



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	August 8, 2016
SUBJECT/REPORT NO:	Declaration of Surplus and Sale of 60 Highland Road, Hamilton (PED16174) (Ward 6)
WARD(S) AFFECTED:	Ward 6
PREPARED BY:	Alexander Tyutyunnik (905) 546-2424 Ext. 7024
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

Discussion of Confidential Appendix “D” to this Report in closed session is subject to the following requirement(s) of the City of Hamilton’s Procedural By-law and the *Ontario Municipal Act, 2001*:

- ♦ A proposed or pending acquisition or disposition of land for City purposes.

RECOMMENDATION

- (a) That the lands municipally known as 60 Highland Road, described as Part of Lot 34, Concession 7, in the Geographic Township of Saltfleet; in the City of Hamilton, designated as Part 3 on Plan 62R-20325, more fully shown and described in Appendices “A-C” attached to Report PED16174, 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. 14-204;
- (b) That an Offer to Purchase, for the sale of City-owned property, executed on July 05, 2016, and scheduled to close on or before October 21, 2016, to purchase the land described in Recommendation (a) of Report PED16174, be approved and completed on terms and conditions outlined in Appendix “D” to Report PED16174, and any other such terms deemed appropriate by the General Manager of Planning and Economic Development and the net proceeds be credited to Account No. 47702-4030980986 (Trinity Church Corridor - 53 and Stone Church);
- (c) That the sum of \$13,975 from the proceeds of the sale be credited to Account No. 45408-3560150200 (Property Sales and Purchases) for recovery of expenses including Real Estate and Legal administration fees;

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- (d) That Appendix “D” attached to Report PED16174 remains confidential and not be released as a public document until final completion of the real estate transaction;
- (e) That the Mayor and City Clerk be authorized to execute any necessary documents in a form satisfactory to the City Solicitor.

EXECUTIVE SUMMARY

The purpose of this Report is to request Council to declare the subject property surplus to the requirements of the City and approve the sale of the property, in accordance with City policy.

Alternatives for Consideration – See Page 3

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Proceeds of the sale, minus Legal and Real Estate fees will be deposited in Account No. 47702-4030980986 (Trinity Church Corridor - 53 and Stone Church).

Any Applicable HST will be collected by the City and credited to Account No. 22828-009000 (HST Payable).

Staffing: N/A

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

HISTORICAL BACKGROUND

This subject property is a rectangular lot improved with a vacant residential house of approximately 1,449 square feet built circa 1963. It is located on the north side of Highland Road between Pritchard Road and Upper Mount Albion Road. This property is municipally known as 60 Highland Road and is designated as Part 3 on Plan 62R-20325. The site area is 1,119 square metres (0.28 acres) more or less; current zoning is “M3” (Prestige Business Park).

The property was purchased by the City of Hamilton for the Trinity Church Road extension. Only a small portion of the lot along at the southern and eastern boundaries was utilized for road infrastructure. The owner of the adjacent property has approached the City to acquire the balance of the parcel to square off his holdings.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

In accordance with By-law 14-202, property no longer required for municipal programs is declared surplus by Council and disposed of, in accordance with the City's Portfolio Management Strategy.

RELEVANT CONSULTATION

- Legal Services Division, City Manager's Office;
- Planning Division, Planning and Economic Development Department;
- Environment Services Division, Public Works Department;
- Portfolio Management Committee; and,
- Ward Councillor.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The property was circulated to relevant stakeholders for review; the responses to the circulation confirmed that there was no long-term municipal need for the property.

Due to the lot size and Zoning By-Law requirements, development prospects for the subject property, if developed on its own, are limited to a small commercial or light industrial building. Combining this parcel with adjoining lands will allow the owner of adjoining lands to square off his holdings and to finish development of a commercial plaza.

The City of Hamilton will receive a financial benefit from this sale. Upon its disposition, the property will generate property tax revenue and relieve the City from ongoing liability and maintenance costs. The property will have a productive use and prevent the vacant site from being an area to dump refuse.

Real Estate staff considers the terms and conditions of this sale to be fair, reasonable and at market value. The Ward Councillor is in agreement of this proposed sale.

ALTERNATIVES FOR CONSIDERATION

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

- 1.5 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 PED16174 - Map

Appendix "B" to Report PED16174 - Legal Description

Appendix "C" to Report PED16174 - Plan 62R-20325

Appendix "D" to Report PED16174 - Terms and Conditions (Confidential)

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