



**Subject: Sale of the Alma Street Road Allowance**

**To: Council**

**From: Office of the Chief Administrative Officer**

Report Number: 2024-166

Meeting Date: November 12, 2024

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### **Recommendation:**

That Chief Administrative Office Report 2024-166 be received; and

That Council approve the Agreement of Purchase and Sale with 1000923545 Ontario Inc. for the Alma Street Road Allowance; and

That the Mayor and City Clerk be authorized to sign the by-law for the Agreement of Purchase and Sale and any and all documents respecting the sale of these lands.

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### **Purpose:**

The purpose of this report is to bring forward the Agreement of Purchase and Sale and by-law to formally approve the sale of the Alma Street Road Allowance legally described as Alma St PI 843 Port Colborne Lying West of Welland St Except RO689134; Port Colborne as shown in Appendix A.

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### **Background:**

The Development and Government Relations team created a City Real Estate Initiative focused on identifying property that may be declared surplus and marketed for residential, commercial, and industrial development. In addition to this, the Development and Government Relations team has been tasked with coordinating requests submitted to purchase City real estate.

The Alma Street Road Allowance, legally described as Alma St PI 843 Port Colborne Lying West of Welland St Except RO689134; Port Colborne as shown in Appendix A is a vacant City-owned property north of Fares and east of Canal Bank Road.

The previous owners of 302 Welland Street, which is adjacent to the Alma Street Road Allowance, submitted a written request to purchase the City property. The new owners of 302 Welland Street also own 46 Fraser Street which means one property owner is on three sides with a road on the fourth side as shown in Appendix A. In accordance with the City's Sale of Land Policy, a non-marketable piece of City property can be offered to the adjoining landowners at a fair market value.

The new owner of 302 Welland Street has submitted a written offer to purchase, which aligns with the CHS Realty Appraisal obtained by the City in September of 2022.

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### **Discussion:**

The City parcel recommended for sale and shown in Appendix A, does not generate tax revenue for the City and is not required for operational or maintenance reasons by the City and is not a marketable piece of property.

The Alma Street parcel was created through a Stop-up and Close Process approved by Council on June 14, 2022 Report 2022-118 and was declared surplus by Council on October 8, 2024 (Report 2024-182). The property is not zoned but abuts a R4 Zoned area which is the highest residential density zone in the City Zoning By-law. This allows for multi-unit residential buildings such as condominiums and apartment buildings.

The property is approximately 1053.24 square feet. The purchaser is completing a land assembly for a future residential development.

The City Solicitor has reviewed and revised the draft Agreement of Purchase and Sale to incorporate wording and conditions important to the City. This version of the agreement has been reviewed and approved by the purchaser.

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### **Internal Consultations:**

The Development and Government Relations team has consulted with the Public Works Department on the property size and Public Works has no planned use or see a future need for this property. The Planning Division has said the highest and best use of this property would be for residential development to connect with the surrounding residential zoning.

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### **Financial Implications:**

This property is being sold to 1000923545 Ontario Inc. for \$60,000 plus applicable taxes but inclusive of survey and legal closing costs. The sale proceeds will be directed to the Economic Development Land Reserve.

The property currently does not generate any taxes for the City of Port Colborne. Once this property has been sold it will be re-assessed by the Municipal Property Assessment Corporation (MPAC) creating an additional taxpaying property in the City. In the future, once the property has been developed into residential units, MPAC will complete another reassessment providing further tax revenues for the City.

Staff anticipate that the new owner will apply to the City's Community Improvement Plan (CIP) incentive programs for a future development which will encompass all of the purchaser's properties at this location. These CIP programs are designed to leverage public sector investment and encourage and facilitate private sector investment in designated areas of the City including the downtown, East Waterfront, and Olde Humberstone areas.

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### **Strategic Plan Alignment:**

The initiative contained within this report supports the following pillars of the strategic plan:

- Welcoming, Livable, Healthy Community
- Economic Prosperity
- Increased Housing Options

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### **Conclusion:**

The Alma Street Road Allowance is a small piece of surplus City property on the City's east side in an area of the City where revitalization and renewal are a strategic focus. The adjacent property owner has made an offer to purchase the land as part of a land assembly for a significant residential development and staff have adhered to the City's Sale of Land Policy.

Staff recommend that City Council approve the sale of the Alma Street Road Allowance for \$60,000 plus applicable taxes but inclusive of survey and City legal closing costs and that the attached by-law be approved.

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### **Appendices:**

- a. Property Map Alma Street Road Allowance Part 1 - Survey
- b. Alma Street Road Allowance By-law and Agreement of Purchase & Sale

Respectfully submitted,

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### **Report Approval:**

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.