
Subject: Surplus Property – 919 Smithville Road, West Lincoln

Confidential Report to: Corporate Services Committee

Report date: Wednesday, August 5, 2020

Recommendations

1. That the Regional owned lands, municipally known as 919 Regional Road 14 (Smithville Road) in West Lincoln (the “Surplus Property”) **BE DECLARED** surplus to the Region’s needs;
2. That staff **BE AUTHORIZED** to proceed with the disposal of the Surplus Property in accordance with Niagara Region’s Disposal of Land By-law;
3. That the Commissioner of Corporate Services **BE AUTHORIZED** to negotiate the terms and execute the Agreement of Purchase and Sale, conditional upon final approval by Regional Council; and
4. That staff **BE DIRECTED** to report back to Corporate Services Committee for the approval of the sale once an acceptable Agreement of Purchase and Sale has been received for the Surplus Property.

Key Facts

- The purpose of this report is to seek Council’s approval to declare property surplus in accordance with the Region’s Disposal of Surplus Land By-law 26-2011;
- Staff has circulated the property to departments of the Region, Boards and Agencies, the Township of West Lincoln, School Boards, and the Provincial and Federal governments and no interest has been expressed;
- The Surplus Property was acquired in 2012 to aid with the reconstruction of Regional Road No. 14 in Smithville;
- Preliminary construction design indicated the dwelling on the Surplus Property would be demolished, however, the structure was able to remain;
- As reconstruction of this section of Regional Road No. 14 is now complete, staff is in a position to begin the surplus process for this property.

Financial Considerations

The Surplus Property with the portion of land dedicated as road (collectively known as the “Initial Property”) was acquired by Niagara Region in 2012 at the then appraised value of \$420,000. The Initial Property was approximately 4.63 acres with 0.33 acres to

be dedicated as road leaving 4.3 acres as the Surplus Property. In October 2019, Niagara Region engaged CHS Realty Advisors Inc. for a cost of \$1,200 to complete an appraisal on the Subject Property. CHS determined the value to be \$600,000 for the land, single-family detached dwelling, and detached garage.

Niagara Region incurred electrical maintenance costs of \$2,520 to obtain an ESA Permit and Certificate of Inspection for the dwelling. An additional investment of \$1,560 were required to install a new gas valve, gas pipe, thermostat, additional piping, and a shut-off in the basement, to safely turn on the furnace. Lastly, monthly maintenance expenses of \$495 for snow removal and lawn maintenance were incurred throughout the duration of Niagara Region's ownership of the property. The net sale proceeds for the sale to be credited to DEPT ID 10451 (Surplus Property).

Analysis

The Surplus Property is a vacant residential property in Smithville covering approximately 4.3 acres. The site is improved with a 2,214 square foot single family detached dwelling and a 1,477 square foot detached garage. The Surplus Property is designated as Natural Heritage System in the Township of West Lincoln's Official Plan with an Agricultural, Environmental Conservation, and Environmental Protection zoning. There are registered archaeological sites on the Surplus Property, therefore, a Stage 1 or 2 Archaeological Assessment would be required for any development proposals. There are numerous environmental features on and surrounding the Surplus Property. This means future development will likely require the completion of an Environmental Impact Study and may be constrained to certain areas within the property limits.

The Initial Property was acquired in 2012 to aid in the reconstruction of Regional Road No. 14 which experienced settlement and cracking of the pavement for many years due to slope instability. Issues were encountered with the Initial Property in the years leading up to the 2012 acquisition as this section of roadway was most impacted. Preliminary construction design indicated that the dwelling be demolished to ensure proper grading for the front yard which was required for the road widening. During the reconstruction of the road, it was determined that only the deck at the front of the dwelling required removal to allow for proper grading and setbacks. As a result, the decision was to maintain the dwelling and sell it with the remaining property if declared surplus.

An aerial photo of the Surplus Property depicting the property line outlined in red is attached as Appendix 1.

Alternatives Reviewed

In accordance with the Disposition of Land By-law, Niagara Region circulated the Surplus Property to departments of the Region, Boards and Agencies, the Township of West Lincoln, School Boards, and the Provincial and Federal governments and no interest has been expressed.

Relationship to Council Strategic Priorities

This disposal of land demonstrates Responsible Growth and Infrastructure Planning, specifically related to Facilitating the Movement of People and Goods (Objective 3.4). Niagara Region originally acquired this property to advocate and support Niagara's transportation projects by providing safe and healthy streets supporting active transportation.

Other Pertinent Reports

- CWCD 139-2020 – Councillor Weekly Correspondence Distribution – May 22, 2020

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This report was prepared in consultation with Frank Tassone, Associate Director, Transportation Engineering and Carolyn Ryall, Director, Transportation Services and reviewed by Bart Menage, Director, Procurement & Strategic Acquisitions.

Appendices

Appendix 1 The Surplus Property