



Hamilton

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO: Mayor and Members General Issues Committee	WARD(S) AFFECTED: WARD 1
COMMITTEE DATE: August 12, 2013	
SUBJECT/REPORT NO: Declaration of Surplus Property and Sale of Vacant Land, 10-16 Patterson Street and 9-15 Clarence Street, Hamilton (PED13141) (Ward1)	
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 10-16 Patterson Street and 9-15 Clarence Street, comprising an area of approximately 2828 square metres (19,676 square feet) on the north limit of Clarence Street and the south limit of Patterson Street, identified as PIN 17149-0262(LT) and Roll Number 2518020125017900001, as shown on Appendix "A" attached to Report PED13141, 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, following, and subject to, completion and final approval of a City Initiated Zoning By-law Amendment that conforms to the applicable Official Plan and the "Medium Density Residential" policies of the Setting Sail Secondary Plan.

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 recommendations contained in this Report primarily affect Ward 1.

The 1,828 square metre (19,676 square foot) subject property is located in the Central Neighbourhood between Queen Street North and Hess Street North with 24.5 metres (80 feet) of frontage on Patterson Street and 27.5 metres (90 feet) of frontage on Clarence Street. The property is generally rectangular in shape with depths of roughly 70 metres (230 feet), abutting existing residential, commercial and industrial uses.

The current zoning by-law designates the property as Restricted Light Industrial (JJ/S-450) which permits any existing residential uses and expansion of existing industrial uses. The subject lands are designated Central Policy Area in the Official Plan and Medium Density Residential in the Setting Sail Secondary Plan.

Municipal water is available to the site, however, waste water and storm water is only available along Hess and Queen Streets. Planning staff have stated that development of the property should occur in conjunction with adjoining lands due to the sub-standard widths of Patterson Street and Clarence Street.

The subject property is the former site of eight row houses acquired by the City between 2005 and 2006, subsequently demolished after their foundations were compromised due to failing infrastructure. The adjoining land owner at 144 Queen Street North has expressed an interest in acquiring the subject lands.

POLICY IMPLICATIONS / LEGISLATED REQUIREMENTS

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 Strategy Plan.

As the existing zoning is Industrial, not in keeping with the Official Plan's Medium Density Residential designation, staff feels it is appropriate and prudent to rezone the land to an appropriate residential category prior to selling the land to ensure no new industrial development takes place.

RELEVANT CONSULTATION

Real Estate staff circulated notice of the surplus lands to relevant City of Hamilton staff. There were no objections to the disposition of the lands.

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

- Legal Services Division, Corporate Services Department
- 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 and 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.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

Strategic Priority #1

A Prosperous & Healthy Community

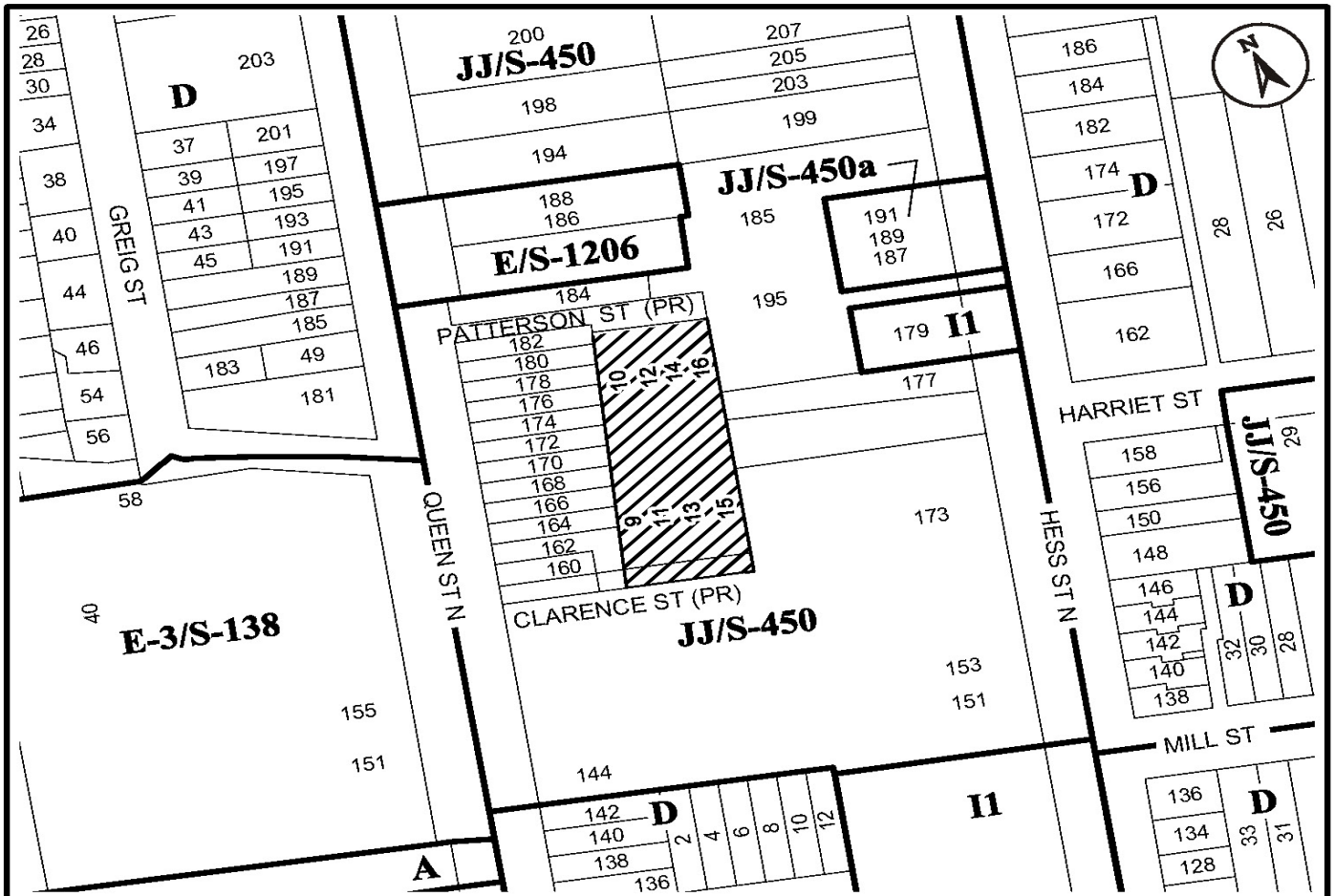
WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.

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

APPENDICES / SCHEDULES

Appendix "A" to Report PED13141 - Location Map

GC/sd



● Site Location



Ward 2 Key Map

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
2012-103

Date:
July 12, 2013

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
GC/MS

Subject Property

10-16 Patterson Street and 9-15 Clarence Street