



Hamilton

**CITY OF HAMILTON**

**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Economic Development Division**

<b>TO:</b> Mayor and Members General Issues Committee	<b>WARD(S) AFFECTED:</b> WARD 4
<b>COMMITTEE DATE:</b> April 3, 2013	
<b>SUBJECT/REPORT NO:</b> Declaration of Surplus Property and Sale of Land – 1150 Leaside Road, Hamilton (PED13059) (Ward 4)	
<b>SUBMITTED BY:</b> Tim McCabe General Manager Planning and Economic Development Department	<b>PREPARED BY:</b> John Hamilton (905) 546-2424 Ext. 7045
<b>SIGNATURE:</b>	

**RECOMMENDATIONS**

- (a) That a vacant, interior parcel of land described as Parts 1, 2 and 3 on Plan 62R-17127, having a frontage of 10.769 metres (35.33 feet) along the south limit of Leaside Road and a rear width of 30.645 metres (100.54 feet), comprising a total area of 2,877 square metres (0.71 acres), identified as PIN 17293-0082, municipally known as 1150 Leaside Road (as shown on Appendix “A” to Report PED13059), 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 sale proceeds be credited to Account No. 47702-104090 (Parkland Reserve).

## **EXECUTIVE SUMMARY**

The information and recommendations contained in this Report primarily affect Ward 4, where the subject property is located.

Staff is seeking Council's approval to declare the subject property surplus to the requirements of the City of Hamilton and direct Real Estate staff to dispose of the property.

On February 14, 2013, staff received correspondence from Habitat for Humanity, a non-profit organization expressing an interest in the acquisition of the subject parcel for affordable housing. An alternative recommendation has been provided for Council's consideration in the event Council wishes to direct staff to sell the subject lands, municipally known as 1150 Leaside Road, to Habitat for Humanity for a nominal sum of \$2.

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

## **FINANCIAL / STAFFING / LEGAL IMPLICATIONS**

**Financial:** There are no financial implications arising from this recommendation.

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

**Legal:** Legal Services Division will be required to assist in the preparation of the necessary documents upon the sale of the lands.

## **HISTORICAL BACKGROUND**

The subject property was acquired by the City of Hamilton in 1976 as future park land. At the time of its acquisition, the parcel supported a single family residence on an oversized lot. Subsequently, Leaside Park was created and, in 1996, the subject was declared surplus to the Client Department's need after it was decided that Leaside Park adequately served Park View West Neighbourhood. The former residence was demolished in 2004 and sidewalks were installed along the south side of Leaside Road in 2011.

The lands are designated Residential in the former City of Hamilton Official Plan. The Park View West Neighbourhood Plan designates the property as Park/Recreation. An amendment to the Neighbourhood Plan will be required to change this designation to Residential from Park/Recreation.

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The Real Estate Section completed a circulation to all City Departments and no municipal interest was expressed other than from Environmental Services which, in 2009, stated the property was no longer required for parkland. Staff is now moving forward to declare the lands surplus and dispose of the property at market value.

**POLICY IMPLICATIONS/LEGISLATED REQUIREMENTS**

This recommendation is consistent with the Real Estate Management Portfolio Strategy Plan, as approved by City Council on November 24, 2004, and the “Procedural By-law for the Sale of Land”, By-law No. 04-299.

Since the property will be sold “as is”, any changes to the planning framework for higher density will need to be secured by the purchaser. The zoning permits one single detached dwelling.

**RELEVANT CONSULTATION**

Real Estate staff circulated the subject lands to all City Departments and there were no objections to the sale of the land other than from Environmental Services, which was subsequently withdrawn. Consultation was also carried out with staff in the following City Departments:

- Legal Services Division, City Manager’s Office
- Planning Division, Planning and Economic Development Department
- Public Works Department
- Ward 1 and Ward 4 Councillors

**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 relieve the City from on-going liability and maintenance. Park View West Neighbourhood is a mature community developed primarily with modest detached homes on smaller lots located near industry on a major transportation route (Burlington Street).

**ALTERNATIVES FOR CONSIDERATION**

Habitat for Humanity, a non-profit organization, is interested in acquiring the property to create six (6) to eight (8) affordable “ownership” housing units and has made an offer to acquire the property at a nominal sum of \$2. Councillors for Ward 1 and Ward 4 are showing support for this proposal.

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Families in need of shelter apply to their local Habitat for Humanity affiliate, where they are selected based on their level of need, their willingness to become partners in the program, and their proven ability to meet mortgage payments. Through volunteer labour and donations of money and material, Habitat for Humanity builds and rehabilitates houses with the help of homeowner (partner) families. Each family commits 500 hours of volunteer labour to building their own home.

In the event Council deems the sale of the land to Habitat for Humanity to be in the best public interest, that the following recommendation be endorsed:

- (a) That a vacant, interior parcel of land described as Parts 1, 2 and 3 on Plan 62R-17127, having a frontage of 10.769 metres (35.33 feet) along the south limit of Leaside Road and a rear width of 30.645 metres (100.54 feet), comprising a total area of 2,877 square metres (0.71 acres), identified as PIN 17293-0082, municipally known as 1150 Leaside Road (as shown on Appendix “A” to Report PED13059), 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 to Habitat for Humanity for a nominal sum of \$2;
- (c) That the sale proceeds be credited to Account No. 47702-104090 (Parkland Reserve);
- (d) That the Mayor and Clerk be authorized and directed to execute all necessary documents in a form satisfactory to the City Solicitor.

Should Council decide to retain this parcel by not declaring it surplus, the land will remain in City ownership for an unknown period of time and continue to require maintenance and security by City staff. Alternatively, disposition will create assessment revenue.

**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.

**Strategic Priority #2**

Valued & Sustainable Services

*WE deliver high quality services that meet citizen needs and expectations, in a cost effective and responsible manner.*

**Strategic Objective**

Not applicable

**Strategic Priority #3**

Leadership & Governance

*WE work together to ensure we are a government that is respectful towards each other and that the community has confidence and trust in.*

**Strategic Objective**

- 3.1 Engage in a range of inter-governmental relations (IGR) work that will advance partnerships and projects that benefit the City of Hamilton.

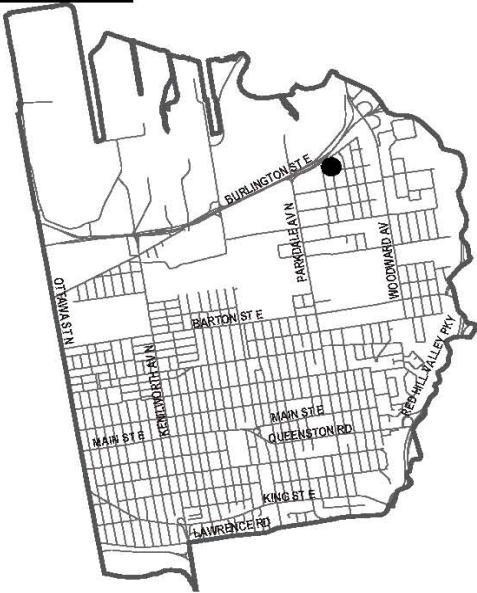
**APPENDICES / SCHEDULES**

Appendix “A” to Report PED13059 - Location Map

JH/sd



● Location Map



Ward 4 Key Map

N.T.S.



# Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
2005-088


Date:  
February 26, 2013

Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
JH/AL

**Subject Property**

 1150 Leaside Road