

CITY OF HAMILTON

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO: Mayor and Members General Issues Committee	WARD(S) AFFECTED: Ward 11
COMMITTEE DATE: June 5, 2013	
SUBJECT/REPORT NO: Public Works and Government Services Canada Surplus Property, 2273 Glancaster Road, described as Part of Lot 1, Concession 5, Hamilton, (PED13103) (Ward 11)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Darlene Cole (905) 546-2424 Ext. 7910
SIGNATURE:	

RECOMMENDATIONS:

- (a) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise Public Works and Government Services Canada that the City of Hamilton has no interest in acquiring their land located at 2273 Glancaster Road, described as Part of Lot 1, Concession 5, Hamilton, all of PIN 17400-0924(LT) and is further identified as Roll No. 251890251000400, in the former Township of Glanford, now City of Hamilton, as shown on Appendix "A" attached to Report PED13103;
- (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise Public Works and Government Services Canada of the City of Hamilton's requirements to the development of the site.

EXECUTIVE SUMMARY:

The Real Estate Section of the Economic Development Division of the Planning and Economic Development Department is seeking Council's direction to advise Public Works and Government Services Canada that the City of Hamilton has no interest in acquiring the surplus lands identified in Appendix "A" to Report 13103.

Alternatives for Consideration – n/a

FINANCIAL / STAFFING / LEGAL IMPLICATIONS:

Financial: N/A

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND:

The information and recommendations contained in Report PED13103 primarily affect Ward 11.

The property, comprising 1.07 acres, is situated on the east side of Glancaster Road approximately 170 metres south of Highway No. 6. Surrounding this small piece of land on all sides is an agricultural holding of 91.66 acres. A driveway, 12.192 metres by 27.432 metres in length, leads into a square parcel previously occupied by Transport Canada as a transformer site; the equipment has been removed and the site is now vacant. This property forms all of PIN 17400-0924(LT) and is further identified as Roll No. 251890251000400.

Zoning and Official Plan designations specific to the subject parcel are described in the Site Requirements, attached as Appendix "B" to Report PED13103.

The Real Estate Section of the Economic Development Division of the Planning and Economic Development Department circulated information internally to determine if there was municipal interest in acquiring the lands, and no interest was expressed.

POLICY IMPLICATIONS/LEGISLATED REQUIREMENTS:

An internal circulation has confirmed there is no municipal need for the subject property. As no municipal need has been identified, Council's direction is being sought to allow

**SUBJECT: Public Works and Government Services Canada Surplus Property,
2273 Glancaster Road, described as Part of Lot 1, Concession 5,
Hamilton, (PED13103) (Ward 11) - Page 3 of 3**

staff to advise Public Works and Government Services Canada that the City of Hamilton has no interest in acquiring the lands.

RELEVANT CONSULTATION:

Pursuant to the City of Hamilton Real Property Sale Procedural By-law 04-299, the Real Estate Section circulated the request to all City Departments. No municipal uses were identified for the subject property.

ANALYSIS / RATIONALE FOR RECOMMENDATION:

Approval of the recommendation by Council will authorize Real Estate staff to advise Public Works and Government Services Canada that the City of Hamilton has no interest in the surplus land.

ALTERNATIVES FOR CONSIDERATION:

N/A

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN:

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 PED13103 - Location Map
Appendix "B" to Report PED13103 - Site Requirements


DC/sd



● Site of the Application



Ward 11 Key Map

N.T.S. 

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
2013-030

Date:
April 22, 2013

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
DC/DB

Subject Property



P.T. LOT 1, CON. 5
PIN# 17400-0924
0.428 HA

SITE REQUIREMENTS

Planning and Economic Development Department

Planning Division:

The subject property is designated "Agriculture" in the Rural Hamilton Official Plan and zoned General Agricultural "A1" Zone in Glanbrook Zoning By-law No. 464. In reviewing the Provincial Policy Statement, staff provides the following comments:

Policy 1.1.1(c) outlines that healthy, livable and safe communities are sustained by avoiding development and land use patterns which may cause environmental or public health and safety concerns. Further, Policy 3.2.2 states that contaminated sites shall be remediated as necessary prior to any activity of the site associated with the proposed use such that there will be no adverse effects. The subject lands were previously used for an Industrial use (transformer station). Therefore, should any change to a sensitive land use be proposed on the subject lands, a mandatory filing of a Record of Site Condition (RSC) under Ontario Regulation 153/04 would be required as a condition of approval of any required application under the Planning Act.

Policy 1.7.1 (e) outlines that long term economic prosperity will be supported by planning so that major facilities (such as airports, transportation corridors, sewage treatment facilities, waste management systems, industries and aggregate activities) and sensitive land uses are appropriately designed, buffered and separated from each other to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety. Staff notes that the subject lands are located adjacent to Glancaster Road and are within approximately 200 metres of Highway No. 6. As such, any future development application for the subject lands which contemplates a sensitive land use would require the fulfillment of the following condition:

"That the owner/applicant shall investigate the noise levels on the site and determine and implement the noise control measures that are satisfactory to the City of Hamilton in meeting the Ministry of the Environment recommended sound level limits. An acoustical report prepared by a qualified Professional Engineer containing the recommended control measures shall be submitted to the satisfaction of the City of Hamilton, Director of Planning. Should a peer review of the acoustical report be warranted, all associated costs shall be borne by the owner/applicant and shall be submitted to the satisfaction of the City of Hamilton, Director of Planning."

Building Division:

The lands are zoned “A1” pursuant to Glanbrook Zoning By-law 464. The subject land has a lot frontage of approximately 12.0 metres and a lot area of approximately 4330.1 metres².

The “A1” zone permits agricultural uses, a single detached dwelling, kennels, farm help houses, seasonal farm produce stands, home occupations and home professions, home industries, bed and breakfast establishments, outside parking and storage of larger vehicles, and fish, wildlife and/or forest management uses. Due to specific size regulations for each use, the only use permitted on the subject lands would be fish, wildlife and/or forest management use. In order to permit the other uses, Planning approvals would be required.

Public Works Department

Hamilton Water Division:

This Section has no requirements or interest in retaining the subject parcel of land for City-owned sanitary sewer servicing purposes. We note that the property is within the limits of the Airport Employment Growth District and according to the preferred waste water servicing option, its development will require a new pumping station on White Church Road between Glancaster Road and Upper James Street, an extension of a trunk sewer from the station westerly on White Church Road and northerly on Glancaster Road and completion of the Centennial-Dickenson trunk sewer as identified in the Wastewater Master Plan.

Geomatics and Corridor Management Section:

The remnants of a driveway access to the property is located on the incline of the bridge over Highway No. 6. This is not a location considered acceptable for a new use or continued access to the property due to the grades and restricted sightlines. It is our recommendation that the lands be merged in title with the adjacent property (alternate driveway access available) and the driveway and ditch culvert be removed.