



Subject: Surplus Declaration - Part of PIN 64457-0087

To: Council

From: Office of the Chief Administrative Officer

Report Number: 2023-84

Meeting Date: May 9, 2023

Recommendation:

That Chief Administrative Officer Report 2023-84 be received;

That Council declare a portion of PIN 64457-0087 legally described as Catharine St PL 987, 988, 989 South of Sugarloaf Street, also known as Catharine Street, Port Colborne, as surplus;

That Council delegate authority to the Chief Administrative Officer to dispose of this surplus parcel and to enter into an agreement of purchase/sale; and

That the by-law and agreement of purchase/sale be brought forward at a future Council meeting.

Purpose:

The purpose of this report is to provide information on the City-owned parcel of land described in PIN 64457-0087 as shown on Appendix A and to seek approval to declare a portion of the property as surplus and move forward with a 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 may possibly 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 to maximize the value of City properties while achieving social, economic, and environmental benefits.

This report is regarding a portion of PIN 64457-0087 that is vacant land owned by the City as highlighted in Appendix B and identified as Part 1.

The owner of #8, #10, and #12 Catharine Street submitted a Request to Purchase Municipal Property through the online City portal and provided the \$300 deposit.

Discussion:

The portion of PIN 64457-0087 to be declared surplus is shown in Appendix B and highlighted as Part 1 matches the property line of #8, #10, and #12 Catharine Street. Currently the access to the driveways of #8 and #10 Catharine Street is through and over City-owned land. The owner of the property is looking to secure legal access to the driveways and ownership of City property to provide clarity and certainty on title.

Currently, snowplowing and leveling maintenance is completed by the City.

Internal Consultations:

The Economic Development and Tourism Services Division consulted with various departments on City Real Estate, including Planning and Development, Public Works, Corporate Services, and the Office of the Chief Administrative Officer (CAO).

Financial Implications:

There are no financial implications to this report and declaring the portion of PIN 64457-0087 as surplus.

It is expected that the purchasers of surplus City-owned parcels will cover all costs related to the transactions, including survey and legal fees. The estimated value of the City property being conveyed is based on a square footage range provided by a certified land appraiser. Net proceeds would be transferred into the Economic Development Land Reserve.

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

- Value: Financial Management to Achieve Financial Sustainability
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Conclusion:

After consulting the City's Sale of Surplus Land Policy, staff have determined that part of 64457-0087 does not have marketable value but could be sold to an adjoining property owner based on an appraised value range plus survey and legal costs.

Staff are seeking Council approval to have a portion of the property legally described in PIN 64457-0087 declared surplus and to delegate authority to the CAO and Economic Development and Tourism Services Division to move forward with the disposition and sale in accordance with the Sale of Surplus Land Policy and report back to Council.

Appendices:

- a. Appendix A - 64457-0087
- b. Appendix B – Portion of Property Part 1

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.