CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Development and Real Estate Division

Report to: Chair and Members
Planning & Economic
Development Committee

Submitted by: Lee Ann Coveyduck
General Manager
Planning and Economic
Development Department

Date: August 18, 2006
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File: 2006 109

SUBJECT: Declaration of Surplus Property and Sale of an Easement Affecting City Owned Lands Described as Part 179 Strachan Street East and 367 - 375 Ferguson Avenue North to Union Gas (PED06355) (Ward 2)

RECOMMENDATION:

(a) That the subject lands known municipally as 179 Strachan Street East and 367 - 375 Ferguson Avenue North, being composed of part of Lots 16, 17, 18, 19, 20 and 21 on Plan 89, comprising an approximate width of 6 metres extending from 179 Strachan Street East to 375 Ferguson Avenue North, shown on Appendices “A” and “B” to Report PED06355, be declared surplus to the requirements of the City of Hamilton; and that an easement, at market value, be sold over these affected lands, in accordance with the Procedural By-law for the Sale of Land, being By-law 04-299.

(b) That the net proceeds of the sale be deposited in the Account No. 47702 4030318366 (Mary Street Bridge Project).

(c) That the Mayor and Clerk be authorized and directed to execute all necessary documents in a form satisfactory to the City Solicitor.

Lee Ann Coveyduck
General Manager
Planning and Economic Development Department
EXECUTIVE SUMMARY:

The purpose of this report is to request City Council’s approval to declare the subject property surplus to the requirements of the City and to approve an easement to Union Gas for the purposes of placing and realigning a pipeline. The subject property is described as part of Lots 16, 17, 18, 19, 20 and 21 on Plan 89, comprising an easement of approximately 6 metres in width extending from 179 Strachan Street East to 375 Ferguson Avenue North.

BACKGROUND:

The subject lands are located within the North End East Neighbourhood and zoned “D” Residential (1 & 2 Single Family), municipally identified as 179 Strachan Street East, 367 - 375 Ferguson Avenue North.

The proposed easement is 6 metres wide starting approximately 10 metres from the western property line of 179 Strachan Street East. Union Gas has proposed this location to realign the pipe during construction of the new Ferguson Avenue Bridge because of a conflict between the new bridge foundation and the current gas line. The north side of Strachan Street East is not required for the extension of the pedestrian trail under the Setting Sail Secondary Plan for West Harbour. Municipal Consent from Capital Planning and Implementation, Public Works Department, has approved the pipe relocation and easement.

ANALYSIS/RATIONALE:

Declaring the land surplus would allow Real Estate staff to continue negotiations with Union Gas for the required easement.

ALTERNATIVES FOR CONSIDERATION:

If the City of Hamilton denied this request to declare part of 179 Strachan Street East to 367 - 375 Ferguson Avenue North surplus, for the purposes of an easement, Union Gas would not be able to provide services to residents in the area.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial: There are no financial implications as a result of this report.

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

Legal: There are no identified legal implications as a result of this report.
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:

The Real Estate Section completed a circulation to all City Departments requesting comments. Staff indicated there was no interest in the subject lands and the lands are not required for the extension of the pedestrian trail along Strachan Street East.

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 - Maintaining Union Gas service for the local residents of the community.

Environmental Well-Being is enhanced. ☑ Yes ☐ No
A City that spends wisely and invests strategically, investment in Hamilton is enhanced and supported.

Economic Well-Being is enhanced. ☑ Yes ☐ No
Surplus dedication 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

:JC/jc
Attachments. (2)
Appendix “A” to Report PED06355
Proposed Union Gas Easement
179 Strachan Street East
Planning and Economic Development Department
REAL ESTATE SECTION

LEGEND

Subject Lands

SCALE NOT TO SCALE
DATE 2006-08-24
REFERENCE FILE NO: 2006 - 109