



Hamilton

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO: Mayor and Members General Issues Committee	WARD(S) AFFECTED: WARD 4
COMMITTEE DATE: January 14, 2013	
SUBJECT/REPORT NO: Declaration of Surplus and Sale of Normanhurst Community Centre – 1621 Barton Street East, Hamilton (PED13017) (Ward 4)	
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 1621 Barton Street East, legally described as Part of Lot 34, Concession 1, former Township of Saltfleet, comprising an area of approximately 845 square metres (9,100 square feet) on the north limit of Barton Street East, identified as PIN 17255-0007(LT) and Roll No. 251805038502390, as shown on Appendix “A” attached to Report PED13017, 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.

EXECUTIVE SUMMARY:

City Council, on September 12, 2012, approved the Emergency and Community Services Committee Report 12-007, (Item 7, Report CS12034), directing Real Estate staff to declare the subject property surplus to the requirements of the City and to

**SUBJECT: Declaration of Surplus and Sale of Normanhurst Community Centre –
1621 Barton Street East, Hamilton (PED13017) (Ward 4) - Page 2 of 4**

negotiate the sale of the subject lands in accordance with the Procedural By-law for the Sale of Land, being By-law 04-299.

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 recommendation contained in this Report primarily affect Ward 4.

The subject property, known as the Normanhurst Community Centre, is located on the north side of Barton Street East, between Strathearne Avenue and Parkdale Avenue North. The lot is level and rectangular shaped with roughly 20 metres (65 feet) of frontage and a depth of 42 metres (140 feet). The property is improved with a 268 square metre (2,885 square feet), 1.5 storey building in poor condition.

The current zoning by-law designates the property as “Commercial (H)” - Community Shopping and Commercial, which permits a wide range of residential, commercial, industrial and institutional uses. The Official Plan and Neighbourhood Plan have neighbourhood and commercial designations on this parcel. Surrounding land uses consist of automotive, retail, industrial and residential. Adjoining the north and west limits of this parcel is the Coca Cola distribution facility and immediately to the east is a small strip of vacant land owned by Orlick Industries, and Mahoney Park.

Full municipal services are available to the site, however, the City’s Surveys and Technical Services Section has advised that no vehicular access will be permitted due to the property’s proximity to the signalized intersection at Barton Street East and Walter Avenue North. Accordingly, this property will be offered to adjoining owners and in that regard, the City has received an expression of interest.

Improvements on the property, constructed in 1940, have been used by various community groups for recreational purposes. The capital expenditures required to bring the building up to current standards would be cost prohibitive.

POLICY IMPLICATIONS:

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 Procedural By-law for the Sale of Land, being By-law 04-299.

RELEVANT CONSULTATION:

Real Estate staff circulated notice of the surplus lands to relevant City of Hamilton staff. For transportation purposes, the City will retain a 3.046 metre (10 feet) strip along Barton Street East to allow for future road widening.

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

- Legal Services Division, City Managers Office
- 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.

CORPORATE STRATEGIC PLAN:

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability, 3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development, 6. Environmental Stewardship, 7. Healthy Community

Financial Sustainability

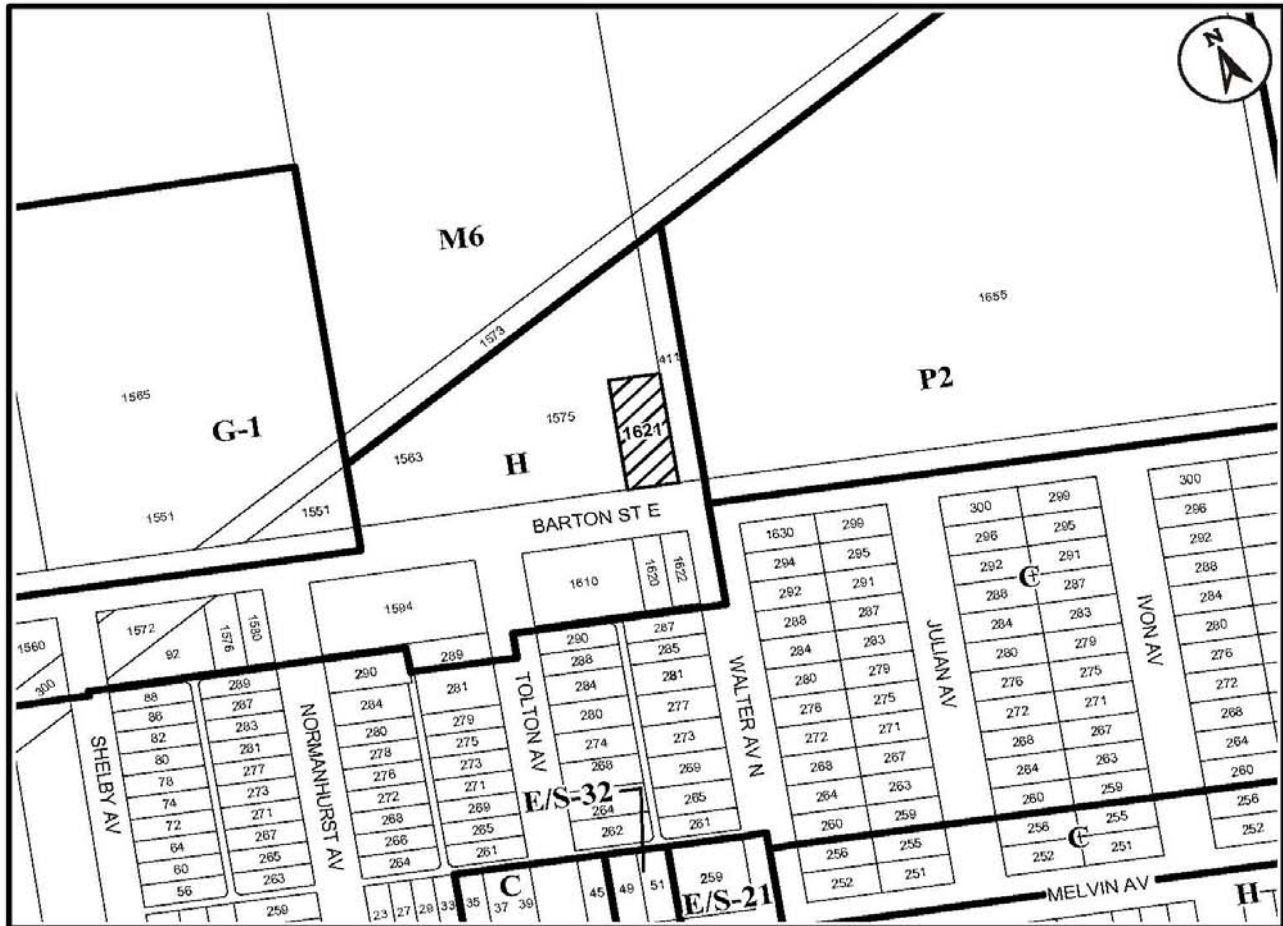
- ♦ Financially sustainable City by 2020 and generate assessment growth.

**SUBJECT: Declaration of Surplus and Sale of Normanhurst Community Centre –
1621 Barton Street East, Hamilton (PED13017) (Ward 4) - Page 4 of 4**

APPENDICES / SCHEDULES:

Appendix “A” to Report PED13017 - Location Map

GC/sd



● Location Map



Ward 4 Key Map

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
2012-082

Date:
November 29, 2012

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
GC/AL

Subject Property



1621 Barton Street East

