



**City of Hamilton**  
**SCHOOL BOARD PROPERTIES SUB-COMMITTEES**  
**AGENDA**

**Meeting #:** 21-002  
**Date:** June 22, 2021  
**Time:** 1:30 p.m.  
**Location:** Due to the COVID-19 and the Closure of City Hall (CC)

All electronic meetings can be viewed at:

City's Website:  
<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's YouTube Channel:  
<https://www.youtube.com/user/InsideCityofHamilton> or Cable 14

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

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1. CEREMONIAL ACTIVITIES
2. APPROVAL OF AGENDA  
(Added Items, if applicable, will be noted with \*)
3. DECLARATIONS OF INTEREST
4. APPROVAL OF MINUTES OF PREVIOUS MEETING
  - 4.1. April 12, 2021
5. COMMUNICATIONS
6. DELEGATION REQUESTS
7. CONSENT ITEMS
8. STAFF PRESENTATIONS

**9. PUBLIC HEARINGS / DELEGATIONS**

**10. DISCUSSION ITEMS**

- 10.1. Hamilton-Wentworth District School Board Property at 350 Albright Road, Stoney Creek (PED21128) (Ward 5)
- 10.2. Hamilton-Wentworth District School Board Property at 140 Glen Echo Drive, Stoney Creek (PED21129) (Ward 5)
- 10.3. Hamilton-Wentworth District School Board Property at 45 Randall Avenue, Stoney Creek (PED21130) (Ward 5)

**11. MOTIONS**

**12. NOTICES OF MOTION**

**13. GENERAL INFORMATION / OTHER BUSINESS**

**14. PRIVATE AND CONFIDENTIAL**

- 14.1. Hamilton-Wentworth District School Board Property at 630-640 Rymal Road East, Hamilton (PED21131) (Ward 7)

Pursuant to Section 9.1, Sub-section (c) of the City's Procedural By-law 21-021, and Section 239(2), Sub-sections (c) of the Ontario Municipal Act,2001, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land for City purposes.

- 14.2. Hamilton-Wentworth District School Board Property at 20 Lake Avenue South, Stoney Creek (PED21132) (Ward 5)

Pursuant to Section 9.1, Sub-section (c) of the City's Procedural By-law 21-021, 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 or disposition of land for City purposes.

**15. ADJOURNMENT**



## Hamilton

### SCHOOL BOARD PROPERTIES SUB-COMMITTEE

#### MINUTES 21-001

Monday, 12 April 2021

1:30 p.m.

**Due to the COVID-19 and the closure of City Hall, this meeting was held virtually.**

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**Present:** Councillor C. Collins (Chair)  
Councillors S. Merulla (Vice Chair) and T. Jackson

**Absent with**

**Regrets:** Councillors T. Whitehead - Leave of Absence and J. Partridge - Personal

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

**1. Hamilton-Wentworth District School Board Property at 441 Old Brock Road, Flamborough (PED21068) (Ward 13) (Item 10.1)**

**(Jackson/Merulla)**

- (a) That staff 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 441 Old Brock Road, Flamborough, as shown on Appendix "A" attached to Report PED21068; and
- (b) That staff be directed to advise the HWDSB of the City of Hamilton's site development requirements as identified in Appendix "B" attached to Report PED21068.

**Result: Motion CARRIED by a vote of 3 to 0, as follows:**

YES	-	Ward 4	Councillor Sam Merulla
YES	-	Ward 5	Councillor Chad Collins
YES	-	Ward 6	Councillor Tom Jackson
ABSENT	-	Ward 14	Councillor Terry Whitehead
ABSENT	-	Ward 15	Councillor Judy Partridge

2. **Hamilton-Wentworth District School Board Property at 1886 Governor's Road, Ancaster (PED21069) (Ward 12) (Item 10.2)**

**(Merulla/Jackson)**

- (a) That staff 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 1886 Governor's Road, Ancaster, as shown on Appendix "A" attached to Report PED21069; and
- (b) That staff be directed to advise the (HWDSB) of the City of Hamilton's site development requirements as identified in Appendix "B" attached to Report PED21069.

**Result: Motion CARRIED by a vote of 3 to 0, as follows:**

YES	-	Ward 4	Councillor Sam Merulla
YES	-	Ward 5	Councillor Chad Collins
YES	-	Ward 6	Councillor Tom Jackson
ABSENT	-	Ward 14	Councillor Terry Whitehead
ABSENT	-	Ward 15	Councillor Judy Partridge

3. **Hamilton-Wentworth District School Board Property at 1279 Seaton Road, Flamborough (PED21070) (Ward 13) (Item 10.3)**

**(Jackson/Merulla)**

- (a) That staff 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 1279 Seaton Road, Flamborough, as shown on Appendix "A" attached to Report PED21070; and
- (b) That staff be directed to advise the (HWDSB) of the City of Hamilton's site development requirements as identified in Appendix "B" attached to Report PED21070.

**Result: Motion CARRIED by a vote of 3 to 0, as follows:**

YES	-	Ward 4	Councillor Sam Merulla
YES	-	Ward 5	Councillor Chad Collins
YES	-	Ward 6	Councillor Tom Jackson
ABSENT	-	Ward 14	Councillor Terry Whitehead
ABSENT	-	Ward 15	Councillor Judy Partridge

**4. Hamilton-Wentworth District School Board Property at 1346 Concession 4 West, Flamborough (PED21071) (Ward 13)**

**(Merulla/Jackson)**

- (a) That staff 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 1346 Concession 4 West, Flamborough, as shown on Appendix "A" attached to Report PED21071; and
- (b) That staff be directed to advise the (HWDSB) of the City of Hamilton's site development requirements as identified in Appendix "B" attached to Report PED21071.

**Result: Motion CARRIED by a vote of 3 to 0, as follows:**

YES	-	Ward 4	Councillor Sam Merulla
YES	-	Ward 5	Councillor Chad Collins
YES	-	Ward 6	Councillor Tom Jackson
ABSENT	-	Ward 14	Councillor Terry Whitehead
ABSENT	-	Ward 15	Councillor Judy Partridge

**5. Hamilton-Wentworth District School Board Property at 299 Barton Street, Stoney Creek (PED21082) (Ward 10) (Item 10.5)**

**(Merulla/Jackson)**

- (a) That staff 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 299 Barton Street, Stoney Creek, as shown on Appendix "A" attached to Report PED21082; and
- (b) That staff be directed to advise the HWDSB of the City of Hamilton's site development requirements as identified in Appendix "B" attached to Report PED21082.

**Result: Motion CARRIED by a vote of 3 to 0, as follows:**

YES	-	Ward 4	Councillor Sam Merulla
YES	-	Ward 5	Councillor Chad Collins
YES	-	Ward 6	Councillor Tom Jackson
ABSENT	-	Ward 14	Councillor Terry Whitehead
ABSENT	-	Ward 15	Councillor Judy Partridge

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 2)**

The Clerk advised the Committee that there were no changes to the agenda

**(Jackson/Merulla)**

That the agenda for the April 12, 2021 meeting of the School Board Properties Sub-Committee be approved, as presented.

**Result: Motion CARRIED by a vote of 3 to 0, as follows:**

YES	-	Ward 4	Councillor Sam Merulla
YES	-	Ward 5	Councillor Chad Collins
YES	-	Ward 6	Councillor Tom Jackson
ABSENT	-	Ward 14	Councillor Terry Whitehead
ABSENT	-	Ward 15	Councillor Judy Partridge

**(b) DECLARATIONS OF INTEREST (Item 3)**

There were no declarations of interest.

**(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)**

**(i) December 17, 2019 (Item 4.1)**

**(Merulla/Jackson)**

That the Minutes of the December 17, 2019 meeting of the School Board Properties Sub-Committee be approved, as presented.

**Result: Motion CARRIED by a vote of 3 to 0, as follows:**

YES	-	Ward 4	Councillor Sam Merulla
YES	-	Ward 5	Councillor Chad Collins
YES	-	Ward 6	Councillor Tom Jackson
ABSENT	-	Ward 14	Councillor Terry Whitehead
ABSENT	-	Ward 15	Councillor Judy Partridge

**(d) ADJOURNMENT (Item 15)**

**(Jackson/Merulla)**

That there being no further business, the School Board Properties Sub-Committee be adjourned at 1:37 p.m.

**Result: Motion CARRIED by a vote of 3 to 0, as follows:**

YES	-	Ward 4	Councillor Sam Merulla
YES	-	Ward 5	Councillor Chad Collins
YES	-	Ward 6	Councillor Tom Jackson
ABSENT	-	Ward 14	Councillor Terry Whitehead
ABSENT	-	Ward 15	Councillor Judy Partridge

Respectfully submitted,

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


Loren Kolar  
Legislative Coordinator  
Office of the City Clerk







**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Economic Development Division**

<b>TO:</b>	School Board Properties Sub-Committee
<b>COMMITTEE DATE:</b>	June 22, 2021
<b>SUBJECT/REPORT NO:</b>	Hamilton-Wentworth District School Board Property at 350 Albright Road, Stoney Creek (PED21128) (Ward 5)
<b>WARD(S) AFFECTED:</b>	Ward 5
<b>PREPARED BY:</b>	Chris Meilleur (905) 546-2424 Ext. 6698
<b>SUBMITTED BY:</b>	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That staff 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 350 Albright Road, Stoney Creek, as shown on Appendix “A” attached to Report PED21128;
- (b) That staff be directed to advise the HWDSB of the City of Hamilton’s site development requirements as identified in Appendix “B” attached to Report PED21128.

**EXECUTIVE SUMMARY**

On April 27, 2021, pursuant to O.Reg 444/98, the Hamilton-Wentworth District School Board (HWDSB) submitted to the City a proposal to sell its property located at 350 Albright Road, Stoney Creek, as shown and legally described in Appendix “A” (the “Subject Property”). The Subject Property is an approximately 6.0-acre parcel of land and is improved with a school building having a building area of approximately 94,077ft<sup>2</sup>. The Subject Property was previously known as “Elizabeth Bagshaw Elementary School”.

**SUBJECT: Hamilton Wentworth District School Board Property at 350 Albright Road, Stoney Creek (PED21128) (Ward 5) - Page 2 of 4**

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Based on circulation of the property to stakeholders, discussions with the area Councillor and consideration by the Portfolio Management Committee (PMC), the potential acquisition of the Subject Property is deemed to not be of interest to the City.

**Alternatives for Consideration – Not Applicable**

**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 April 27, 2021, HWDSB provided written notice to the City of its Proposal to Sell Real Property located at 350 Albright Road, Stoney Creek, in accordance with Ontario Regulation 444/98. The City and other preferred agencies have 90 days to respond to the HWDSB as to whether 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 444/98. Under this protocol, the HWDSB circulates notice of the proposed property sale to preferred agents including the City (as per Ontario Regulation 444/98).

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 Properties Sub-Committee is to establish and recommend direction with respect to all surplus school sites that may come available.

## **RELEVANT CONSULTATION**

Real Estate staff circulated a memorandum to all City departments and relevant stakeholders concerning the HWDSB's proposal to sell its property at 350 Albright Road, Stoney Creek, in order to elicit their comments or interest in acquisition of the property. There was no program interest expressed to support an acquisition of this property.

The area Councillor was engaged and there was no community interest in the acquisition of the Subject Property at this time.

On May 25, 2021, the PMC considered the outcome of the internal circulation and does not support the acquisition of the Subject Property, due to there being no departmental interest or any approved program to support the acquisition.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The Subject Property being offered for sale is an approximately 6.0-acre parcel of land, improved with a school building having a building area of approximately 94,077ft<sup>2</sup>, being previously known as "Elizabeth Bagshaw Elementary School". The Subject Property is located adjacent to the Red Hill Valley Parkway and just north of Greenhill Avenue.

Pursuant to the City Council adopted principles (Portfolio Management Strategy, 2004) for property acquisition, property shall only be acquired to support an approved program. The approved program must have an approved budget item that includes the costs of the real property and its operational impact. Given the results of the consultation noted in the Relevant Consultation section of this report, there is no approved program to support the acquisition and operation of the Subject Property and thus no justification to acquire the Subject Property.

City divisions have provided valuable information respecting guidelines for the future use of the site, the relevant comments are summarized in Appendix "B" and staff will share these comments with the HWDSB.

## **ALTERNATIVES FOR CONSIDERATION – N/A**

## **ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

### **Community Engagement and 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**

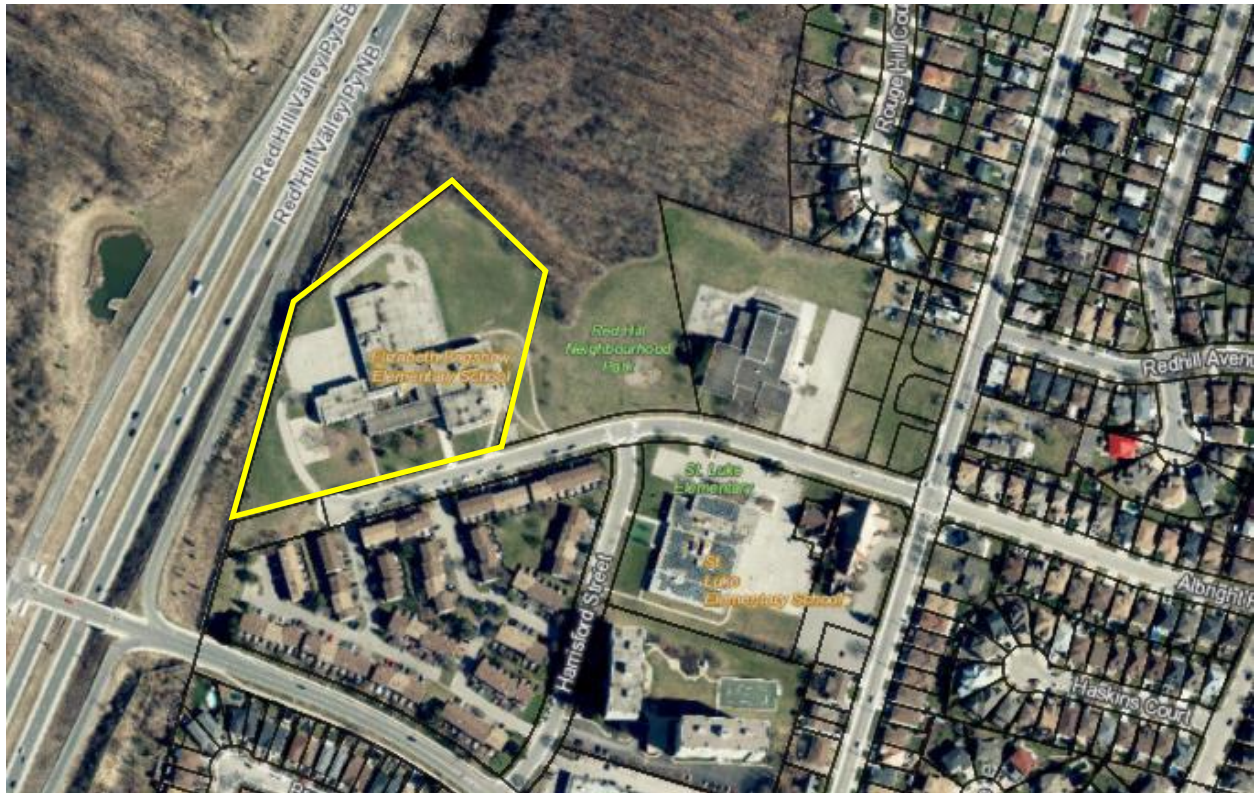
Appendix "A"– Location Map to Report PED21128

Appendix "B"– Site Development Requirements to Report PED21128

CM:sd

## Location Map

350 Albright Road  
(Elizabeth Bagshaw Elementary School)



Legal Description: PT LT 32, CON 4 SALTFLEET, AS IN AB182485; HAMILTON – ALL OF PIN 17105-0600(LT)



## SITE DEVELOPMENT COMMENTS

<p><b>Building, Engineering &amp; Zoning</b> Building Division</p>	<ul style="list-style-type: none"> <li>• Building Division records indicate that the recognized use is an Educational Establishment (Elizabeth Bagshaw Elementary School), which is permitted.</li> <li>• The rear portion of the property is within the area controlled by the Niagara Escarpment Planning and Development Act. For further information, please contact:  Niagara Escarpment Commission 232 Guelph Street Georgetown, Ontario, L7G 4B1 Telephone: (905) 877-5191</li> <li>• The remainder of the property is zoned I1 in Hamilton Zoning By-law 05-200. Permitted uses and applicable zone provision shall be in accordance with Section 8.1 of Hamilton Zoning By-law 05-200.</li> <li>• In addition to a range of neighbourhood institutional uses, the I1 Zone permits low density development forms which include duplex, semi-detached dwellings and single detached dwellings subject to the specific regulations provided in Section 8.1.3.</li> <li>• The lands are located within or adjacent to an Environmentally Sensitive Area (ESA) and are subject to Site Plan Control. Please contact Development Planning at (905) 56-2424 ext. 1355 concerning potential requirements for new development.</li> <li>• Please be advised that a portion of this property is under Conservation Management. Please contact Hamilton Conservation Authority at (905) 525-2181 prior to any development.</li> <li>• The lands are subject to Site Plan Control.</li> </ul>
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	<ul style="list-style-type: none"> <li>All proposed development is subject to the issuance of a building permit in the normal manner.</li> </ul>
<p><b>Community Planning</b> Planning &amp; Economic Development</p>	<ul style="list-style-type: none"> <li>The subject lands are identified as “Neighbourhoods” in the Urban Hamilton Official Plan’s Schedule E – Urban Structure. The subject lands are designated “Neighbourhoods” in the Urban Land Use Designations – Schedule E-1. These areas are intended to function as complete communities, providing a mix of residential, commercial, and community facilities/services.</li> <li>Zoning By-law No. 05-200 indicates that the lands are zoned “I1” Neighbourhood Institutional. The I1 Zone permits singles, semi-detached dwelling, a Residential Care Facility and Retirement Homes. Redevelopments on the site shall be sensitive to the surrounding residential uses in the area and compatible with single detached, semidetached and duplex dwellings.</li> </ul>
<p><b>Cultural Heritage</b> Planning &amp; Economic Development</p>	<ul style="list-style-type: none"> <li>The Hamilton Municipal Heritage Committee is in the process of inventorying all Places of Education across the City of Hamilton and screening them to determine which properties may have cultural heritage value or interest worth recognizing and protecting under the <i>Ontario Heritage Act</i>. These four schools – Elizabeth Bagshaw Elementary, Glen Echo Elementary, Green Acres Elementary and R.L. Hyslop – are included in the Places of Education Inventory but have not yet been surveyed or reviewed by the HMHC.</li> <li>Staff may require a Cultural Heritage Impact Assessment be prepared in support of a <i>Planning Act</i> application to develop the property. If demolition of the existing building is proposed, Staff may request that a Documentation and Salvage Report be prepared prior to demolition.</li> </ul>



- Archaeology: The subject property meets two (2) of the ten criteria used by the City of Hamilton and Ministry of Heritage, Sport, Tourism and Culture Industries for determining archaeological potential:
  - Within 250 metres of known archaeological sites;
  - Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody;

These criteria define the property as having archaeological potential.

- Note: The subject property has been determined to be an area of archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbance, in addition to any areas impacted by the installation of services, such as water, electricity and ground-source heat pumps, and the proponent is advised to conduct an archaeological assessment prior to such impacts in order to address these concerns and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. Mitigation, by an Ontario-licensed archaeologist, may include the monitoring of any mechanical excavation arising from this project. If archaeological resources are identified on-site, further Stage 3 Site-specific Assessment and Stage 4 Mitigation of Development Impacts may be required as determined by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to the MHSTCI.


	<ul style="list-style-type: none"> <li>• Should deeply buried archaeological materials be found on the property during any of the above development activities the MHSTCI should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).”</li> </ul>
<p><b>Natural Heritage Planning</b>          Planning &amp; Economic          Development</p>	<ul style="list-style-type: none"> <li>• 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, Core Areas have been identified within and adjacent to the subject property.</li> <li>• Core Areas are the most important components of the Natural Heritage System in terms of biodiversity, productivity and ecological and hydrological functions. In this case, 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. In addition, the woodland within the subject property is regulated under the City’s Urban Woodland Conservation By-law (By-law 14-212). This by-law applies to trees in a woodland 0.2 ha or greater within the urban boundary. Core Areas have been identified as ‘Sensitive Natural Areas’ within the by-law.</li> <li>• Based on policies within the UHOP, Core Areas are to be preserved and enhanced. Any development or site alteration within or adjacent to them shall not negatively impact their features or their ecological functions (policy C.2.3). If this</li> </ul>

	<p>property is disposed of for development, an Environmental Impact Statement (EIS) would need to be prepared in support of any development application. The EIS is to demonstrate that:</p> <ul style="list-style-type: none"><li>○ There shall be no negative impacts on the Core Area's natural features or their ecological functions;</li><li>○ Connectivity between Core Areas shall be maintained, or where possible, enhanced for the movement of surface and groundwater, plants and wildlife across the landscape;</li><li>○ The removal of other natural features shall be avoided or minimized by the planning and design of the proposed use or site alteration wherever possible (policy C.2.5.8).</li></ul> <ul style="list-style-type: none"><li>● The EIS would be prepared in accordance with the City's Council adopted Guidelines (revised March 2015) and would involve the development of a Terms of Reference (the framework for the necessary fieldwork). The Terms of Reference would be required to be approved by the City (Natural Heritage Planning staff) in consultation with the HCA prior to the completion of any field inventories.</li></ul>
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**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
Economic Development Division

<b>TO:</b>	School Board Properties Sub-Committee
<b>COMMITTEE DATE:</b>	June 22, 2021
<b>SUBJECT/REPORT NO:</b>	Hamilton-Wentworth District School Board Property at 140 Glen Echo Drive, Stoney Creek (PED21129) (Ward 5)
<b>WARD(S) AFFECTED:</b>	Ward 5
<b>PREPARED BY:</b>	Chris Meilleur (905) 546-2424 Ext. 6698
<b>SUBMITTED BY:</b>	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That staff 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 140 Glen Echo Drive, Stoney Creek, as shown on Appendix “A” attached to Report PED21129;
- (b) That staff be directed to advise the HWDSB of the City of Hamilton’s site development requirements as identified in Appendix “B” attached to Report PED21129.

**EXECUTIVE SUMMARY**

On April 27, 2021, pursuant to O.Reg 444/98, the Hamilton-Wentworth District School Board (HWDSB) submitted to the City a proposal to sell its property located at 140 Glen Echo Drive, Stoney Creek, as shown and legally described in Appendix “A” (the “Subject Property”). The Subject Property is an approximately 2.66-acre parcel of land and is improved with a school building having a building area of approximately 29,891ft<sup>2</sup>. The Subject Property was previously known as “Glen Echo Elementary School”.

**SUBJECT: Hamilton Wentworth District School Board Property at 140 Glen Echo Drive, Stoney Creek (PED21129) (Ward 5) - Page 2 of 4**

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Based on circulation of the property to stakeholders, discussions with the area Councillor and consideration by the Portfolio Management Committee (PMC), the potential acquisition of the subject property is deemed to not be of interest to the City.

**Alternatives for Consideration – Not Applicable**

**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 April 27, 2021, HWDSB provided written notice to the City of its Proposal to Sell Real Property located at 140 Glen Echo Drive, Stoney Creek, in accordance with Ontario Regulation 444/98. The City and other preferred agencies have 90 days to respond to the HWDSB as to whether 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 444/98. Under this protocol, the HWDSB circulates notice of the proposed property sale to preferred agents including the City (as per Ontario Regulation 444/98).

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 Properties Sub-Committee is to establish and recommend direction with respect to all surplus school sites that may come available.

## **RELEVANT CONSULTATION**

Real Estate staff circulated a memorandum to all City departments and relevant stakeholders concerning the HWDSB's proposal to sell its property at 140 Glen Echo Drive, Stoney Creek, in order to elicit their comments or interest in acquisition of the property. There was no program interest expressed to support an acquisition of this property.

The area Councillor was engaged and didn't express any community interest in the acquisition of this property at this time.

On May 25, 2021, the PMC considered the outcome of the internal circulation and does not support the acquisition of the Subject Property, due to there being no departmental interest or any approved program to support the acquisition.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The Subject Property being offered for sale is an approximately 2.66-acre parcel of land, improved with a school building having a building area of approximately 29,891ft<sup>2</sup>, being previously known as "Glen Echo Elementary School". The Subject Property is located adjacent to the Red Hill Valley Parkway and just north of Rainbow Drive and Glen Echo Drive, adjacent to Glen Echo Park.

Pursuant to the City Council adopted principles (Portfolio Management Strategy, 2004) for property acquisition, property shall only be acquired to support an approved program. The approved program must have an approved budget item that includes the costs of the real property and its operational impact. Given the results of the consultation noted in the Relevant Consultation section of this report, there is no approved program to support the acquisition and operation of the Subject Property and thus no justification to acquire the Subject Property.

City divisions have provided valuable information respecting guidelines for the future use of the site, the relevant comments are summarized in Appendix "B" and staff will share these comments with the HWDSB.

## **ALTERNATIVES FOR CONSIDERATION – N/A**

## **ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

### **Community Engagement and Participation**

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**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A"– Location Map to Report PED21129

Appendix "B"– Site Development Requirements to Report PED21129

CM:sd



## Location Map

140 Glen Echo Drive, Stoney Creek  
(Former Glen Echo Elementary School)



**Legal Description:** PART OF LOT 29, CONCESSION 3 SALTFLEET, AS IN NS300127 & HL177583; EXCEPT PLAN 1176, PLAN 1250 & PLAN 1221 SAVE AND EXCEPT PART 1 & 2, PLAN 62R21072; CITY OF HAMILTON - **PART OF PIN 17280-0291(LT)**



## SITE DEVELOPMENT COMMENTS

<p><b>Community Planning</b> Planning &amp; Economic Development</p>	<ul style="list-style-type: none"> <li>• The subject lands are identified as “Neighbourhoods” in the Urban Hamilton Official Plan’s Schedule E – Urban Structure. The subject lands are designated “Institutional” in the Urban Land Use Designations – Schedule E-1. These areas are intended to provide for a wide range of institutional uses that serve Hamilton’s communities. These individual institutions and institutional campuses are recognized as important community resources and as forming a significant part of the City’s urban fabric.</li> <li>• Zoning By-law No. 05-200 indicates that the lands are zoned “I2” Community Institutional. This zone permits Educational Establishments and Residential Care Facilities but also ground-oriented residential uses such as Single and Semi-Detached Dwellings as well as Street Townhouse Dwellings.</li> </ul>
<p><b>Cultural Heritage</b> Planning &amp; Economic Development</p>	<ul style="list-style-type: none"> <li>• General Built Heritage Comments for all four properties: The Hamilton Municipal Heritage Committee is in the process of inventorying all Places of Education across the City of Hamilton and screening them to determine which properties may have cultural heritage value or interest worth recognizing and protecting under the <i>Ontario Heritage Act</i>. These four schools – Elizabeth Bagshaw Elementary, Glen Echo Elementary, Green Acres Elementary and R.L. Hyslop – are included in the Places of Education Inventory but have not yet been surveyed or reviewed by the HMHC.</li> <li>• Staff may require a Cultural Heritage Impact Assessment be prepared in support of a <i>Planning Act</i> application to develop the property. If demolition of the existing building is proposed, Staff may request that a Documentation and Salvage Report be prepared prior to demolition.</li> </ul>

Archaeology:


- The subject property meets two (2) of the ten criteria used by the City of Hamilton and Ministry of Heritage, Sport, Tourism and Culture Industries for determining archaeological potential:
  - Within 250 metres of known archaeological sites; and,
  - In an area of sandy soil in areas of clay or stone.
- These criteria define the property as having archaeological potential. **Note:** The subject property has been determined to be an area of archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbance, in addition to any areas impacted by the installation of services, such as water, electricity and ground-source heat pumps, and the proponent is advised to conduct an archaeological assessment prior to such impacts in order to address these concerns and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. Mitigation, by an Ontario-licensed archaeologist, may include the monitoring of any mechanical excavation arising from this project. If archaeological resources are identified on-site, further Stage 3 Site-specific Assessment and Stage 4 Mitigation of Development Impacts may be required as determined by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to the MHSTCI.

	<p>Should deeply buried archaeological materials be found on the property during any of the above development activities the MHSTCI should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).</p>
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**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Economic Development Division**

<b>TO:</b>	School Board Properties Sub-Committee
<b>COMMITTEE DATE:</b>	June 22, 2021
<b>SUBJECT/REPORT NO:</b>	Hamilton-Wentworth District School Board Property at 45 Randall Avenue, Stoney Creek (PED21130) (Ward 5)
<b>WARD(S) AFFECTED:</b>	Ward 5
<b>PREPARED BY:</b>	Chris Meilleur (905) 546-2424 Ext. 6698
<b>SUBMITTED BY:</b>	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That staff 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 45 Randall Avenue, Stoney Creek, as shown on Appendix “A” attached to Report PED21130;
- (b) That staff be directed to advise the HWDSB of the City of Hamilton’s site development requirements as identified in Appendix “B” attached to Report PED21130.

**EXECUTIVE SUMMARY**

On April 27, 2021, pursuant to O.Reg 444/98, the Hamilton-Wentworth District School Board (HWDSB) submitted to the City a proposal to sell its property located at 45 Randall Avenue, Stoney Creek, as shown and legally described in Appendix “A” (the “Subject Property”). The Subject Property is an approximately 4.56-acre parcel of land and is improved with a school building having a building area of approximately 37,22ft<sup>2</sup>. The Subject Property was previously known as “Green Acres Elementary School”.

Based on circulation of the property to stakeholders, discussions with the area Councillor and consideration by the Portfolio Management Committee (PMC), the potential acquisition of the subject property is deemed to not be of interest to the City.

**Alternatives for Consideration – Not Applicable**

**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 April 27, 2021, HWDSB provided written notice to the City of its Proposal to Sell Real Property located at 45 Randall Avenue, Stoney Creek, in accordance with Ontario Regulation 444/98. The City and other preferred agencies have 90 days to respond to the HWDSB as to whether 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 444/98. Under this protocol, the HWDSB circulates notice of the proposed property sale to preferred agents including the City (as per Ontario Regulation 444/98).

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 Properties Sub-Committee is to establish and recommend direction with respect to all surplus school sites that may come available.



## **RELEVANT CONSULTATION**

Real Estate staff circulated a memorandum to all City departments and relevant stakeholders concerning the HWDSB's proposal to sell its property at 45 Randall Avenue, Stoney Creek, in order to elicit their comments or interest in acquisition of the property. There was no program interest expressed to support an acquisition of this property.

The area Councillor was engaged and didn't express any community interest in the acquisition of the Subject Property at this time.

On May 25, 2021, the PMC considered the outcome of the internal circulation and does not support the acquisition of the Subject Property, due to there being no departmental interest or any approved program to support the acquisition.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The Subject Property being offered for sale is an approximately 4.56-acre parcel of land, improved with a school building having a building area of approximately 37,222ft<sup>2</sup>, being previously known as "Green Acres Elementary School". The Subject Property is located to the south of Green Acres Park and Randall Avenue.

Pursuant to the City Council adopted principles (Portfolio Management Strategy, 2004) for property acquisition, property shall only be acquired to support an approved program. The approved program must have an approved budget item that includes the costs of the real property and its operational impact. Given the results of the consultation noted in the Relevant Consultation section of this report, there is no approved program to support the acquisition and operation of the Subject Property and thus no justification to acquire the Subject Property.

City divisions have provided valuable information respecting guidelines for the future use of the site, the relevant comments are summarized in Appendix "B" and staff will share these comments with the HWDSB.

## **ALTERNATIVES FOR CONSIDERATION – N/A**

## **ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

### **Community Engagement and 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.

**SUBJECT: Hamilton Wentworth District School Board Property at 45 Randall Avenue, Stoney Creek (PED21130) (Ward 5) - Page 4 of 4**

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**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 to Report PED21130

Appendix "B"– Site Development Requirements to Report PED21130

CM:sd

## Location Map

45 Randall Avenue  
(Green Acres Elementary School)



Legal Description: PT PCL G, PL 879, AS IN SC3499; STONEY CREEK; CITY OF HAMILTON - PIN 17305-0698(LT)



**SITE DEVELOPMENT COMMENTS**

<p><b>Building, Engineering &amp; Zoning</b> Building Division</p>	<ul style="list-style-type: none"> <li>• Building Division records indicate that the recognized use is currently an Educational Establishment (Green Acres Elementary School), which is permitted. Permitted uses and applicable zone provisions shall be in accordance with Section 8.1 of Hamilton Zoning By-law 05-200.</li> <li>• Please be advised that a portion of this property is within an area regulated by Hamilton Conservation Authority. Please contact 905-525-2181 prior to any development.</li> <li>• These lands are subject to Site Plan Control.</li> <li>• All proposed development is subject to the issuance of a building permit in the normal manner.</li> </ul>
<p><b>Community Planning</b> Planning &amp; Economic Development</p>	<ul style="list-style-type: none"> <li>• The property is located within the Urban Hamilton Official Plan’s “Community Nodes” Urban Structure Element (Schedule E – Urban Structure). The subject lands are designated “Neighbourhoods” in the Urban Land Use Designations – Schedule E-1.</li> <li>• The property is located within the Old Town Secondary Plan. It is designated “Institutional” on Map B.7.2-1 – Land Use Plan. The policies of the Urban Hamilton Official Plan’s Volume 1, Section B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities/Services and E.6.0 – Institutional Designation shall apply to the lands designated “Institutional” on the Old Town Secondary Plan.</li> <li>• Zoning By-law No. 05-200 indicates that the lands are zoned “I1” Neighbourhood Institutional.</li> </ul>

<p><b>Cultural Heritage</b> Planning &amp; Economic Development</p>	<ul style="list-style-type: none"><li>• General Built Heritage Comments for all four properties: The Hamilton Municipal Heritage Committee is in the process of inventorying all Places of Education across the City of Hamilton and screening them to determine which properties may have cultural heritage value or interest worth recognizing and protecting under the <i>Ontario Heritage Act</i>. These four schools – Elizabeth Bagshaw Elementary, Glen Echo Elementary, Green Acres Elementary and R.L. Hyslop – are included in the Places of Education Inventory but have not yet been surveyed or reviewed by the HMHC.</li><li>• Staff may require a Cultural Heritage Impact Assessment be prepared in support of a <i>Planning Act</i> application to develop the property. If demolition of the existing building is proposed, Staff may request that a Documentation and Salvage Report be prepared prior to demolition.</li></ul> <p><u>Archaeology:</u></p> <ul style="list-style-type: none"><li>• The subject property meets three (3) of the ten criteria used by the City of Hamilton and Ministry of Heritage, Sport, Tourism and Culture Industries for determining archaeological potential: Within 250 metres of known archaeological sites; Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody; and, In an area of sandy soil in areas of clay or stone. These criteria define the property as having archaeological potential.</li><li>• <b>“Note:</b> The subject property has been determined to be an area of archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or</li></ul>
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	<p>other soil disturbance, in addition to any areas impacted by the installation of services, such as water, electricity and ground-source heat pumps, and the proponent is advised to conduct an archaeological assessment prior to such impacts in order to address these concerns and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. Mitigation, by an Ontario-licensed archaeologist, may include the monitoring of any mechanical excavation arising from this project. If archaeological resources are identified on-site, further Stage 3 Site-specific Assessment and Stage 4 Mitigation of Development Impacts may be required as determined by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to the MHSTCI. Should deeply buried archaeological materials be found on the property during any of the above development activities the MHSTCI should be notified immediately (416-212-8886).</p> <p>In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).</p>
<p><b>Natural Heritage Planning</b>          Planning &amp; Economic          Development</p>	<ul style="list-style-type: none"> <li>• The subject property is located within the boundaries of the Urban Hamilton Official Plan (UHOP) and has been identified within the Old Town Secondary Plan. Based on mapping within the UHOP (Volume 1 Schedule B Natural Heritage System and Volume 2 Old Town Secondary Plan Land Use Plan Map B.7.2-1), Core Areas have been identified within and adjacent to the subject property.</li> </ul>

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|  | <ul style="list-style-type: none"><li>• Core Areas are the most important components of the Natural Heritage System in terms of biodiversity, productivity, and ecological and hydrological functions. In this case, the Core Areas have been identified as Significant Woodland and watercourse (regulated by Hamilton Conservation Authority (HCA)). Based on policies within the UHOP, Core Areas are to be preserved and enhanced.</li><br/><li>• Any development or site alteration within or adjacent to them shall not negatively impact their features or their ecological functions (policy C.2.3). If this property is disposed of for development, an Environmental Impact Statement (EIS) would need to be prepared in support of any development application. The EIS is to demonstrate that:<ul style="list-style-type: none"><li>○ There shall be no negative impacts on the Core Area’s natural features or their ecological functions;</li><li>○ Connectivity between Core Areas shall be maintained, or where possible, enhanced for the movement of surface and groundwater, plants and wildlife across the landscape;</li><li>○ The removal of other natural features shall be avoided or minimized by the planning and design of the proposed use or site alteration wherever possible (policy C.2.5.8).</li></ul></li><br/><li>• The EIS would be prepared in accordance with the City’s Council adopted Guidelines (revised March 2015) and would involve the development of a Terms of Reference (the framework for the necessary fieldwork). The Terms of Reference would be required to be approved by the City (Natural Heritage Planning staff) in consultation</li></ul> |
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	<p>with the HCA prior to the completion of any field inventories.</p>
<p><b>Growth Management</b>          Planning and Economic          Development</p>	<ul style="list-style-type: none"> <li>• Please note that this school is located on a dead end street. Any proposed residential development on this site will be limited to a certain number of units. A total of 100 units are permitted on Randall Avenue. This includes existing dwellings. Any future residential development on this site may be restricted in size due to this limitation.</li>   <li>• There is an easement running through the property for a municipal sanitary sewer. For information purposes, there is a 200mm sanitary sewer, 200mm watermain, and 200mm storm sewer. This storm sewer does not extend along the entire frontage of the property. Randall Avenue fronts the subject property, however it does not extend along the entire frontage of the subject site.</li> </ul>