condition of the structure prepared by Ace Engineering concluding that the structure is not currently fit for human occupancy, that a significant amount of remedial work would have to be undertaken to restore the structure to a safe condition, and relocation of the structure offsite is not feasible; BE IT RESOLVED THAT the Council of the City of Fredericton shall hereby cease all effort to obtain a right of first refusal for the farm house structure located on PID 01500461 including all effort to purchase a building lot subdivided from the subject property AND FURTHER directs the Chief Administrative Officer to take no further action.

Report Approval Details

Document Title:	Report of CIC - Right of First Refusal for Gay Farm House - April 8 2024.docx
Attachments:	- 2024-06_Gay_Farm_House_Inspection_Report_2024.02.17 (Stamped).pdf
Final Approval Date:	Apr 8, 2024

This report and all of its attachments were approved and signed as outlined below:

Hart, Steven