



Hamilton

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO: Mayor and Members General Issues Committee	WARD(S) AFFECTED: WARD 5
COMMITTEE DATE: December 5, 2012	
SUBJECT/REPORT NO: Declaration of Surplus Property and Sale of Vacant Land – 2791 King Street East, Hamilton (PED12243) (Ward5)	
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 2791 King Street East, legally described as part of Lot 28, Concession 3, former Township of Saltfleet, being composed of part of Part 1 on Plan 62R-17856, comprising an area of approximately 650 square metres (6,996 square feet) on the north limit of King Street East and the west limit of Owen Place, identified as PIN 17299-0102(LT) and Roll No. 251805044207090, as shown on Appendix “A” attached to Report PED12243, 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

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 negotiate the sale of the subject lands in accordance with City policy.

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 5.

The subject property is located in the Greenford neighbourhood, approximately 400 metres (1300 feet) west of Centennial Parkway South. The lot is a level, irregular shaped corner lot with roughly 9 metres (30 feet) of frontage along its southern limit of King Street East, 39 metres (127 feet) of frontage along its eastern limit of Owen Place, 15 metres (50 feet) along its northern limit with the adjoining single family dwelling, and 45 metres (148 feet) along its western limit with the adjoining residential lands.

The current zoning by-law designates the property as agricultural (AA) which permits single family residential uses. The Official Plan and Neighbourhood Plan have residential and commercial designations on this parcel. With the east end Hamilton Police Station off the east side of Owen Place, a newer Tim Horton's and Esso Gas Station on the south side of King Street, and a proposed redevelopment of the lot at the northeast corner of King and Owen (from a used car lot to a multi-storey medical centre), this area is experiencing some modest growth and intensifying land uses.

Full municipal services are available to the site and the City's Surveys and Technical Services Section has stated that, depending on the proposed use, full ingress/egress will be permitted off Owen Place.

The subject property represents a large portion of the land that was acquired by Deed in February 2007, for widening King Street East. Within the area required for the road

widening was a single-family dwelling and, therefore, the City bought the entire parcel and subsequently demolished the buildings to make room for the road widening. Now that the buildings are demolished, the land which is no longer required for transportation purposes are considered surplus to City needs and viable for development purposes.

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 City's Real Estate Portfolio Strategy Plan.

RELEVANT CONSULTATION

Real Estate staff circulated notice of the surplus lands to relevant City of Hamilton staff. For transportation purposes, the City will retain all of Part 2 on Plan 62R-17856 as well as a 7 metres x 7 metres (23 feet x 23 feet) sight triangle at the southeast corner of Part 1 on Plan 62R-17856.

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

- Legal Services Division, Corporate Services Department
- 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

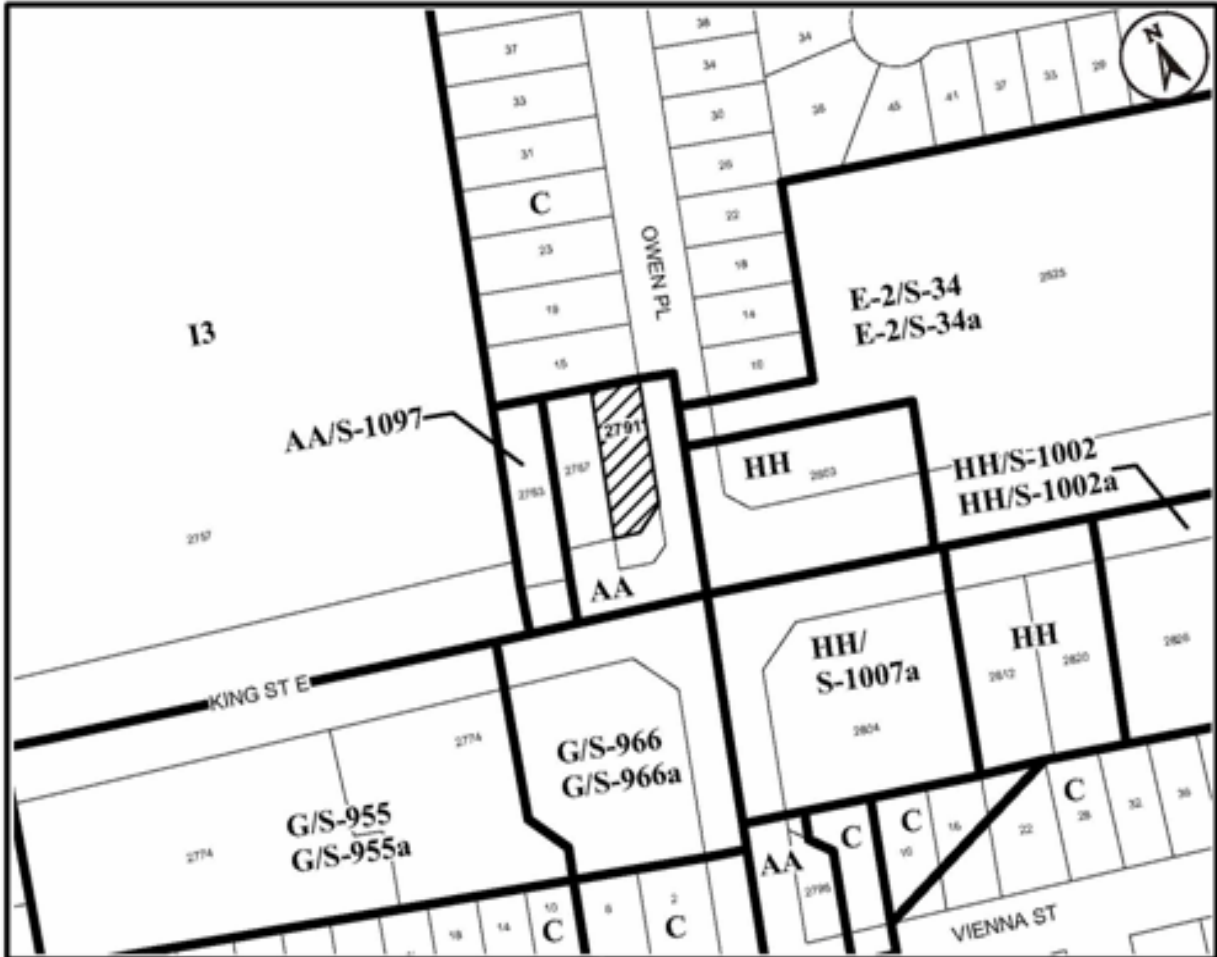
Financial Sustainability

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

APPENDICES / SCHEDULES

Appendix “A” to Report PED12243 - Location Map

GC/sd



● Location Map



Ward 5 Key Map

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
2006-159

Date:
October 30, 2012

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
GC/AL

Subject Property

2791 King Street East