SUBJECT: Ontario Realty Corporation Surplus Land Located at 464 McNeilly Road, Described as Part of Lot 8, BFC in the Former City of Stoney Creek, Designated as Part 1 on Plan 62R-15556 (PED07072) (Ward 11)

RECOMMENDATION:

That the Real Estate Section of the Development and Real Estate Division of the Planning and Economic Development Department be authorized and directed to advise the Ontario Realty Corporation that the City of Hamilton has no interest in acquiring their land, legally described as Part of Lot 8, BFC in the former City of Stoney Creek, now in the City of Hamilton, more particularly described as Part 1 on Plan 62R-15556, as shown on Appendix “A” to Report PED07072.

Lee Ann Coveyduck
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

The Real Estate Section of the Development and Real Estate Division of the Planning and Economic Development Department is seeking Council’s direction to advise the Ontario Realty Corporation that the City of Hamilton has no interest in acquiring the surplus lands described as Part of Lot 8, BFC in the former City of Stoney Creek, now in the City of Hamilton, more particularly described as Part 1 on Plan 62R-15556.
BACKGROUND:

The information and recommendation contained in this report primarily affect Ward 11.

The subject vacant parcel, having an area of 415 square metres (4467 square feet), as shown on Appendix “B” to Report PED07072, is located at the northeast corner of McNeilly Road and the North Service Road.

The subject land is designated “Residential” in the City of Stoney Creek Official Plan and is zoned “Rural Residential “RR” Zone” in the City of Stoney Creek Zoning By-law 3692-92. The Rural Residential “RR” Zones permits a single detached dwelling; uses, buildings or structures accessory to a permitted use and home occupations.

The Real Estate Section of the Development and Real Estate Division of the Planning and Economic Development Department circulated the Ontario Realty Corporation's information internally to determine if there was a municipal interest in acquiring the lands. The circulation identified that there was no interest in acquiring the surplus land.

ANALYSIS/RATIONALE:

Approval of the recommendation by Committee and Council will authorize Real Estate staff to advise the Ontario Realty Corporation that the City of Hamilton has no interest in the surplus land.

ALTERNATIVES FOR CONSIDERATION:

If staff does not respond to Ontario Realty Corporation within the allotted time period, it will be treated as a negative response.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial: There are no identified financial implications arising out of the recommendation.

Staffing: There are no identified staffing implications arising out of the recommendation.

Legal: There are no identified legal implications arising out of the recommendation.

POLICIES AFFECTING PROPOSAL:

The internal circulation failed to identify a municipal need for the subject property. As no municipal need has been identified for the subject property, Council’s direction is,
therefore, being sought to allow staff to advise the Ontario Realty Corporation that the City of Hamilton has no interest in acquiring the lands.

**RELEVANT CONSULTATION:**

Pursuant to the City of Hamilton Real Property Sale Procedural By-law 04-299, the Real Estate Section circulated the request to Public Works Department. No municipal uses were identified for the subject property.

**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

- Environmental Well-Being is enhanced. ☑ Yes ☐ No
  Municipal decision making, land use and zoning
  By-law controls are in place to ensure compliance with municipal regulations.

- Economic Well-Being is enhanced. ☑ Yes ☐ No
  A City that spends wisely and invests strategically.

**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

:HM

Attachs. (2)
LOCATION PLAN

464 McNeilly Road
Part of Lot 8, BFC, Stoney Creek
Part 1 on Plan 62R-15556

CITY OF HAMILTON
Planning & Economic Development Department
Real Estate Section

LEGEND

SUBJECT LAND

SCALE          DATE
NOT TO SCALE   2007-02-13

REFERENCE FILE NO: 2007-004