SUBJECT: Declaration of Surplus Property of City Owned Lands Described as Part of Lots 153 and 154 on Plan 463, Municipally Known as 226½ Grosvenor Avenue North (PED06358) (Ward 3)

RECOMMENDATION:

(a) That the subject lands municipally known as 226½ Grosvenor Avenue North, being composed of part of Lots 153 and 154 on Plan 463, comprising an approximate area of 43.8 square metres (473.6 square feet), attached as Appendix “A” to Report PED06358, be declared surplus to the requirements of the City of Hamilton, in accordance with Procedural By-law for the Sale of Land, being By-law 04-299.

(b) That the Real Estate Section of the Development and Real Estate Division of the Planning and Economic Development Department, be authorized and directed to sell the subject lands, at fair market value, in accordance with the “Procedural By-law for the Sale of Land”, being By-Law No. 04-299.

(c) That the net proceeds of the sale be deposited in the Account No. 47702 3560150200 (Civic Property Purchases and Sales).

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 direct Real Estate staff to negotiate the sale of the subject lands.

BACKGROUND:

The City of Hamilton obtained 226½ Grosvenor Avenue North through a failed tax sale. Possession of the land was granted by Vesting Notice LT431045 dated December 9, 1996. 226½ Grosvenor Avenue North is located at the rear of 228 Grosvenor Avenue North. Access is provided off an alleyway between Ottawa Street North and Grosvenor Avenue North. An attempt was made to dispose of the parcel to the previous abutting owner(s) at 228 Grosvenor Avenue North but the owner(s) was not interested in acquiring the lands at that time. It has now come to staff’s attention that 228 Grosvenor Avenue had been sold and enquires have been made by the agent of the new owners to the availability of the subject parcel. In order for staff to enter into discussions and negotiations to the sale of the subject lands, the lands must be declared surplus to the needs of the City.

ANALYSIS/RATIONALE:

Declaring the land surplus would allow Real Estate staff to continue with the disposal of the property, which could generate additional property tax revenue, alleviate liability issues and maintain the current lot depth fabric of the lands in the Crown Point West Neighbourhood.

ALTERNATIVES FOR CONSIDERATION:

If the City of Hamilton denied this request to declare 226½ Grosvenor Avenue North surplus, Real Estate staff will be unable to dispose of this property creating a liability issue since the City is responsible for the parcel. As a result of the City retaining ownership of the lands, there will be no increase in revenue and tax dollars related to the parcel.

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. Planning staff has indicated that this parcel may be used for residential purposes, but only if it is merged with the abutting lot fronting on Grosvenor Avenue North.

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

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
Attach. (1)
LOCATION PLAN

226½ Grosvenor Avenue North
Planning and Economic Development Department
REAL ESTATE SECTION

LEGEND

Subject Lands

SCALE
NOT TO SCALE
DATE
2006-08-24
REFERENCE FILE NO: 2006 - 99