



Subject: City Property – Surplus Declaration – PIN 64164-0453

To: Council

From: Office of the Chief Administrative Officer

Report Number: 2022-172

Meeting Date: August 9, 2022

Recommendation:

That Chief Administrative Office- Economic Development and Tourism Services Division Report 2022-172 be received; and

That Council declare the property legally described as part of PIN 64164-0453, and more specifically as part of Lot 23 and 24, Concession 1, Humberstone, being part of part 1 on 59R-10294, which is shown on Appendix A as surplus land.

Purpose:

The purpose of this report is to seek Council support to have the vacant City-owned property shown in Appendix A declared as surplus. This property is legally described as part of PIN 64164-0453, and more specifically as part of Lot 23 and 24, Concession 1, Humberstone, being part of part 1 on 59R-10294.

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. Development attracts new residents, creates additional assessment on the City's tax roll, and adds users to the water and wastewater system to help improve efficiency and financial sustainability. Staff have applied this rationale when analyzing properties for potential disposition. City staff believe that the subject parcel, shown in Appendix A, meets these objectives.

The vacant City owned parcel, which is 6.12 acres, is located west of Snider Road, south of Killaly Street East, and north of Durham Road. The Friendship Trail runs

parallel with the property and there are employment lands to the south on the opposite side of Durham Road. The parcel is designated as Urban Residential in the City's Official Plan and it is zoned RD which permits a range of residential type uses. Full municipal services are available.

Discussion:

The subject parcel is currently generating no tax revenue for the City and is not required for operational or maintenance reasons.

Staff believe that a better use of the property would be achieved through private ownership. Selling this property to the private sector would fulfill the goals of the surplus land review and support development opportunities.

A survey has been ordered and this will create a parcel with a legal description that the City can use when conveying this in the future.

If the surplus declaration is approved, staff will come back to Council with options to divest the property and staff will follow the City's Sale of Land Policy, which is currently under review. Any future transaction will be based on an independent appraisal.

Internal Consultations:

The property is not required by the City based on an internal review by key City departments. Staff are recommending that this parcel be declared surplus to support future development in the area.

Financial Implications:

If the property is declared surplus, there will be costs to acquire a survey and appraisal, and future legal costs related to the transaction. These costs can be funded by the Economic Development Land Reserve and will be recovered from the sale of the subject parcel.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Attracting Business Investment and Tourists to Port Colborne
- Value: Financial Management to Achieve Financial Sustainability
- Governance: Communications, Engagement, and Decision-Making

Conclusion:

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

The vacant City owned parcel, shown in Appendix A, and legally described as part of PIN 64164-0453, and more specifically as part of Lot 23 and 24, Concession 1, Humberstone, being part of part 1 on 59R-10294, is surplus to the City's needs.

Staff are recommending that this property be divested in accordance with the Sale of Land Policy to support future development that will attract more residents, add new users to the City's water and wastewater system, and expand the City's tax base.

Appendices:

- a. Property Map – PIN 64164-0453

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.