SUBJECT: Declaration of Surplus Property and Sale of City Land Described as Parts 1 and 2 on Plan 62R-18547 (Red Hill Valley Land to the Rear of 145 Reid Avenue South - owners Maria and Raffaele Malatesta and 161 Reid Avenue South - owners Carmela and Gaetano Malatesta), (PED10018) (Ward 4)

RECOMMENDATION:

(a) That two (2) City owned vacant parcels of land at the rear of 145 and 161 Reid Avenue South, Hamilton, legally described as Parts 1 and 2 on Plan 62R-18547, being composed of Part of Lot 31 Concession 3, and together comprising an approximate area of 1,002 square metres (10,785 square feet), shown on attached Appendix “A” to Report PED10018 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 04-299.

(b) That the Real Estate Section of the Economic Development and Real Estate Division of the Planning and Economic Development Department, be authorized and directed to sell Part 1 on Plan 62R-18547 to Carmela and Gaetano Malatesta of 161 Reid Avenue South for $15,600 and Part 2 on Plan 62R-18547 to Maria and Raffaele Malatesta of 145 Reid Avenue South for $16,753, in accordance with the “Procedural By-law for the Sale of Land”, being By-Law 04-299.

(c) That the net proceeds of the sale be deposited in Account No. 47702-4060087001 (Red Hill Expressway – Land Purchases).
EXECUTIVE SUMMARY:

The purpose of this report is to request City Council's approval to declare the subject properties surplus and direct Real Estate staff to sell the subject lands to the adjoining owners, the Malatestas who reside at 145 and 161 Reid Avenue South.

BACKGROUND:

The subject parcels, situated at the rear of 145 and 161 Reid Avenue South, form part of the tableland along the Red Hill Valley Parkway. Zoning is “C” Urban Protected Residential, and “B-1” Suburban Agriculture and Residential.

The abutting land owners have expressed an interest in purchasing the subject parcels to increase the depth of their rear yards, both yards being rather shallow compared to other lots within the neighbourhood.

The Real Estate Section completed a circulation to all City Departments and no municipal interest was expressed; staff is moving forward with declaring the lands surplus and selling to the adjoining owners, the Malatestas.

ANALYSIS/RATIONALE:

This sale would allow for merging the subject lands with the adjoining properties. The City of Hamilton will receive a financial benefit from the sale and when the property is merged, will generate additional assessment revenue.

ALTERNATIVES FOR CONSIDERATION:

If the City of Hamilton denies this request to declare the subject parcels surplus, Real Estate staff will be unable to dispose of the property. As a result of the City retaining ownership of the lands, there will be continued maintenance costs and no increase in revenue and tax dollars related to these lands.
FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial: That the sale proceeds be deposited to Account No. 47702-4060087001 (Red Hill Expressway – Land Purchases).

Staffing: There are no identified staffing implications as a result of this report.

Legal: Legal Services would be required to assist in the preparation of the necessary documents to complete the sale of these lands.

POLICIES AFFECTING PROPOSAL:

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 04-299 that City Council must declare surplus any lands to be disposed of by the City.

RELEVANT CONSULTATION:

Real Estate Section completed a circulation to all City Departments requesting comments and received no concerns or objections regarding the proposed sale.

CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

| Community Well-Being is enhanced. | ☑ Yes ☐ No |
| A City of Growth and Opportunity. |

| Environmental Well-Being is enhanced. | ☑ Yes ☐ No |
| Productive use of marginal land. |

| Economic Well-Being is enhanced. | ☑ Yes ☐ No |
| Surplus declaration would allow sale of a surplus asset and enhance the property tax base. |

Does the option you are recommending create value across all three bottom lines? ☑ Yes ☐ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☐ Yes ☑ No

AM/sd
Attach. (1)