



Hamilton

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO: Mayor and Members General Issues Committee	WARD(S) AFFECTED: WARD 5
COMMITTEE DATE: July 8, 2013	
SUBJECT/REPORT NO: Declaration of Surplus Property and Sale of Land to Hamilton Habitat for Humanity – 7 Knapmans Drive (Hamilton Beach Community) (PED13124) (Ward 5)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Darlene Cole (905) 546-2424, Ext.7910
SIGNATURE:	

RECOMMENDATIONS:

- (a) That a vacant parcel of land described as Part 2, Plan 62R-16078, municipally known as 7 Knapmans Drive as shown on Appendix “A” to Report PED13124, be declared surplus to the requirements of the City of Hamilton in accordance with the “Procedural By-law for the Sale of Land”, being By-law No. 04-299;
- (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 shown on Appendix “A” to Report PED13124, to Hamilton Habitat for Humanity at the fair market price of \$80,000, exclusive of HST;
- (c) That any applicable HST be collected by the City and credited to Account No. 22828-009000 (HST Payable);
- (d) That the required deposit of \$8,000, being 10% of the purchase price, be held by the General Manager of Finance and Corporate Services pending acceptance of the transaction;

SUBJECT: Declaration of Surplus Property and Sale of Land to Hamilton Habitat for Humanity – 7 Knapmans Drive (Hamilton Beach Community) (PED13124) (Ward 5) - Page 2 of 4

- (e) That the proceeds of the sale be deposited to Account No. 47702-3561250201 (Beach Boulevard Maintenance and Sales);
- (f) That the sum of \$4,800 from the proceeds of the sale be credited to Account No. 45408-3560150200 (Property Purchases and Sales), being the costs incurred for Real Estate and Legal administrative services;
- (g) That the net sale proceeds, minus Real Estate's fee, be transferred to Account No. 108037 (Beach Park Development Reserve), and any costs incurred by the City Solicitor in this matter be recovered from the Beach Park Development Reserve;
- (h) That the City Clerk be authorized and directed to execute and issue a Certificate of Compliance for this transaction in the form prescribed pursuant to Section 268 of the Municipal Act, incorporating the following, if required:
 - (i) That the subject lands be declared surplus by inclusion of Report PED13124 to Council;
 - (ii) That in accordance with the approved methods of giving Notice to the Public in the Real Property Sales Procedural By-law No. 04-299, Section 12(a) (6), sufficient notice to the public is given by way of Report PED13124 to City Council;
 - (iii) That an internal appraisal for the subject property was completed in June 2013.

EXECUTIVE SUMMARY:

Staff is seeking Council's approval to declare the subject property surplus to the requirements of the City of Hamilton and direct conveyance of the property to Hamilton Habitat for Humanity (HHH).

Following an extensive search, HHH has selected 7 Knapmans Drive as its candidate site for development of a residential unit to accommodate a family having two wheelchair dependent members. These lands will be conveyed to HHH at fair market value.

Alternatives for Consideration on Page 4

FINANCIAL / STAFFING / LEGAL IMPLICATIONS:

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

SUBJECT: Declaration of Surplus Property and Sale of Land to Hamilton Habitat for Humanity – 7 Knapmans Drive (Hamilton Beach Community) (PED13124) (Ward 5) - Page 3 of 4

Staffing: N/A

Legal: The Legal Services Division will be required to assist in the preparation of the necessary documents upon the transfer of this property.

HISTORICAL BACKGROUND:

The information and recommendation contained in this Report primarily affect Ward 5.

The subject is rectangular with a frontage of 15.240 metres (50 feet), and comprises an area of 364.7 square metres (3,925.6 square feet). This parcel originated from Lot 7, Plan 650, but is now described as Part 2, Plan 62R-16078; it is also identified as PIN 17569-0108 (R) and Property Roll Number 251805051 202200. City of Hamilton Zoning By-Law 6593 categorizes the property “C/S – 1436” – Residential.

Knapmans Drive runs west off Beach Boulevard; the subject, municipally known as No. 7, is situated on the north side of the street next to the Ministry of Transportation – Ontario (MTO) buffer and QEW. Development of a single-family residence on this parcel will be undertaken by “*women in law*” who are collectively volunteering their time / resources to this project together with local home builders.

This particular site was selected by HHH to meet its spatial requirements (50 feet of frontage) for convenient mobility of two wheelchairs. Ramps and associated structures will be fitted to meet the needs of the incoming family.

Staff is now moving forward to declare the lands surplus and dispose of the property to HHH at fair market value determined at \$80,000, which is reflective of the current market for similar side street lots in the Beach neighbourhood.

POLICY IMPLICATIONS / LEGISLATED REQUIREMENTS:

Council’s direction is being sought to allow staff to declare the subject property surplus and dispose of the lands directly to Hamilton Habitat for Humanity. This property has not been advertised / offered for sale on the open market, as prescribed by the Real Estate Portfolio Management Strategy. Accordingly, Council approval is being sought to proceed with this transfer to HHH.

RELEVANT CONSULTATION:

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

- Legal Services Division, Corporate Services

SUBJECT: Declaration of Surplus Property and Sale of Land to Hamilton Habitat for Humanity – 7 Knapmans Drive (Hamilton Beach Community) (PED13124) (Ward 5) - Page 4 of 4

- Planning Division, Planning and Economic Development
- 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 property tax revenue and relieve the City from ongoing maintenance / liability.

ALTERNATIVES FOR CONSIDERATION:

Should Council decide not to declare the lands surplus, the parcel will remain in City ownership as part of its Beach Neighbourhood portfolio.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN:

Strategic Priority #1

A Prosperous & Healthy Community

WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.

- 1.5 Support the development and implementation of neighbourhood and City wide strategies that will improve the health and well-being of residents.

Strategic Priority #3

Leadership & Governance

WE work together to ensure we are a government that is respectful towards each other and that the community has confidence and trust in.

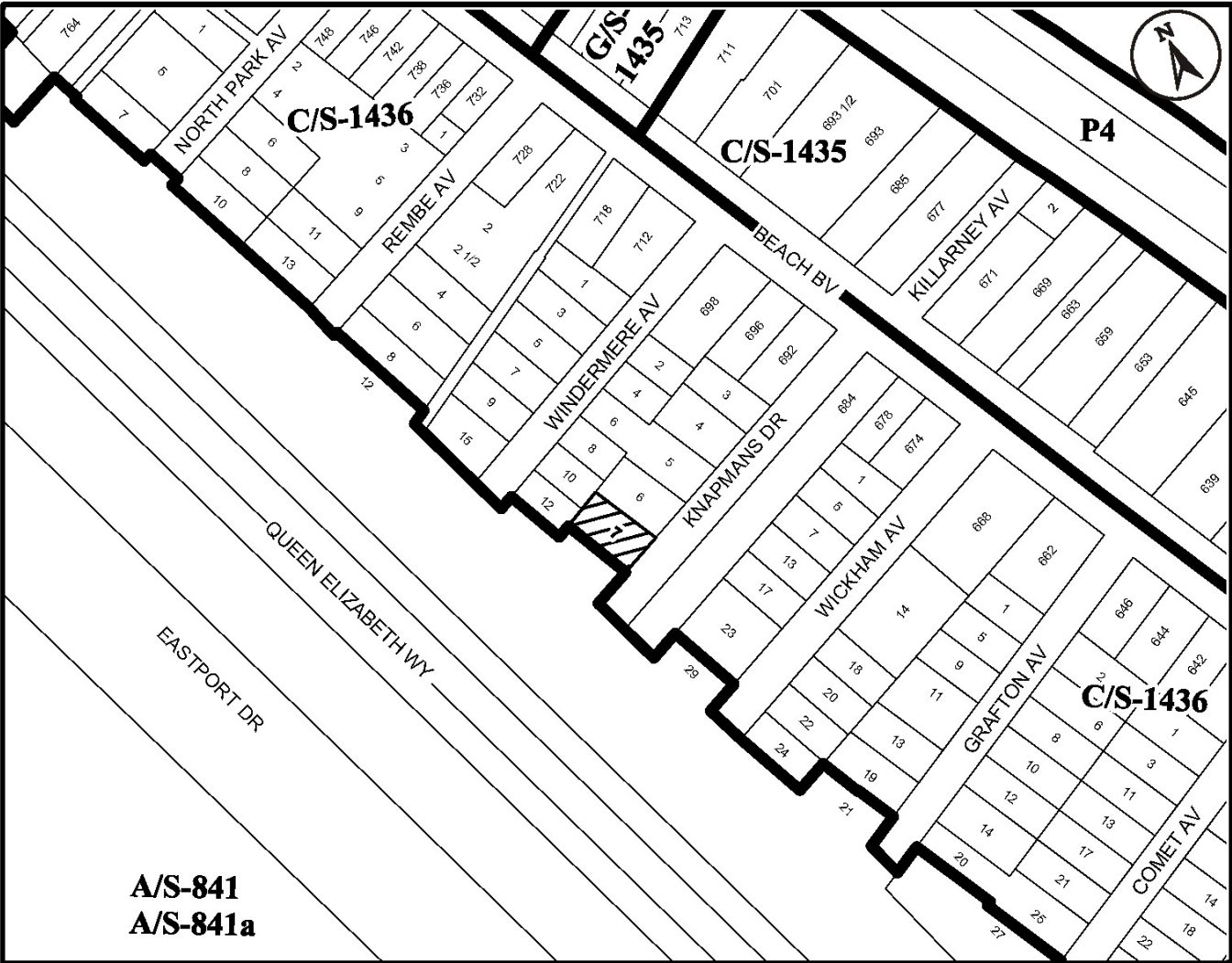
Strategic Objective

- 3.1 Engage in a range of inter-governmental relations (IGR) work that will advance partnerships and projects that benefit the City of Hamilton.

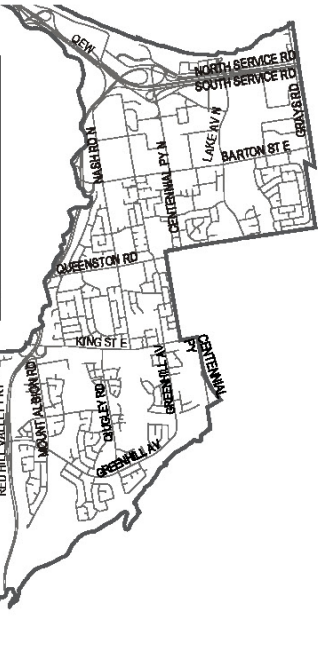
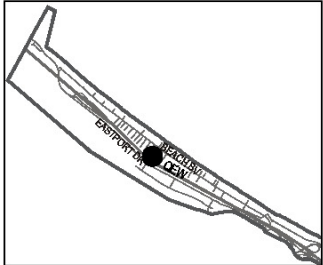
APPENDICES / SCHEDULES:

Appendix “A” to Report PED13124 – Location Map

DC:sd



● Subject Property



Ward 5 Key Map

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
2013-049

Date:
June 17, 2013

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
DC/DB

Subject Property

7 Knapmans Drive