



Subject: City Real Estate – Surplus Parcels

To: Council

From: Office of the Chief Administrative Officer

Report Number: 2023-56

Meeting Date: April 11, 2023

Recommendation:

That Chief Administrative Office Report - Economic Development and Tourism Services Division Report 2023-56 be received for information;

That Council declare the City-owned parcels of land, outlined in Appendix A to Chief Administrative Office Report - Economic Development and Tourism Services Division Report 2023-56, as surplus; and

That Council delegate authority to the Chief Administrative Officer (CAO) to dispose of these surplus parcels and enter into purchase/sale agreements in accordance with the Sale of Surplus Land Policy.

Purpose:

The purpose of this report is to provide information on City-owned parcels of land and seek approval from Council to declare them surplus and move forward with disposition and sale.

Background:

In the fall of 2020, the Economic Development and Tourism Services Division created a City Real Estate Initiative to focus on identifying property that could be declared surplus and marketed for residential, commercial, or industrial development. The goals of this initiative are to attract investment and new residents to the City of Port Colborne, have vacant properties redeveloped and revitalized, facilitate public-private partnerships to create more affordable housing units, expand the municipal tax base to maintain core

programs and services, and maximize the value of City properties while achieving social, economic, and environmental benefits.

This report is regarding phase three of the City Real Estate Initiative, which focuses on small irregular-shaped parcels owned by the City that could be declared surplus and are of interest to the adjoining property owners.

Discussion:

City staff have been contacted by several property owners with interest in acquiring the small parcels of City-owned land abutting their property. Staff have developed a list of these properties, as shown in Appendix A, and maps, as shown in Appendix B, that outline the approximate size of each property.

By declaring each of these parcels as surplus, staff can move forward in accordance with the City's Sale of Surplus Land Policy – revised by staff and approved by Council on December 13, 2022 (Report 2022-256) – and sell them to the adjoining property owners.

Currently, there is no benefit for the City to retain these parcels as they are irregularly-shaped and too small for residential development. Selling these City-owned parcels of land to the adjoining property owners aligns with the strategic objectives of the City's Real Estate Initiative. Moreover, it provides these property owners with additional land.

The following list consists of staff comments and estimated values concerning the properties abutting the identified address:

Address	Comments	Estimated Value
52 Elm Street	<ul style="list-style-type: none"> • Irregular-shaped lot; • Useable land is reduced due to the rail line setback that must be maintained; • Sightlines for vehicles and rail cars at corner of Elm Street & Sugarloaf Street must be maintained for safety reasons; 	\$17,500 plus costs
216 Linwood Avenue	<ul style="list-style-type: none"> • Very small parcel; • Adjacent property owner would add it to their existing residential property and extend their backyard; • Rail line setback must be maintained; 	\$2,800 plus costs
399 Catherine Street	<ul style="list-style-type: none"> • Hydro lines run through the parcel and reduce the amount of land that is useable; • Hydro setback and easement must be maintained; 	\$17,205 plus costs

Amelia Street & Canal Bank Road	<ul style="list-style-type: none"> • Very small, isolated parcel; • Adjacent property owner would add it to their existing residential property; 	\$3,300 plus costs
Durham Street & Davis Street	<ul style="list-style-type: none"> • Small, isolated parcel; • Adjacent property owner would add it to their existing residential property; 	\$4,500 plus costs
17 Jefferson Avenue & 457 Sugarloaf Street	<ul style="list-style-type: none"> • Long, narrow strip of land; • Adjacent property owners want to acquire sections of this parcel to enlarge their property boundaries; 	17 Jefferson - \$4,800 plus costs 457 Sugarloaf - \$1,600 plus costs
157 Sugarloaf Street	<ul style="list-style-type: none"> • Irregular-shaped parcel; • Has environmentally sensitive features and challenging landforms given elevation and slope; • Adjacent to rail line, which reduces usable area as a setback; • Setback must be maintained. 	\$15,600 plus costs

Internal Consultations:

The Economic Development and Tourism Services Division consulted with various departments on the disposition of City Real Estate, including Legislative Services, Planning and Development, Public Works/Engineering, Parks, Corporate Services, and Office of the CAO.

Financial Implications:

It is expected that the property owners purchasing the surplus City-owned parcels will cover all costs related to the transactions, including survey and legal. The estimated value assigned to each parcel is based on a per square foot range provided by a certified land appraiser. Net proceeds will be transferred to the Economic Development Reserve.

Public Engagement:

City-owned parcels that could be declared surplus are brought to Council in open session. Parcels of City-owned land that are available for sale are posted on the City's website, promoted on Multiple Listing Service (MLS), and shared with a database of

investors maintained and updated regularly by the Economic Development and Tourism Services Division.

Through the City's website and LinkedIn account, Divisional staff have marketed surplus parcels for residential, commercial, or industrial development. For the small, irregular-shaped parcels shown in Appendix A, Divisional staff have maintained an ongoing dialogue with the adjoining property owners through email and phone conversations.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillars 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
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Conclusion:

This report provides a list and maps of small irregular-shaped parcels of City-owned land that could be declared surplus. Upon consulting the City's Sale of Surplus Land Policy, staff have determined that the parcels identified in this report do not have any marketable value but could be sold to adjoining property owners based on an appraised value range plus survey and legal costs.

Staff are seeking Council approval to have the properties declared surplus and to delegate that the CAO and Manager of Strategic Initiatives move forward with their disposition and sale in accordance with the Sale of Surplus Land Policy.

Appendices:

- a. List of surplus properties
- b. Maps of surplus properties

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.