



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	Chair and Members General Issues Committee
COMMITTEE DATE:	September 18, 2019
SUBJECT/REPORT NO:	Update on Surplus and Sale of a Downtown City-owned Surface Parking Lot (PED16205(a)) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Raymond Kessler (905) 546-2424 Ext. 7019 Michelle Schiau (905) 546-2424 Ext. 7024
SUBMITTED BY:	Glen Norton Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That subject to the requirements of the Parking Master Plan, the Real Estate Section of the Planning and Economic Development Department be authorized and directed to sell 207-211 Hughson Street North, Hamilton, on the open market, at fair market value, and in accordance with the City of Hamilton Sale of Land Policy By-law 14-204.

EXECUTIVE SUMMARY

The purpose of this Report is to provide an update to Council's direction of November 23, 2016, to sell Car Park Lot No. 70, municipally known as 207-211 Hughson Street North to the abutting neighbour the Synod of the Diocese of Niagara and The Incumbent and Churchwardens of Christ's Church Cathedral. Christ's Church Cathedral has advised the City that it is no longer prepared to acquire Car Park Lot No. 70 and therefore this Report seeks Council's direction to sell Car Park Lot No. 70 on the open market, subject to the completion of the Parking Master Plan.

Alternatives for Consideration – See Page 3

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: There are no immediate financial implications to this Report. Staff will seek direction of Council on the financial and budget implications related to

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Hamilton Municipal Parking System and the City when reporting to Council for approval of the property transaction.

Staffing: There are no staffing implications arising from this recommendation.

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

HISTORICAL BACKGROUND

On May 28, 2014, Council directed and authorized staff under Item 9.1 of Planning Committee Report 14-008 through a Motion to report back with a process, through conveyance, for redevelopment of City of Hamilton owned surface parking lots with the intent to maximize the capital return to the City.

On April 27, 2016, Council directed staff under Planning Committee Report 16-007 Item 11 of Planning Committee, being Information Report PED16104 dated April 19, 2016, to circulate the Downtown City-owned Parking Lots in accordance with the Portfolio Strategy for potential surplus and report to the Planning Committee with a recommended disposition strategy for each lot surplus to the City's needs.

On November 23, 2016, Council directed staff under Planning Committee Report 16-020 Item 8.2, being Report PED16205 dated November 15, 2016, that among other things, Car Park Lot No. 70, located at 207-211 Hughson Street North, be sold at fair market value to the abutting property owner of 252 James Street North, being the Synod of the Diocese of Niagara; The Incumbent and Churchwardens of Christ's Church Cathedral.

On September 13, 2017, Council directed staff, under General Issues Committee Report 17-018 Item 6.2, to review the request for a reduction in the purchase price of the municipal parking lot adjacent to the adjoining Church at 252 James Street North, Hamilton, and report back to the October 4, 2017, General Issues Committee with options respecting the Diocese's request.

On October 4, 2017, the General Issues Committee received Information Report number LS17032/PED17132. The Information Report received did not generate alternate direction from Council. Staff continued with the direction that the lands are to be sold at fair market value to the abutting property owner.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

This recommendation is consistent with the City's Real Estate Portfolio Management Strategy Plan as approved by City Council on November 24, 2004 and the Procedural By-law for the Sale of Land, By Law No. 14-204.

RELEVANT CONSULTATION

- Corporate Services Department, Finance Division;
- Corporate Services Department, Legal Services Division; and,
- Planning and Economic Development Department, Transportation Planning and Parking Division.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Following direction from Council that Car Park Lot No. 70 be sold at fair market value to the abutting property owner, Christ's Church Cathedral, staff have been working to arrive at a satisfactory sale of the lands with representatives of Christ's Church Cathedral.

On June 18, 2019, a representative of Christ's Church Cathedral advised Real Estate staff that they would no longer be pursuing the purchase of Car Park Lot No. 70.

In order to place Car Park Lot No. 70 on the open market, Council will have to rescind its original direction to staff to direct the sale to the neighbour. Notwithstanding, this site continues to represent an opportunity for redevelopment into additional residential and employment opportunities in the Downtown Community Improvement Plan area.

While the sale of this lot is an opportunity from a revenue generation and re-development perspective, it is prudent to wait until the on-going Parking Master Plan is complete to make a final decision on the sale and timing. One of the objectives of the Parking Master Plan is to forecast the short, medium and long-term parking needs of commercial areas such as James Street North. The Parking Master Plan will also review the financial sustainability of the Hamilton Municipal Parking System overall.

ALTERNATIVES FOR CONSIDERATION

Car Park Lot No. 70, located at 207-211 Hughson Street North, could be retained for use for public parking long term. At present this lot generates a net profit of approximately \$16 K for the Parking System and contributes to the supply of parking for businesses and employees on James Street North. Net revenues have been steadily increasing since 2016 and are projected to increase.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

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Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" - Location Map

MS:sd