SUBJECT: Ontario Realty Corporation Surplus Land – Project 7795 - Located at North Service Road and Millen Road, Described as Part of Lot 18, BFC, shown as Part 1 on Plan 62R15551 in the Former City of Stoney Creek, now in the City of Hamilton (PED08006) (Ward 10)

RECOMMENDATION:

(a) 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 advise the Ontario Realty Corporation that the City of Hamilton has no interest in acquiring their land located at North Service Road and Millen Road, legally described as Part of Lot 18, BFC, in the former City of Stoney Creek, now in the City of Hamilton, more particularly described as Part 1 on Plan 62R15551, as shown on Appendix “A” to Report PED08006.

(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 advise the Ontario Realty Corporation of the City of Hamilton requirements to the development of the site as contained in the “Relevant Consultation” Section of Report PED08006.

Tim McCabe
General Manager
Planning and Economic Development Department
**EXECUTIVE SUMMARY:**

The Real Estate Section of the Economic 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 located at North Service Road and Millen Road, legally described as Part of Lot 18, BFC, in the former City of Stoney Creek, now in the City of Hamilton, more particularly described as Part 1 on Plan 62R15551.

**BACKGROUND:**

The information and recommendation contained in this report primarily affect Ward 10.

The subject vacant parcel, having an area of approximately 960 square metres (10,333 square feet), is located at the northeast corner of Millen Road and the North Service Road.

The property is zoned Neighbourhood Development “ND-1” in the City of Stoney Creek Zoning By-law No 3692-92 and therefore will require to be rezoned should this property be developed. The property is designated “Residential” on Schedule “A” of the City of Stoney Creek Official Plan and “Low Density Residential” within the Lakeshore Neighbourhood Plan.

The Real Estate Section of the Economic 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.
Subject: Ontario Realty Corporation Surplus Land – Project 7795 - Located at North Service Road and Millen Road, Described as Part of Lot 18, BFC, shown as Part 1 on Plan 62R15551 in the Former City of Stoney Creek, now in the City of Hamilton (PED08006) (Ward 10) - Page 3 of 4

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 all City Departments. No municipal uses were identified for the subject property.

The following comments were received:

Community Planning and Design Section:

“Prospective owners are advised that the City of Hamilton has identified the property as having archaeological potential, and any applications under the Planning Act will require an archaeological assessment (CVS/JPM 2007-11-28).”

Development Planning Section:

“The property is zoned Neighbourhood Development “ND-1” Zone in the City of Stoney Creek Zoning By-law No. 3692-92 and therefore will require to be rezoned should this property be developed.

The property is designated “Residential” on Schedule "A" of the Stoney Creek Official Plan and “Low Density Residential” within the Lakeshore Neighbourhood Plan.

The subject property will require road widening along Millen Road. The ultimate road allowance width of Millen Road shall be 26.21 metres and currently is only 20.1 metres, therefore, the requirement of a road widening of 13.1 metres from the centre line of Millen Road will be required should this site be redeveloped.

Should this property be developed for residential purposes a noise assessment will be required, along with the potential of a Record of Site Condition, depending on the previous uses of the 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

BF:sd
Attach. (1)