

**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Economic Development Division**

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	April 16, 2014
<b>SUBJECT/REPORT NO:</b>	Declaration of Surplus and Sale of 62 Osler Drive, (Former Town of Dundas), Hamilton (PED14069) (Ward 13)
<b>WARD(S) AFFECTED:</b>	Ward 13
<b>PREPARED BY:</b>	Frank Albrecht (905) 546-2424 Ext. 2656
<b>SUBMITTED BY:</b>	Neil Everson Acting General Manager Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATIONS**

- (a) That land municipally known as 62 Osler Drive, described as Part of Block B (Block 70), Plan 1465 and further identified as PIN 17451-0039 (LT) and Roll No. 251826007011800, as shown on Appendix "A" attached to Report PED14069, 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 at fair market value;
- (c) That the proceeds of sale be credited to Account No. 47702-3560150200 (Land and Property Sales) for recovery of expenses including Real Estate administration fees, appraisal and legal expenses.

**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 dispose of the subject lands in accordance with City policy.

***Alternatives for Consideration – See Page 3***

## **FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: The sale will generate additional property tax assessment.

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 documentation upon disposition.

## **HISTORICAL BACKGROUND**

In 1964, for the purpose of widening and realigning the intersection of Osler Drive and Ancaster Street East, the former Town of Dundas (pursuant to By-law 2102) expropriated several parcels at the south-west corner of this intersection. Because these road improvements would directly impact the former residence, the entire holding was acquired by the municipality.

The remnant parcel, having a frontage of 40 metres (131 feet) along the south limit of Osler Drive, by a depth of 28.65 metres (94 feet), is triangular in shape. Pending an updated survey, the land is described as Part of Block B (Block 70), Plan 1465. Since the subject is situated on the inner curve of Osler Drive, its sightlines are restricted; therefore, no access permit will be issued. As a consequence of having no road access, the subject is undevelopable on its own and in all likelihood will be sold to one of the abutting property owners.

## **POLICY IMPLICATIONS AND 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.

## **RELEVANT CONSULTATION**

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

- Legal Services Division, Corporate Services;
- Planning Division, Planning and Economic Development; and,
- Ward Councillor.

## **ANALYSIS AND 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 relieve the City from potential liability and 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.*

### **Strategic Objective**

- 1.2 Continue to prioritize capital infrastructure projects to support managed growth and optimize community benefit.
- 1.5 Support the development and implementation of neighbourhood and City wide strategies that will improve the health and well-being of residents.
- 1.6 Enhance Overall Sustainability (financial, economic, social and environmental).

## **APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” to Report PED14069 – Location Map

FA/sd