



Hamilton

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO: Mayor and Members General Issues Committee	WARD(S) AFFECTED: WARD 2
COMMITTEE DATE: January 14, 2013	
SUBJECT/REPORT NO: Declaration of Surplus Property and Sale of Vacant Land – 97 St. Joseph’s Drive, Hamilton (PED13016) (Ward 2)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Gabe Crowder (905) 546-2424 Ext. 7044
SIGNATURE:	

RECOMMENDATIONS:

- (a) That the property municipally known as 97 St. Joseph’s Drive, legally described as part of Lot 14, Concession 3, former Township of Barton, comprising an area of approximately 450 square metres (4,844 square feet) on the north limit of St. Joseph’s Drive and the east limit of John Street South, identified as PIN 17116-0003(LT) and Roll No. 251802014109220, as shown on Appendix “A” attached to Report PED13016, be declared surplus to the requirements of the City of Hamilton;
- (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to sell the subject lands at fair market value, in accordance with the Procedural By-law for the Sale of Land, being By-law 04-299.

EXECUTIVE SUMMARY:

The purpose of this Report is to request City Council to declare the subject property surplus to the requirements of the City and to direct Real Estate staff to negotiate the sale of the subject lands in accordance with City policy.

Alternatives for Consideration - see Page 3

FINANCIAL / STAFFING / LEGAL IMPLICATIONS:

Financial: The subject parcel is to be sold at fair market value.

Staffing: There are no staffing implications arising from this recommendation, other than Real Estate and Legal Services staff working together to complete the sale of the property.

Legal: Legal Services Division will be required to assist in the preparation of the necessary closing documents upon disposition.

HISTORICAL BACKGROUND:

The information and recommendation contained in this Report primarily affect Ward 2.

The subject property is located in the Corktown neighbourhood at the northeast quadrant of St. Joseph’s Drive and John Street South. This narrow, corner lot is moderately sloped and irregular shaped, with roughly 56 metres (185 feet) of frontage along its southern limit of St. Joseph’s Drive and 4 metres (13 feet) of frontage along John Street South.

The current zoning by-law designates the property as Multiple Dwellings (E) which permits uses such as lodging houses, retirement homes, long term care facilities and some accessory uses. The Official Plan and Neighbourhood Plan have neighbourhood and multiple dwelling designations on this parcel. The subject property is surrounded by medium to high density residential development and the St. Joseph’s Hospital.

Full municipal services are available to the site and the City’s Surveys and Technical Services Section has stated that full ingress/egress will be permitted off St. Joseph’s Drive roughly 30 metres (99 feet) from the intersection with John Street South.

The City acquired the subject property by deed in 1923 from Grace Hanskins; the transfer was registered as instrument number HA250764. There is no civic need for the property and the adjoining land owner to the north has expressed an interest in acquiring the property.

POLICY IMPLICATIONS:

As no municipal need has been identified for the subject property, Council’s direction is being sought to allow staff to declare the subject property surplus and dispose of the land, in accordance with the City’s Real Estate Portfolio Management Strategy.

RELEVANT CONSULTATION:

Real Estate staff circulated notice of the surplus lands to relevant City of Hamilton staff. For transportation purposes, the City will retain a 9.14 metres x 9.14 metres (30 feet x 30 feet) sight triangle at the southwest corner of the subject property.

Consultation was also carried out with staff in the following City Departments:

- Legal Services Division, City Managers Office
- Planning Division, Planning and Economic Development Department
- Public Works Department
- Ward Councillor

ANALYSIS / RATIONALE FOR RECOMMENDATION:

The City of Hamilton will receive a financial benefit from the sale of the subject lands. Upon its disposition, the property will generate additional property tax revenue, indemnify the City from potential liability and eliminate maintenance costs.

ALTERNATIVES FOR CONSIDERATION:

Should Council decide not to declare the lands surplus and approve disposition, the parcel will remain in City ownership for an unknown period of time and continue to be an unproductive asset and a liability for the City of Hamilton.

CORPORATE STRATEGIC PLAN:

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability, 3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development, 6. Environmental Stewardship, 7. Healthy Community

Financial Sustainability

- ◆ Financially sustainable City by 2020 and generate assessment growth.

APPENDICES / SCHEDULES:

Appendix “A” to Report PED13016 - Location Map

GC/sd



● Site Location



Ward 2 Key Map

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
2012-085

Date:
November 28, 2012

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
GC/KA

Subject Property



97 St. Joseph's Drive