SUBJECT: Declaration of Surplus Property and Sale of City Lands Known as 0 Rockcliffe Road, Flamborough (PED10012) (Ward 15)

RECOMMENDATION:

(a) That a vacant, interior, “L-shaped” parcel of land described as Block 10, Plan 62M-910, having a frontage of 5.0 metres (16.40 feet) along the south side of Rockcliffe Road and a rear width of 24.79 metres (81.33 feet), comprising a total area of 288 square metres (3,100 square feet), identified as PIN 17498-0502, and Roll No. 251830333026645 (as shown on Appendix “A” to Report PED10012) be declared surplus to the requirements of the City of Hamilton in accordance with the “Procedural By-law for the Sale of Land”, being By-law No. 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.

EXECUTIVE SUMMARY:

The information and recommendations contained in this report primarily affect Ward 15, where the subject property is located.
The purpose of this report is to request Council’s approval to declare the subject property surplus to the requirements of the City of Hamilton and direct Real Estate Section to dispose of the property at fair market value.

**BACKGROUND:**

This property was acquired by the Town of Flamborough in 2000 to provide access to infrastructure (storm sewers) during development of the Highland Hills Subdivision and to build a storm water management facility at the rear. The subdivision is now complete, and the City’s Public Works Department no longer requires the site, electing to not build the storm water management facility.

Current zoning of the property is “O1 -Parkway Belt, Open Space” and the Official Plan designates the property as “Residential”. At the rear of the property the elevation drops to an overgrown treed area which is governed by the Niagara Escarpment Commission and Halton Region Conservation Authority. Too narrow to build upon, the property could be merged with an adjoining parcel. It will be necessary to rezone the property “O1-2” to extend the residential use of 55 Rockcliffe Road onto the subject lands.

Circulation to all City Departments was completed and no municipal interest was expressed. Staff is now moving forward to declare the lands surplus and dispose of the property at market value.

**ANALYSIS/RATIONALE:**

The sale of the subject property would allow for merging the subject lands with an adjoining parcel. The City of Hamilton will receive a financial benefit from the sale of the subject lands and once the property is merged, will generate additional property tax revenue.

**ALTERNATIVES FOR CONSIDERATION:**

Should Council decide not to declare the lands surplus and approve the sale, the parcel will remain in City ownership for an unknown period of time and continue to require maintenance by City staff.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

**Financial:** There are no financial implications arising from this recommendation.

**Staffing:** There is no staffing implication arising from this recommendation.

**Legal:** Legal Services Division will be required to assist in the preparation of the necessary documents upon the sale of the lands.
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 No. 04-299.

RELEVANT CONSULTATION:

The Real Estate staff circulated the subject lands to all City Departments. There was no municipal interest expressed or objections to the disposition 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
The sale of the lands to a residential neighbour will ensure the property becomes landscaped and better maintained to conform to adjacent residential properties.

Environmental Well-Being is enhanced. ☑Yes ☐ No
Creative use for a residual parcel.

Economic Well-Being is enhanced. ☑Yes ☐ No
The land will increase tax revenue when merged with an adjoining property.

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

JH/sd
Attach. (1)
Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: 2009 072
Date: December 2, 2009

Appendix "A"
Scale: N.T.S.
Planner/Technician: JH/MS

Subject Property

0 Rockcliffe Road,
Former Town of Waterdown, now City of Hamilton

PIN # 17498-0502
Legal Description Block 10, Plan 62M910
Land Size 288 square metres (3,100 square feet)

Owner at 55 Rockcliffe Road has expressed interest in a purchase to merge properties.