TO:
Chair and Members
Economic Development and
Planning Committee

WARD(S) AFFECTED: WARD 11

COMMITTEE DATE: February 16, 2010

SUBJECT/REPORT NO:
Sale of City Lands, Municipally Known as 240 Helena Avenue, Stoney Creek to
Miroslav and Stevan Grkinic (PED10034) (Ward 11)

SUBMITTED BY:
Tim McCabe
General Manager
Planning and Economic Development

PREPARED BY:
Helene Marcotte
905-546-2424 Ext. 7021

SIGNATURE:

RECOMMENDATION:

(a) That an Offer to Purchase executed by Miroslav and Stevan Grkinic on January
18, 2010 and scheduled to close on or before April 30, 2010, for the acquisition
of Part of PIN 17365-0273 (LT), being part of Helena Avenue and part of Parcel
“B” on Helena Avenue, on Registered Plan 1057 in the City of Hamilton,
designated as Parts 1 and 3 on Plan 62R-15918, and all of PIN 17365-0121 (LT),
being Lot 17 on Registered Plan 1057 in the City of Hamilton, designated as
Parts 2 and 4 on Plan 62R15918, as shown on Appendix “A” attached to Report
PED10034, and subject to an easement in favour of Bell Canada over Part 1 on
Plan 62R-17975, being a vacant residential parcel with a lot frontage of 29.263
metres (96.0 feet) on the southern limit of Helena Avenue, a depth of 45.72
metres (150.0 feet), containing a lot area of 1,336.9 square metres (14,390
square feet), municipally known as 240 Helena Avenue be approved and
completed.

(b) That the deposit of $ 30,000.00 be held by the General Manager of Finance and
Corporate Services pending acceptance of the transaction.

Vision: To be the best place in Canada to raise a child, promote innovation, engage citizens and provide diverse economic opportunities.
Values: Honesty, Accountability, Innovation, Leadership, Respect, Excellence, Teamwork
EXECUTIVE SUMMARY

The purpose of this report is to request City Council’s approval to sell the subject property to Miroslav and Stevan Grkinic for the sale price of $301,500.

Alternatives for Consideration – See Page 3

FINANCIAL / STAFFING / LEGAL IMPLICATIONS (for Recommendation(s) only)

Financial: The sale of the subject property will eliminate the cost to the City of maintaining and monitoring vacant lands, and will provide additional tax revenue in the amount of approximately $9,000 to $10,000 if the property is severed and developed with two residences.

Staffing: There are no staffing implications arising from this recommendation.

Legal: Legal Services will assist Real Estate staff in completing the sale.

HISTORICAL BACKGROUND (Chronology of events)

On July 10, 2001, City Council approved Item 1 of Report 01-023 of the Committee of the Whole declaring the subject lands surplus to the requirements of the City.
The subject parcel was previously utilized to house a sewer pumping station for the Winona area; it has since been properly decommissioned. A Schedule B Class EA was completed in May 2005 by SNC Lavalin Engineers & Constructors Inc. and no significant environmental concerns were reported.

The site is currently vacant, with the potential of being subdivided into two residential lots, subject to minor variances. After offering the subject property on the open market, Real Estate Section received an Offer to Purchase from Miroslav and Stevan Grkinic in the amount of $301,500 for the acquisition of the subject lands. The sale price exceeds the appraised value for the lands and is acceptable to Real Estate staff.

**POLICY IMPLICATIONS**

Utilizing the policies and recommendations of the City of Hamilton Real Estate Portfolio Strategy Plan approved by City Council on November 24, 2004, and By-law 04-299, the “Procedural By-law for the Sale of Land” allowed the subject lands to be declared surplus to the requirement of the City of Hamilton; the sale will generate additional property tax revenue and alleviate liability issues.

**RELEVANT CONSULTATION**

Real Estate staff circulated the subject lands to all City Departments and Government Agencies. There was no municipal interest expressed or objections to disposition of this property.

**ANALYSIS / RATIONALE FOR RECOMMENDATION**

(include Performance Measurement/Benchmarking Data, if applicable)

The City of Hamilton will receive a financial benefit from the sale of the subject lands. Upon its development, the property will generate additional property tax revenue and relieve the City from liability and maintenance.

**ALTERNATIVES FOR CONSIDERATION:**

(include Financial, Staffing, Legal and Policy Implications and pros and cons for each alternative)

Should Council not approve the Offer to Purchase, the Offer will become null and void and if the City retains ownership, there would be continued maintenance and security costs.
CORPORATE STRATEGIC PLAN  (Linkage to Desired End Results)


**Financial Sustainability**
- Financially Sustainable City by 2020
- Generate assessment growth/non-tax revenues

**Growing Our Economy**
- Newly created building lots – employment growth

APPENDICES / SCHEDULES

Appendix “A” to Report PED10034
Subject Location

Location Map

File Name/Number: 2000 032
Date: January 19, 2010

Appendix "A"

Table of Contents

Subject Property
240 Helena Avenue, Stoney Creek

- Parts 2 & 4, Plan 62R-15918
- All of PIN 17365.0121
- Parts 1 & 3, Plan 62R-15918
- Part of PIN 17365-0273

Ward 11 Key Map
N.T.S.