SUBJECT: City of Hamilton Purchase of 0 Glancaster Road, Described as Part 1, Plan RC-G-671, being Part of Lot 1, Concession 5, in the former Township of Glanbrook, now in the City of Hamilton, from Gill Jasper, Gurdev Buttar and Sukhbir Buttar (PED09293) (City Wide)

RECOMMENDATION:

(a) That an Option to Purchase, between the City of Hamilton and Gill Jasper, Gurdev Buttar and Sukhbir Buttar, scheduled to close on or before January 5, 2010 to purchase the land described as Part 1, Plan RC-G-671, being Part of Lot 1, Concession 5, in the former Township of Glanbrook, now in the City of Hamilton, more particularly described as all of PIN 17400-0309(LT) and known municipally as 0 Glancaster Road, Hamilton, as shown on Appendix “A” to Report PED09293 attached, be approved and completed, and the purchase price of $355,000.00 be charged to Account No. 59259-3620504502.

(b) That as consideration, the amount of $2.00, paid to the owner pursuant to the agreement, be deducted from the purchase price.

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

(d) That the sum of $8,875.00 be funded from Account No. 3620504502 and credited to Account No. HAMTN 45408-3560150200 (Capital – Property Purchases and Sales) being the costs incurred for real estate services.
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(e) That the property remains in the ownership of the City and not vested in the Hamilton International Airport at this time.

_________________________
Tim McCabe
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

The Director of Industrial Parks and Airport Development has been authorized and directed by the Airport Implementation Task Force and Council to acquire the subject property together with other lands for inclusion into the Hamilton International Airport (HIA).

This report recommends that an Option to Purchase Agreement, in the amount of $355,000.00 for the purchase of 4.61 hectares (11.36 acres) more or less, from Gill Jasper, Gurdev Buttar and Sukhbir Buttar be approved.

BACKGROUND:

On February 23, 2005 Council endorsed a series of recommendations contained within the Airport Master Plan, 2004 including direction to acquire additional expansion lands particularly to facilitate an extension of the existing north / south runway (Runway 06) in a southerly direction across from Airport Road. In addition, lands are required for other operational improvements to Airport related facilities and services including a proposed fuel farm and flight kitchens at the HIA.

Direction was given to the Real Estate Section to negotiate the acquisition of 0 Glancaster Road, situated on the east side of Glancaster Road abutting Highway 6, held by Gill Jasper, Gurdev Buttar and Sukhbir Buttar. The property is zoned “A1” General Agricultural.

On the basis of this directive, Real Estate staff met with the owner’s representatives and reached a mutual agreement to purchase the property on a willing buyer / willing seller basis, subject to Council’s approval. The recommended purchase price of $355,000.00 is based on a market value appraisal completed on June 15, 2009.
ANALYSIS/RATIONALE:

The City’s acceptance of the offer received from Gill Jasper, Gurdev Buttar and Sukhbir Buttar will secure the property on an amicable basis, and allow the City and its Airport operator to proceed with Airport expansion plans.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial: Acquisition of land for airport expansion was approved by City Council as part of the 2006 Capital Budget deliberations. The Capital Project is “Airport Lands Expansion” – Account No. 3620504502.

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

Legal: Legal services will be required to assist in the preparation of the necessary documents required to complete the transaction as set out herein.

POLICIES AFFECTING PROPOSAL:

This recommendation is consistent with the Real Estate Management Portfolio Strategy Plan as approved by City Council on November 24, 2004, to acquire property in support of Municipal programs and needs.

RELEVANT CONSULTATION:

- Economic Development and Real Estate Division, Planning and Economic Development Department
- Budgets and Finance Division, Corporate Services Department
- TradePort International Corporation

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
Supports the City’s mandate of creating employment lands to facilitate future growth.

Environmental Well-Being is enhanced. ☐ Yes ☑ No
A transportation network provides many options for people and goods movement; vehicle dependency is reduced.
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Economic Well-Being is enhanced. ☑ Yes ☐ No
Acquisition of property to facilitate Airport expansion is important to Hamilton’s economic success.

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/GP:sd
Attach. (1)