SUBJECT: Declaration of Surplus Property and Sale of City Lands Known As 114 Limeridge Road East, Hamilton, Being Part Lot 13, Concession 7, Township of Barton, Designated As Part(s) 15 and 16, Plan 62R-11737, Together With A Right of Way (PED09316) (Ward 7)

RECOMMENDATION:

(a) That the subject lands municipally known as 114 Limeridge Road East, being Part of Lot 13, Concession 7, Township of Barton, designated as Part(s) 15 and 16, Plan 62R-11737, together with and subject to a right of way over Part(s) 14, 15 and 17, Plan 62R-11737, having approximate dimensions of 20.61 metres (67.63 feet) by 90.1 metres (295.63 feet) and comprising an approximate area of 2,572 square metres (.63 acres) as shown on Appendix “A” attached to Report PED09316, 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 Economic 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 04-299.

Tim McCabe
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 dispose of the parcel.

BACKGROUND:

The subject property is located in the Greeningdon Neighbourhood, on the south side of Limeridge Road East between Upper James and Upper Wellington Streets; the site is zoned “C” (Urban Protected Residential).

This parcel forms part of a larger parcel acquired by the former Regional Municipality of Hamilton-Wentworth from the City of Hamilton in 1987 for construction of the Lincoln Alexander Parkway (LINC).

A Right of Way (R.O.W.) in favour of the former Region was registered over Part 17, Plan 11737 to provide access to lands south of the subject. The R.O.W. was to exist only until the construction of the LINC was complete. Legal Services will be required to extinguish the redundant R.O.W. prior to the sale of the lands.

The Real Estate Section completed a circulation to all City Departments and no municipal interest was expressed; staff is moving forward with declaring the lands surplus and disposing of the parcel.

ANALYSIS/RATIONALE:

Declaring the land surplus would allow Real Estate staff to proceed with disposing of the property and generating additional property tax revenue.

ALTERNATIVES FOR CONSIDERATION:

If Council denied this request to declare the subject property surplus, Real Estate staff will be unable to dispose of a non-core asset creating an inability to generate additional assessment revenue. Furthermore, if the City retains ownership there would be continued maintenance and security costs.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial: The subject property is to be sold at fair market value and property tax revenue will increase.

Staffing: There are no identified staffing implications as a result of this report.
Subject: Declaration of Surplus Property and Sale of City Lands Known As 114 Limeridge Road East, Hamilton, Being Part Lot 13, Concession 7, Township of Barton, Designated As Part(s) 15 and 16, Plan 62R-11737, Together With A Right of Way (PED09316) (Ward 7) - Page 3 of 3

Legal: Legal Services would be required to work with the Real Estate Section to complete the disposal of this property.

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 and received no concerns or objections regarding disposition of the parcel. Planning staff has indicated that this parcel may be suitable for residential purposes.

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
Allow for intensified development in established urban area.

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

AM/sd
Attach. (1)
Appendix “A” to Report PED09316

Location Map

File Name/Number: 114 Limeridge road east
Date: October 28, 2009
Appendix "A"
Scale: N.T.S.

Subject Property
114 Limeridge Road East
PNN 18943-0495 (LT)
Roll 251807087105510
Site dimensions: 20m x 90m
Site area: 1,800 square metres

Ward 7 Key Map N.T.S.