



Subject: Stop up and Close Borden Avenue

To: Council - Public Meeting

From: Chief Administrative Office

Report Number: 2022-55

Meeting Date: March 15, 2022

Recommendation:

That Chief Administrative Office Report 2022-55 be received; and

That the Economic Development Officer be directed to bring forward a Stop Up and Close By-law for the property indicated on Appendix A to Chief Administrative Office Report 2022-55 to the April 12, 2022 Council meeting for Council's consideration.

Purpose:

City staff have been working on a City-owned Real Estate Project. As part of this project, staff have identified properties for potential sale to the private sector that are owned by the City but are surplus to the City's present and future needs.

One such property is the unimproved Borden Avenue Road Allowance (the subject parcel) legally described as Part of the road allowance between Lots 15 and 16 on Plan 10, and Lots 23 and 24 on Plan 33 between Steele Street and Knoll Street. Council will be in a position to consider the sale of this parcel at a future date, in order to make that decision, the road allowance must be closed.

This report is being written to bring forth a Stop Up and Close By-law for the subject parcel. The decision to make a sale is not the subject of this staff report.

Background:

The Economic Development and Tourism Services Division has undertaken a review of City-owned property to identify potential surplus lands that could be made available to support development opportunities and expand the City's tax base. Infill development creates additional assessment on the City's tax roll and adds users to the water and

wastewater system to help improve efficiency. Staff have applied this rationale when analyzing sites for potential disposition.

City staff believe that the subject parcel meets these objectives. In order to advance this site to the decision point, several actions must take place, including a by-law to Stop Up and Close the road allowance.

Discussion:

The subject parcel is currently generating no tax revenue for the City, is currently maintained by City staff, and serves no operational purposes. In addition, there are potential liability issues as staff have become aware that adjoining property owners have been encroaching on the City property for personal use.

Staff feel that a better use of the property would be achieved through private ownership. Economic Development staff have identified that through the stop up and close process, and subsequent discussions with the neighbours, the encroachment issues can be addressed and two building lots can be created. These potential lots would fulfil the goals of the surplus land review to support development opportunities and expand the City's tax base.

If Council chooses to proceed with the Stop Up and Close By-Law, staff will bring a further report detailing the steps required to arrange a sale of the subject parcel in accordance with the City's Sale of Land Policy.

Internal Consultations:

The Planning Department has identified three encroachment issues with the neighbouring properties. These encroachments would be addressed as part of the disposition process and are not the subject of this report.

Public Works Department staff were asked if the subject parcel was needed as part of the City's roads infrastructure and advised that it was not. There are two catch basins on the subject parcel that are connected to the storm sewer network within the road allowance. Public Works staff have requested any sale include a clause stating that the subsequent owner takes responsibility for the storm water infrastructure that remains on private property.

Financial Implications:

There are no financial implications at this time.

Public Engagement:

Letters were sent to the four homes that border the subject parcel. Public Notice was provided through ads in the Port Colborne Leader on February 3rd, 10th, 17th and 28th for the Public Meeting on March 15, 2022.

Strategic Plan Alignment:

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

- Service and Simplicity - Quality and Innovative Delivery of Customer Services
 - Attracting Business Investment and Tourists to Port Colborne
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Conclusion:

The Economic Development and Tourism Services Division has undertaken a review of City-owned property to identify potential surplus lands as part of the City Real Estate project.

The Borden Avenue Road Allowance has been identified by staff as potential surplus land that could be made available to support development opportunities and expand the City's tax base.

It is recommended that Council direct staff to bring forward a Stop and Close By-law to the April 12th Council meeting.

Appendices:

- a. Borden Avenue Road Allowance

Respectfully submitted,

Bram Cotton
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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.