

**CITY OF HAMILTON**

**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Development and Real Estate Division**

<b>Report to:</b> Chairman and Members Planning & Economic Development Committee	<b>Submitted by:</b> Lee Ann Coveyduck General Manager
<b>Date:</b> September 30, 2005 <b>File:</b> 2005 153	<b>Prepared by:</b> Helene Marcotte Ext. 7021

**SUBJECT: Potentially Surplus Property, Ontario Realty Corporation, 425 Winona Road, in the City of Stoney Creek, now in the City of Hamilton, (PED05154) (Ward 11)**

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**RECOMMENDATION:**

That the Real Estate Section of the Development and Real Estate Division of the Planning and Economic Development Department be authorized and directed to advise the Ontario Realty Corporation that the City of Hamilton has no interest in acquiring the lands municipally known as 425 Winona Road, in the former City of Stoney Creek, as shown on Appendices "A" and "B" to Report PED05154 attached.

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Lee Ann Coveyduck  
General Manager  
Planning and Economic Development Department

**EXECUTIVE SUMMARY:**

The Real Estate Section of the Development and Real Estate Division of the Planning and Economic Development Department is seeking Council's direction to advise the Ontario Realty Corporation that the City of Hamilton has no interest in acquiring the surplus lands at 425 Winona Road.

**BACKGROUND:**

The information and recommendation contained in this report primarily affect Wards 11.

The subject land is located on the west side of Winona Road, between the North Service Access Road and the Queen Elizabeth Highway. The lands are municipally known as 425 Winona Road, more particularly described as Part 1 on Plan 62R-15589.

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The vacant land holding has a road frontage of 78.84 meters (258.6 ft.) on Winona Road and 40.23 meters (132 ft) along Oriole Avenue, containing an area of approximately 1.338 hectare (3.306 acres).

The property is zoned MT – Prestige Industrial and MSP-H Special Purpose Industrial and; designated “Industrial Business Park” in the Stoney Creek Official Plan.

The Real Estate Section of the Development and Real Estate Division of the Planning and Economic Development Department circulated the Ontario Realty Corporation’s information to all City Departments and City Councillors requesting comments in order to determine if there was a municipal interest in acquiring the lands.

The circulation identified that there was no interest in acquiring the surplus lands.

**ANALYSIS OF ALTERNATIVES:**

Approval of the recommendation by Committee and Council will authorize Real Estate staff to advise the Ontario Realty Corporation that the City of Hamilton has no interest in the surplus lands.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

**Financial:** There are no identified financial implications.

**Staffing:** There are no identified staffing implications.

**Legal:** There are no identified legal implications.

**POLICIES AFFECTING PROPOSAL:**

There are no policies affecting this proposal.

**CONSULTATION WITH RELEVANT DEPARTMENTS/AGENCIES:**

Pursuant to the City of Hamilton Real Property Sale Procedural By-law 04-299, the Real Estate Section circulated the request to all City Departments. No municipal uses were identified for the subject property.

The following comments were received:

**Archaeological:**

“On the basis of current site conditions, it is noted that the subject property is within 250 metres of a watercourse. As a result, this criterion defines the property as having high archaeological potential. Cultural heritage Planning staff recommends that:

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The subject property has been determined to be of high archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any soil disturbance and that Stage 1 and 2 archaeological assessments may be undertaken prior to such impacts in order to address these concerns.

Should deeply buried archaeological remains be found on the properties during construction activities the Ontario Ministry of Culture (MCL) should be notified immediately (519.675.7742). In the event that human remains are encountered during construction, the applicant/landowner should immediately contact both MCL and the Registrar or Deputy Registrar of the Cemeteries Regulations Unit of the Ministry of Consumer and Commercial Relations (416.326.8392)”

**Engineering and Zoning:**

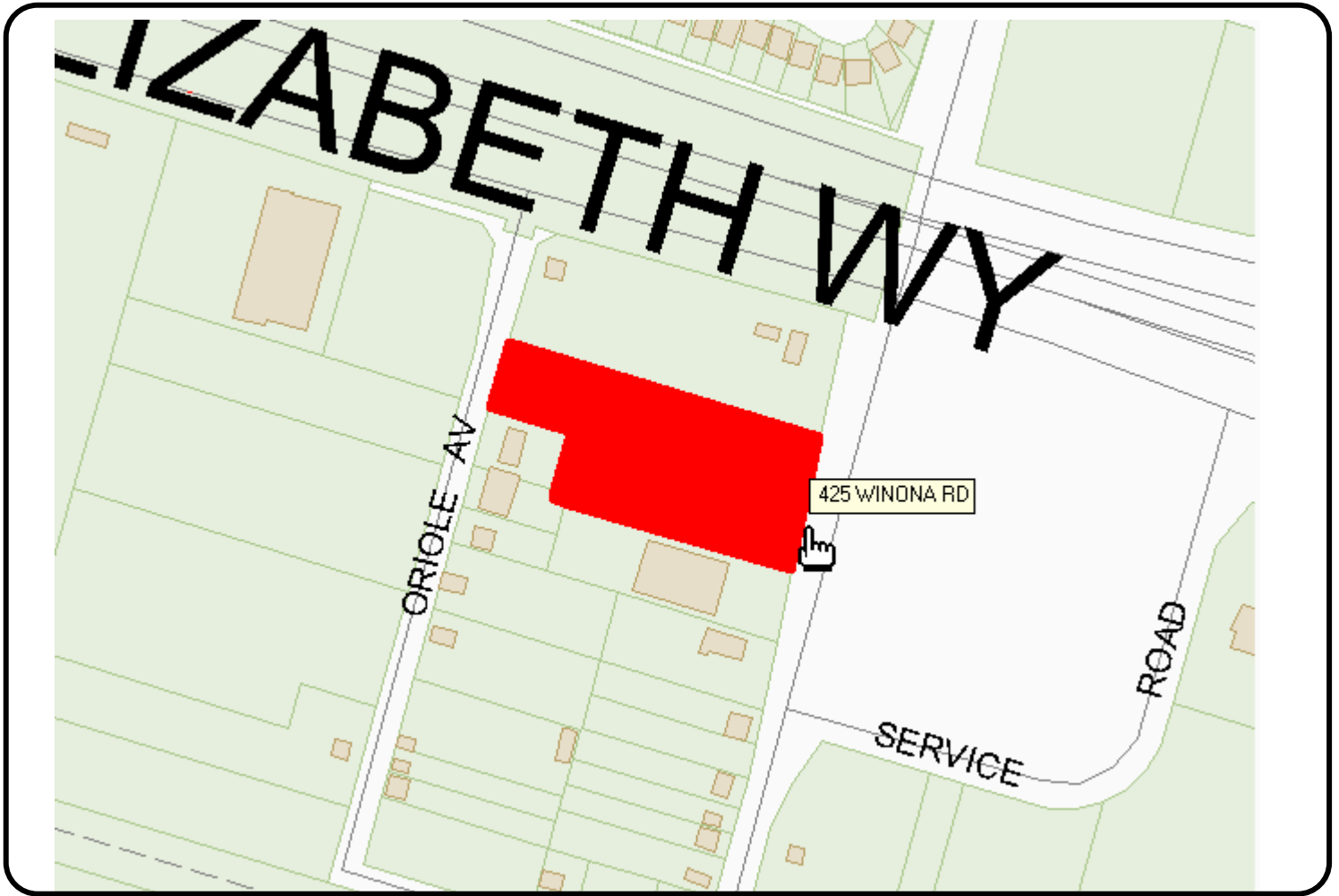
1. “The northern portion of the property, being lots 20 and 15, is zoned Prestige Industrial (MT) with the southern portion being zoned Special Purpose Industrial (MSP).
2. The use of the property must be permitted in both zones if the entire property is to be utilized. This would be regulated through the site plan control process. A new owner may wish to rezone the property to one zoning to eliminate the split zoning enabling development on the entire lands under one set of regulations.
3. The lands must adhere to the regulations contained within the Stoney Creek Zoning By-law for the Prestige Industrial (MT) and Special Purpose Industrial (MSP) (Sections 4, 9, 9.4 and 9.6).
4. The lands are subject to Site Plan Control. As such, development or redevelopment will require application to the Planning and Development Division.
5. Building permits will be required in the normal manner.”

The above noted comments will be relayed to the ORC upon approval of this report.

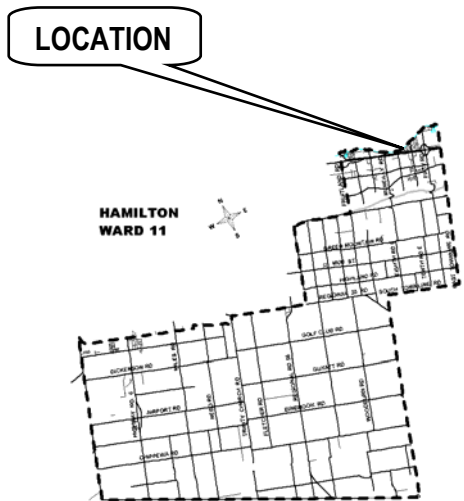
**CITY STRATEGIC COMMITMENT:**

These recommendations have regard to Council’s approved goal including, more specifically, Goal 5 – “A City That Spends Wisely and Invests Strategically.”

:HM  
Attachs. (2)



### KEY MAP



### LOCATION PLAN

425 Winona Road  
Stoney Creek

REAL ESTATE SECTION  
PLANNING & ECONOMIC DEVELOPMENT  
CITY OF HAMILTON

### LEGEND



SCALE  
NOT TO SCALE

DATE  
2005-10-12

REFERENCE FILE NO. 2005 153

