



City of Hamilton

SCHOOL BOARD PROPERTIES SUB-COMMITTEES

Meeting #: 18-001
Date: August 29, 2018
Time: 11:00 a.m.
Location: Room 264, 2nd Floor, City Hall
71 Main Street West

Loren Kolar, Legislative Coordinator (905) 546-2424 ext. 2604

1. APPROVAL OF AGENDA

(Added Items, if applicable, will be noted with *)

2. DECLARATIONS OF INTEREST

3. APPROVAL OF MINUTES OF PREVIOUS MEETING

3.1 November 16, 2017

4. DELEGATION REQUESTS

5. CONSENT ITEMS

6. PUBLIC HEARINGS / DELEGATIONS

7. STAFF PRESENTATIONS

8. DISCUSSION ITEMS

8.1 Hamilton-Wentworth District School Board Property at 300 Albright Road, Hamilton (PED18175) (Ward 5)

8.2 Hamilton-Wentworth Catholic District School Board Property at 185 Kenilworth Avenue North, Hamilton (PED18207) (Ward 4)

8.3 Hamilton-Wentworth District School Board Property at 4 Vickers Road, Hamilton (PED18208) (Ward 7)

9. MOTIONS

10. NOTICES OF MOTION

11. GENERAL INFORMATION / OTHER BUSINESS

12. PRIVATE AND CONFIDENTIAL

12.1 Closed Session Minutes - November 16, 2017 (distributed under separate cover)

13. ADJOURNMENT



Hamilton

**SCHOOL BOARD PROPERTIES SUB-COMMITTEE
MINUTES 17-003**

Thursday, November 16, 2017

2:30 p.m.

Room 264, 2nd Floor

Hamilton City Hall, 71 Main Street West

Present: Councillors C. Collins (Chair), T. Jackson, D. Conley, and J. Partridge

**Absent with
Regrets:** Councillors M. Green and M. Pearson – Personal, Councillor S. Merulla – City Business

THE FOLLOWING ITEMS WERE REFERRED TO THE GENERAL ISSUES COMMITTEE FOR CONSIDERATION:

1. Acquisition of 60 Caledon Avenue for Affordable Housing Purposes (CES17029(a)) (Ward 8) (Item 12.1)

(Conley/Jackson)

- (a) That the Real Estate Section of the Planning and Economic Development Department be authorized and directed to present a bona-fide offer to purchase the surplus property located at 60 Caledon Avenue, Legally Described as All of Lot 14, Registrar's Compiled Plan 1469, save and except Part 1 on Plan 62R-20611; Part of Lot 13, Registrar's Compiled Plan 1469, designated as Part 7 on Plan 62R-6761, in the City of Hamilton, being PART of the PIN 16968-0367 (LT) and being 2.84 ha (7.02 acres) in size, more or less, as shown on Appendix A attached to Report CES17029(a) to the Hamilton-Wentworth District School Board (HWDSB), on terms and conditions acceptable to the General Manager of Planning and Economic Development;
- (b) That the budget and funding for the property acquisition consisting of the market value of the land, including all real estate and legal fees, cost of conducting due diligence, contingency and other related costs, as detailed in Tables 1 and 2, in Appendix B of Report CES17029(a) be approved;

- (c) That the entirety of Report CES17029(a) remain confidential until the completion of the acquisition transaction, and that Appendix B attached to Report CES17029(a) not be released as a public document;
- (d) That the Mayor and Clerk be authorized to execute all necessary documents in a form satisfactory to the City Solicitor; and,
- (e) That staff be authorized and directed upon successful acquisition of the property to undertake suitable consultation with private, not-for-profit, and public sector organizations to determine appropriate consideration of the property for disposal as affordable housing project, including but not limited to independent meetings and/or undertaking Expression of Interest or Request For Information type processes.

CARRIED

2. Acquisition of Property in Ward 3 (Added Item 12.2)

(Pearson/Jackson)

That the direction provided to staff in Closed Session, be approved.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 1)

The Clerk advised the Committee of the following change to the agenda:

1. ADDED PRIVATE AND CONFIDENTIAL ITEM (Item 12)

12.2 Acquisition of Property in Ward 3 (no copy)

(Conley/Partridge)

That the agenda for the November 16, 2017 meeting of the School Board Properties Sub-Committee be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)

(i) October 2, 2017 (Item 3.1)

(Jackson/Conley)

That the Minutes of the October 2, 2017 meeting of the School Board Properties Sub-Committee be approved, as presented.

CARRIED

(d) PRIVATE AND CONFIDENTIAL (Item 12)

(Partridge/Conley)

That Committee move into Closed Session, respecting Item 12.1 and 12.2, pursuant to Section 8.1, Sub-section (c) of the City's Procedural By-law 14-300, and Section 239(2), Sub-section (c) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to a proposed or pending acquisition of land for City purposes.

CARRIED

(ii) Acquisition of 60 Caledon Avenue for Affordable Housing Purposes (CES17029(a)) (Ward 8) (Item 12.1)

For further disposition of this matter, refer to Item 1.

(ii) Acquisition of Property in Ward 3 (Added Item 12.2)

Staff were provided direction in Closed Session.

For further disposition of this matter, refer to Item 2.

(e) ADJOURNMENT (Item 13)

(Conley/Jackson)

That there being no further business, the School Board Properties Sub-Committee be adjourned at 4:10 p.m.

CARRIED

Respectfully submitted,

Councillor C. Collins, Chair
School Board Properties Sub-
Committees

Loren Kolar
Legislative Coordinator
Office of the City Clerk



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 Economic Development Division

TO:	School Board Property Sub-Committee
COMMITTEE DATE:	August 29, 2018
SUBJECT/REPORT NO:	Hamilton-Wentworth District School Board Property at 300 Albright Road, Hamilton (PED18175) (Ward 5)
WARD(S) AFFECTED:	Ward 5
PREPARED BY:	Stephen Burman (905) 546-2424 Ext 4114
SUBMITTED BY:	Glen Norton Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no interest in acquiring its property located at 300 Albright Road, as shown on Appendix "A" attached to Report PED18175;
- (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth District School Board of the City of Hamilton's site development requirements as identified in Appendix "B" attached to Report PED18175.

EXECUTIVE SUMMARY

On June 19, 2018, Hamilton-Wentworth District School Board (HWDSB) advised the City of its intention to sell its property located at 300 Albright Road, Hamilton, which has been used as a school. Based on circulation of the property to stakeholders, and consideration by Portfolio Management Committee (PMC), staff deemed the potential acquisition of the property to not be in the interest of the City.

Alternatives for Consideration – N/A

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

**SUBJECT: Hamilton-Wentworth District School Board (HWDSB) Property – 300
Albright Road, Hamilton (PED18175) (Ward 5) - Page 2 of 3**

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

At the June 5, 2012 Planning Committee and subsequent City Council meeting of June 13, 2012, a motion was approved to establish a Sub-committee of City Council to review those school board properties being declared surplus for disposition by a school board and report back to the General Issues Committee (GIC) with recommendations, including a financial strategy for potential acquisitions.

On June 19, 2018, HWDSB provided written notice to the City of its Proposal to Sell Real Property located at 300 Albright Rd. in accordance with Ontario Regulation 444/98. The City and other preferred agencies have 90 days to respond to the HWDSB as to whether or not they have an interest in acquiring the property.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The HWDSB like other school boards in the Province, follows a formal established property disposal protocol for surplus Board owned properties that are intended to be sold, as governed by Section 194(3) of the *Ontario Education Act* and Ontario Regulation 444. Under this protocol, the HWDSB circulates notice of the proposed property sale to preferred agents including the City (as per Ontario Regulation 444).

City Council adopted principles (Portfolio Management Strategy, 2004) for property acquisition states *“Property will be acquired in support of an approved program only. A budget item must be approved for the program, including the costs of the real property and operational impact, before action is taken to acquire property.”*

In keeping with general municipal protocol related to potential surplus school sites, the School Board Sub-Committee is to establish and recommend direction with respect to all surplus school sites that may come available.

RELEVANT CONSULTATION

On June 26, 2018, Real Estate staff circulated a memorandum to all City Departments and relevant stakeholders concerning the HWDSB’s proposal to sell its property at 300 Albright Road, Hamilton, in order to elicit their comments or future interest in acquisition of the property. There was no interest expressed in this property.

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**SUBJECT: Hamilton-Wentworth District School Board (HWDSB) Property – 300
Albright Road, Hamilton (PED18175) (Ward 5) - Page 3 of 3**

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The property being offered for sale has an area of 3.53 ac, with a frontage of 277 ft. The entire property is zoned “I1” for Neighbourhood Institutional. The Building gross floor area is approximately 28,352 ft² (2634 m²) in size. It is situated on the South side of Albright Road, and is improved with a school building.

Following consideration of comments from circulation stakeholders, there is no City requirement to justify the purchase of this school site.

The City divisions have provided valuable information respecting guidelines for the future use of the site.

ALTERNATIVES FOR CONSIDERATION

N/A

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

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APPENDICES AND SCHEDULES ATTACHED

Appendix “A”–Location Map

Appendix “B”–Site Development Requirements

SB:sd

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Location Map

300 Albright Road



SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

<p style="text-align: center;">Cultural Heritage</p> <p style="text-align: center;">Planning and Economic Development Department</p>	<p>The subject property meets three of the ten criteria used by the City of Hamilton and Ministry of Tourism, Culture and Sport for determining archaeological potential:</p> <ul style="list-style-type: none"> • Within 300 m of a primary watercourse or permanent waterbody, 200 m of a secondary watercourse or seasonal waterbody, or 300 m of a prehistoric watercourse or permanent waterbody; • In areas of pioneer EuroCanadian settlement; and, • Along historic transportation routes.
<p style="text-align: center;">Natural Heritage</p> <p style="text-align: center;">Planning and Economic Development Department</p>	<p>The subject property is located within the boundaries of the Urban Hamilton Official Plan (UHOP). Based on Schedule B (Natural Heritage System) of the UHOP, the Core Areas have been identified as Significant Woodland, and Red Hill Creek Escarpment Valley Environmentally Significant Area (ESA). A watercourse (Red Hill Creek), which is regulated by the Hamilton Conservation Authority (HCA), has also been identified adjacent to the subject property.</p> <p>If this property is disposed of for the purpose of development, an Environmental Impact Statement (EIS) would need to be prepared in support of any development applications.</p> <p>The EIS would be prepared in accordance with the City’s Guidelines (March 2015). The Terms of Reference would be required to be approved by the City (Natural Heritage Planning staff) in consultation within the HCA prior to the completion of any field inventories.</p>
<p style="text-align: center;">Building Engineering and Zoning</p> <p style="text-align: center;">Planning and Economic Development Department</p>	<p>The Zoning Section does not have an interest in the potential acquisition of the lands located at 300 Albright Road but provide the following comments related to the existing zoning and permitted uses.</p> <p>Our records indicate that the lands are currently occupied by one-storey school (CCE Red Hill Learning Centre) which is owned by the Hamilton-Wentworth District School Board (HWDSB) and which has been declared surplus to the HWDSB’s holdings.</p> <p>The lands are zoned “AA” (Agricultural) District pursuant</p>

Appendix “B” to Report PED18175
Page 2 of 2

	<p>to City of Hamilton Zoning By-law 6593. The “AA” District permits the following uses:</p> <ul style="list-style-type: none">• A public hospital (subject to Section 8(iii)(a), (b), (c) and (d);• A children’s residence;• A booth in a public hospital for the sale of concessions;• A district yard of the City, and;• A private stable. <p>In addition to the above, existing uses are also permitted.</p> <p>Changes in use which are not included in the “AA” District list of permitted use are subject to a Zoning By-law Amendment and Formal Consultation. Please contact the Planning and Development Division at (905) 546-2424 extension 1355 for further information.</p> <p>The lands are subject to Site Plan Control. As such, development or redevelopment may require application to the Development Planning Division.</p> <p>This property is subject to the issuance of a building permit in the normal manner for tenant improvement, change of use, renovations, alterations, additions or new buildings.</p>
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CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 Economic Development Division

TO:	School Board Property Sub-Committee
COMMITTEE DATE:	August 29, 2018
SUBJECT/REPORT NO:	Hamilton-Wentworth Catholic District School Board Property at 185 Kenilworth Avenue North, Hamilton (PED18207) (Ward 4)
WARD(S) AFFECTED:	Ward 4
PREPARED BY:	Stephen Burman (905) 546-2424 Ext 4114
SUBMITTED BY:	Glen Norton Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth Catholic District School Board (HWCDSB) that the City of Hamilton has no interest in acquiring its property located at 185 Kenilworth Avenue North, Hamilton, (190 Britannia Avenue), as shown on Appendix "A" attached to Report PED18207;
- (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth Catholic District School Board (HWCDSB) of the City of Hamilton's site development requirements as identified in Appendix "B" attached to Report PED18207.

EXECUTIVE SUMMARY

The Hamilton-Wentworth Catholic District School Board (HWCDSB) advised the City of its intention to sell its property located at 185 Kenilworth Avenue North, Hamilton, (190 Britannia Avenue) which has been used as a school. Based on circulation of the property to stakeholders, and consideration by Portfolio Management Committee (PMC), staff deemed the potential acquisition of the property to not be in the interest of the City.

Alternatives for Consideration – N/A

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**SUBJECT: Hamilton-Wentworth Catholic District School Board Property – 185
Kenilworth Avenue North, Hamilton (PED18207) (Ward 4) - Page 2 of 3**

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

At the June 5, 2012 Planning Committee and subsequent City Council meeting of June 13, 2012, a motion was approved to establish a Sub-committee of City Council to review those school board properties being declared surplus for disposition by a school board and report back to the General Issues Committee (GIC) with recommendations, including a financial strategy for potential acquisitions.

On June 8, 2018, HWCDSB provided written notice to the City of its Proposal to Sell Real Property located at 185 Kenilworth Avenue North, (190 Britannia Avenue) in accordance with Ontario Regulation 444/98. The City and other preferred agencies have 90 days to respond to the HWCDSB as to whether or not they have an interest in acquiring the property.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The HWCDSB like other school boards in the Province, follows a formal established property disposal protocol for surplus Board owned properties that are intended to be sold, as governed by Section 194(3) of the *Ontario Education Act* and Ontario Regulation 444. Under this protocol, the HWCDSB circulates notice of the proposed property sale to preferred agents including the City (as per Ontario Regulation 444).

City Council adopted principles (Portfolio Management Strategy, 2004) for property acquisition states *“Property will be acquired in support of an approved program only. A budget item must be approved for the program, including the costs of the real property and operational impact, before action is taken to acquire property.”*

In keeping with general municipal protocol related to potential surplus school sites, the School Board Sub-Committee is to establish and recommend direction with respect to all surplus school sites that may come available.

RELEVANT CONSULTATION

On June 21, 2018, Real Estate staff circulated a memorandum to all City Departments and relevant stakeholders concerning the HWCDSB’s proposal to sell its property at 185

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**SUBJECT: Hamilton-Wentworth Catholic District School Board Property – 185
Kenilworth Avenue North, Hamilton (PED18207) (Ward 4) - Page 3 of 3**

Kenilworth Avenue North, (190 Britannia Avenue) to elicit their comments or future interest in acquisition of the property. There was no interest expressed in this property.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The property being offered for sale is situated on the North side of Britannia Avenue, West of Kenilworth Avenue North and is improved with a school building. The property contains only a portion of an existing building—it is not separated from the residual parcel being retained by the HWCDSB. This would result in a constraint on the ability to develop the site as a “stand alone” project, limiting the use to a re-purposing of the site.

The HWDCSB should consider postponing its offer of sale while it works with the adjacent property owner, the Hamilton Roman Catholic Diocese, to realign property interests so that the site to be disposed of is not constrained from a more redevelopment perspective. In this regard, staff and the local Councilor have engaged the HWCDSB staff and executive.

Following consideration of comments from circulation stakeholders, there is no City requirement to justify the purchase of this school site.

The City divisions have provided valuable information respecting guidelines for the future use of the site.

ALTERNATIVES FOR CONSIDERATION

N/A

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

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APPENDICES AND SCHEDULES ATTACHED

Appendix “A”-Location Map

Appendix “B”-Site Development Requirements

SB/sd

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Location Map

185 Kenilworth Avenue North



SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

<p>Transportation Planning</p> <p>Planning and Economic Development Department</p>	<p>The existing right-of-way's are as follows: Cannon Street East is approximately 15.3 m; Britannia Avenue is approximately 15.3 m.</p> <p>Collector Roads (Cannon Street East) are to be 26.213 as per the Council Approved Urban Official Plan:</p> <ul style="list-style-type: none"> • Chapter C-City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. <p>Local Roads (Britannia Avenue) are to be 20.117 as per the Council Approved Urban Official Plan:</p> <ul style="list-style-type: none"> • Chapter C-City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. <p>A survey conducted by an Ontario Land Surveyor will determine the ultimate dimensions for the road allowance widening(s).</p>
<p>Building Engineering and Zoning</p> <p>Planning and Economic Development Department</p>	<p>The property contains a former three-storey school building which is attached to an existing three-storey building which is part of a Place of Worship located at 175 Kenilworth Street North on property owned by the Hamilton Roman Catholic Diocese.</p> <p>The lands are zoned Neighbourhood Institutional (I1) Zone pursuant to City of Hamilton Zoning By-law 05-200. The “I1” zone permits the following uses:</p> <ul style="list-style-type: none"> • Community Garden • Day Nursery • Duplex Dwelling • Educational Establishment • Emergency Shelter • Museum • Place of Worship • Residential Care Facility • Retirement Home • Semi-Detached Dwelling • Single Detached Dwelling • Urban Farm • Urban Farmers Market

**Appendix “B” to Report PED18207
Page 2 of 7**

Educational Establishments consisting of a secondary school, college or university are identified as prohibited uses in the “I1” Zone.

The “I1” Zone has special zoning provisions for development which apply to the following groupings of uses:

- Shelter, Residential Care Facility, Place of
- Retirement Home;
- Educational Establishments and Museum;
- Single Detached Dwelling, Duplex Dwelling and Day Nursery, and;
- Semi-Detached Dwelling.

The lands are subject to Site Plan Control. As such, development or redevelopment may require application to the Development Planning Division. For further information, please contact (905) 546-2424 extension 1355.

This property is subject to the issuance of a building permit in the normal manner for tenant improvement, change of use, renovations, alterations, additions or new buildings.

<p align="center">Community Planning and GIS</p> <p>Planning and Economic Development Department</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;">Secondary Plan:</td> <td style="padding: 5px;">The subject lands are not located within a Secondary Plan</td> </tr> <tr> <td style="padding: 5px;">Neighbourhood Plan:</td> <td style="padding: 5px;">Designated “Civic and Institutional” within the Crown Point East Neighbourhood Plan</td> </tr> </table> <p>While the subject lands are not situated within a current Secondary Plan, the following UHOP policies do apply to the subject lands:</p> <p><u>Urban Hamilton Official Plan – Volume 1</u></p> <p>The subject property is identified as “Neighbourhoods” under the Urban Hamilton Official Plan’s Urban Structure Element (UHOP Schedule E). The subject lands are designated “Mixed-Use – Medium Density” on Schedule E-1 Urban Land Use Designations, in the Urban Hamilton Official Plan. Permitted uses in the Neighbourhoods land use designation are identified in</p>	Secondary Plan:	The subject lands are not located within a Secondary Plan	Neighbourhood Plan:	Designated “Civic and Institutional” within the Crown Point East Neighbourhood Plan
Secondary Plan:	The subject lands are not located within a Secondary Plan				
Neighbourhood Plan:	Designated “Civic and Institutional” within the Crown Point East Neighbourhood Plan				

Appendix “B” to Report PED18207**Page 3 of 7**

the UHOP Volume 1 Section E.3.0 Neighbourhoods Designation, subject to meeting other UHOP policy and zoning requirements. These areas are intended to function as complete communities, providing a mix of residential, commercial and community facilities/services. The policies of the Neighbourhoods designation establish criteria for new development, adaptive re-use, residential intensification and urban design.

E.4.0 Commercial and Mixed-Use Designations**4.6 Mixed-Use-Medium Designation**

The general intent of this designation is to permit a full range of retail, service commercial, entertainment and residential accommodation (at a moderate scale). With particular reference to the “Mixed-Use–Medium Density” designation, the following goals shall apply:

“E.4.1.1 Create and retain vibrant mixed-use areas that accommodate a range of uses and are accessible by automobile, transit, and active transportation.

E.4.1.2 Direct the majority of retail commercial uses to mixed use areas that are well served by transit and serve as a central place for the City, a portion of the City, or for one or more neighbourhoods.

E.4.1.3 Create comfortable, walkable and stimulating pedestrian streets along key roads within the mixed-use areas.”

The subject lands are intended to provide uses serving the residents of the community as well as create an opportunity to provide a more visually appealing building adding character to the public realm of an area well served by transit and pedestrian networks, satisfying the above policy direction.

Function**E.4.6.1**

The range of commercial uses is intended to serve the surrounding community or series of neighbourhoods as well as provide day-to-day retail facilities and services to residents in the immediate area. These areas shall also serve as a focus for the community, creating a sense of place.

Appendix “B” to Report PED18207
Page 4 of 7**E.4.6.2**

The Mixed-Use-Medium Density designation shall be applied to traditional ‘main street’ commercial areas outside of the area designated Downtown Mixed-Use, and to promote the continuation of these areas as pedestrian oriented mixed-use areas. Retail and service commercial uses are key elements in maintaining that function and ensuring the continued vibrancy of the pedestrian realm.

Permitted Uses**E.4.6.5**

The following uses shall be permitted on lands designated Mixed-Use - Medium Density on Schedule E-1–Urban Land Use Designations:

- a) Commercial uses such as retail stores, auto and home centres, home improvement supply stores, offices oriented to serving residents, personal services, financial establishments, live-work units, artist studios, restaurants, gas bars, and drive-through facilities;
- b) notwithstanding Policy E.4.6 drive-through facilities on pedestrian predominant streets shall only be permitted in accordance with Section E.4.6.29 and all other applicable policies of this Plan;
- c) institutional uses such as hospitals, places of worship, and schools;
- d) arts, cultural, entertainment, and recreational uses;
- e) hotels;
- f) multiple dwellings; and,
- g) accessory uses.

	<p>Scale</p> <p>The UHOP similarly provides guidance on the scale of development considered appropriate within the Mixed-Use-Medium Density:</p> <p>E.4.6.9</p> <p>The predominant built form shall be mid-rise and low-rise buildings. The intent is to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial stores at grade; however, single use commercial buildings and medium density ground related housing forms shall be permitted.</p> <p>E.4.6.10</p> <p>The predominant built form shall be mid-rise and low-rise buildings. The intent is to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial stores at grade; however, single use commercial buildings and medium density ground related housing forms shall be permitted.</p> <p>Permitted uses shall be located in single or mixed-use buildings. Any proposed design will have to satisfy staff review that the design complies with the above policy intent.</p> <p>In regard to the future development of the property, Community Planning advises of the following:</p> <p>“The City supports residential intensification on lands within the Neighbourhoods designation in accordance with Section B.2.4–Residential Intensification Policies, F.1.14–Lot Creation, and other applicable policies.” (UHOP Volume 1 Policy E.3.2.13)</p> <p>“The City shall encourage the adaptive reuse of the existing building stock for appropriate land uses. Rezoning applications for new uses shall be evaluated to ensure compatibility with surrounding land uses.” (UHOP Volume 1 Policy E.3.2.15)</p> <p>The existing mixed-use designation is intended to combine commercial uses with residential intensification (among other possible uses such as a transit node, etc.). Through appropriate design and buffering to ensure compatibility with existing residential dwellings, Community Planning could be supportive of rezoning</p>
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Appendix “B” to Report PED18207**Page 6 of 7**

	<p>the property of higher density forms. Multiple storey buildings (low-rise and mid-rise buildings) and mixed-use buildings that have retail and service commercial stores at grade would fulfil the intent of this designation.</p> <p><u>Hamilton Zoning By-law No. 05-200</u></p> <p>The property is in the Community Institutional (I2) Zone (Zoning By-law 05-200).</p> <p>8.2.1 Permitted Uses</p> <ul style="list-style-type: none"> • Community Garden • Day Nursery • Duplex Dwelling • Educational Establishment • Emergency Shelter • Museum • Recreation • Place of Worship • Residential Care Facility • Retirement Home • Semi-Detached Dwelling • Single Detached Dwelling • Social Services Establishment • Street Townhouse Dwelling • Urban Farm • Urban Farmers Market <p>(By-law 14-238, September 10, 2014) (By-law 14-273, September 24, 2014) (By-law 15-107, April 22, 2015)</p> <p>8.2.2 Prohibited Uses</p> <ul style="list-style-type: none"> • Educational Establishment consisting of a College or University <p>A private elementary school is permitted as an “Educational Establishment” in both the I1 and I2 zones. In a Community Institutional (I2) Zone larger facilities that draw from a larger area and, therefore, have a higher impact on the surrounding community are most appropriate. While the Community Institutional (I2) is generally exterior or on the periphery of neighbourhoods, Colleges and Universities are prohibited uses acknowledging the traffic and density impacts. However, the Community Institutional (I2) permits redevelopment in denser forms (e.g.) street</p>
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Appendix “B” to Report PED18207**Page 7 of 7**

townhouse dwellings.

Natural and Cultural Heritage:

Other items to consider as part of the (potential) acquisition of this school property include Natural and Cultural Heritage concerns. For this urban, long established site, there are no Natural Heritage Comments. In terms of Cultural Heritage concerns, Heritage staff recommend that a Cultural Heritage Assessment should be conducted to further define and confirm the cultural significance of the built heritage value of the property.

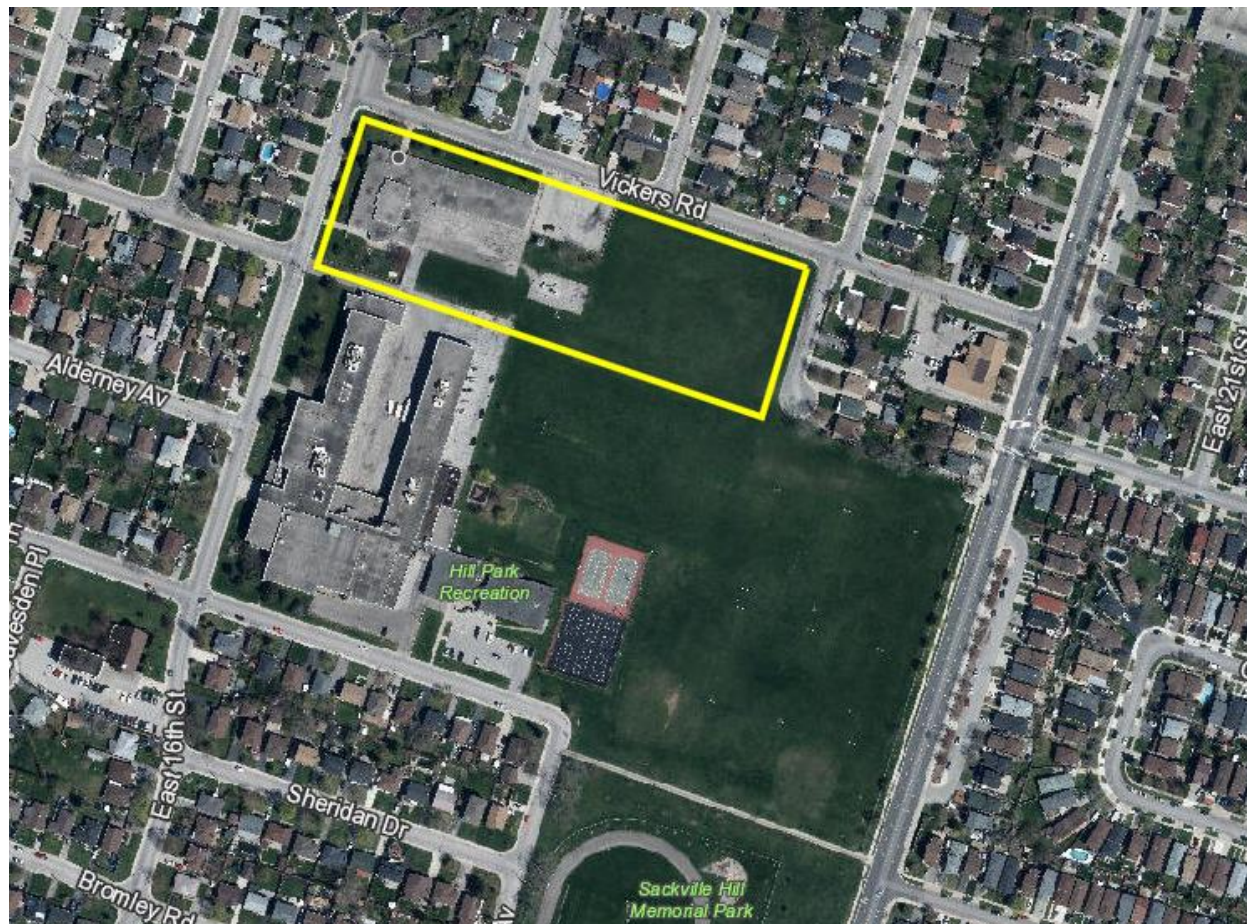
Analysis and Recommendations

Originally built in 1920 as Holy Family Catholic School, this school was rebuilt in 1945 and had a variety of additions in the 1960's and 1970's. This subject property is currently vacant. The subject property is designated 'Neighbourhoods' under the Urban Hamilton Official Plan (Schedule E). The Crown Point East Neighbourhood Plan designates these lands as "Civic and Institutional" and the Zoning By-law 05-200 indicates that the lands are zoned Community Institutional (I2) Zone. This zone permits Educational Establishments and Residential Care Facility but also ground-oriented residential such as Single and Semi-Detached Dwellings as well as Street Townhouse Dwellings.

From a Planning perspective it would be desirable to obtain these lands to allow for adaptive reuse of (potential) heritage structure, with the possible addition of denser forms of residential uses (i.e. street townhouse dwellings).

Location Map

4 Vickers Road



SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

<p>Transportation Planning</p> <p>Planning and Economic Development Department</p>	<p>Existing right of way on East 16th Street, Vickers Road and Jellicoe Court are all approx. 20.1 m</p> <p>Council Approved Urban Official Plan: Chapter C-City Wide Systems and Designations 4.5 Road Network Functional Classification; Daylighting Triangles 4.5.7 (Local to Local).</p> <p>A 4.57 m tringle or radius to be dedicated on the corner of East 16th Street and Vickers Road, as well as Jellicoe Court and Vickers Road.</p> <p>A survey conducted by an Ontario Land Surveyor will determine the ultimate dimensions for the road allowance widening(s).</p>
<p>Community Planning and GIS</p> <p>Planning and Economic Development Department</p>	<p>The subject lands are not located within a Secondary Plan or Neighbourhood Plan.</p>



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	School Board Property Sub-Committee
COMMITTEE DATE:	August 29, 2018
SUBJECT/REPORT NO:	Hamilton-Wentworth District School Board Property at 4 Vickers Road, Hamilton (PED18208) (Ward 7)
WARD(S) AFFECTED:	Ward 7
PREPARED BY:	Stephen Burman (905) 546-2424 Ext 4114
SUBMITTED BY:	Glen Norton Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth District School Board (HWDSB) that the City of Hamilton has no interest in acquiring its property located at 4 Vickers Road, as shown on Appendix "A" attached to Report PED18208;
- (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth District School Board (HWDSB) of the City of Hamilton's site development requirements as identified in Appendix "B" attached to Report PED18208.

EXECUTIVE SUMMARY

On June 19, 2018, the Hamilton-Wentworth District School Board (HWDSB) advised the City of its intention to sell its property located at 4 Vickers Road, Hamilton, which has been used as a school. Based on circulation of the property to stakeholders, and consideration by Portfolio Management Committee (PMC), staff deemed the potential acquisition of the property to not be in the interest of the City.

Alternatives for Consideration – N/A

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OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

**SUBJECT: Hamilton-Wentworth District School Board Property – 4 Vickers Road,
Hamilton (PED18208) (Ward 7) - Page 2 of 3**

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

At the June 5, 2012 Planning Committee and subsequent City Council meeting of June 13, 2012, a motion was approved to establish a Sub-committee of City Council to review those school board properties being declared surplus for disposition by a school board and report back to the General Issues Committee (GIC) with recommendations, including a financial strategy for potential acquisitions.

On June 19, 2018, HWDSB provided written notice to the City of its Proposal to Sell Real Property located at 4 Vickers Road in accordance with Ontario Regulation 444/98. The City and other preferred agencies have 90 days to respond to the HWDSB as to whether or not they have an interest in acquiring the property.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The HWDSB like other school boards in the Province, follows a formal established property disposal protocol for surplus Board owned properties that are intended to be sold, as governed by Section 194(3) of the *Ontario Education Act* and Ontario Regulation 444. Under this protocol, the HWDSB circulates notice of the proposed property sale to preferred agents including the City (as per Ontario Regulation 444).

City Council adopted principles (Portfolio Management Strategy, 2004) for property acquisition states “*Property will be acquired in support of an approved program only. A budget item must be approved for the program, including the costs of the real property and operational impact, before action is taken to acquire property.*”

In keeping with general municipal protocol related to potential surplus school sites, the School Board Sub-Committee is to establish and recommend direction with respect to all surplus school sites that may come available.

RELEVANT CONSULTATION

On June 26, 2018, Real Estate staff circulated a memorandum to all City Departments and relevant stakeholders concerning the HWDSB’s proposal to sell its property at 4

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**SUBJECT: Hamilton-Wentworth District School Board Property – 4 Vickers Road,
Hamilton (PED18208) (Ward 7) - Page 3 of 3**

Vickers Road in order to elicit their comments or future interest in acquisition of the property. There was no interest expressed in this property.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The property being offered has a building gross floor area of approximately 26,834 ft² (2493 m²). It is situated on the North side of Vickers Road, and is improved with a school building.

Following consideration of comments from circulation stakeholders, there is no City requirement to justify the purchase of this school site.

The City divisions have provided valuable information respecting guidelines for the future use of the site.

ALTERNATIVES FOR CONSIDERATION

N/A

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement & Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Our People and Performance

Hamiltonians have a high level of trust and confidence in their City government

APPENDICES AND SCHEDULES ATTACHED

Appendix “A”–Location Map

Appendix “B”–Site Development Requirements

SB/sd