



Hamilton

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	School Board Property Sub-Committee
COMMITTEE DATE:	August 7, 2015
SUBJECT/REPORT NO:	Hamilton-Wentworth District School Board (HWDSB) Property at 6025 White Church Road (Bell Stone School), Glancaster, (PED15124) (Ward 11)
WARD(S) AFFECTED:	Ward 11
PREPARED BY:	Keith Anderson (905) 546-2424 Ext. 7634
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATIONS

- (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 6025 White Church Road, as shown on Appendix "A" attached to Report PED15124;
- (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 PED15124.

EXECUTIVE SUMMARY

The Hamilton-Wentworth District School Board (HWDSB) has advised the City of its intention to surplus the school property located at 6025 White Church Road in Glanbrook, known as Bell Stone 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

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 September 9, 2014, HWDSB notified (Phase 1 Notice) the City of a public meeting scheduled for October 7, 2014, regarding the possible surplus of Bell-Stone School. On June 22, 2015, HWDSB circulated the property for disposition (Phase 2 Notice).

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

HWDSB has an established property disposal protocol for Board owned properties to be declared surplus. Through informal and formal means – as governed by Section 194(3) of the *Ontario Education Act* and Ontario Regulation 444, the City is engaged at various stages of the process of property disposition by HWDSB.

Under Phase 1 of the Property Disposition Protocol, HWDSB officially informs the City of Hamilton and local communities in advance of the potential real property disposition. Under Phase 2 of the Property Disposition Protocol, HWDSB circulates the property to preferred agents (under Ontario Regulation 444), which includes the City, to offer up the property for disposal.

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 September 15, 2014, Real Estate staff circulated the notice of possible surplus property to all City Departments and relevant stakeholders for their comments or future interest in acquisition of the property.

The results of the circulation were discussed with the Portfolio Management Committee (PMC).

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The subject property is a rectangular 11 acre +/- site situated at the south west corner of White Church Road and Nebo Road in the rural area of Glanbrook. The property is improved with a 19,224 square foot one storey school with paved driveway and parking area. The school contains eight classrooms and was constructed in 1962-63, with an addition built in 1993 for a gymnasium, library and computer resource room. This property has frontages on the south side of White Church Road and the west side of Nebo Road.

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

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

ALTERNATIVES FOR CONSIDERATION

N/A

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

Strategic Priority #3

Leadership & Governance

We work together to ensure we are a government that is respectful towards each other and that the community has confidence and trust in.

Strategic Objective

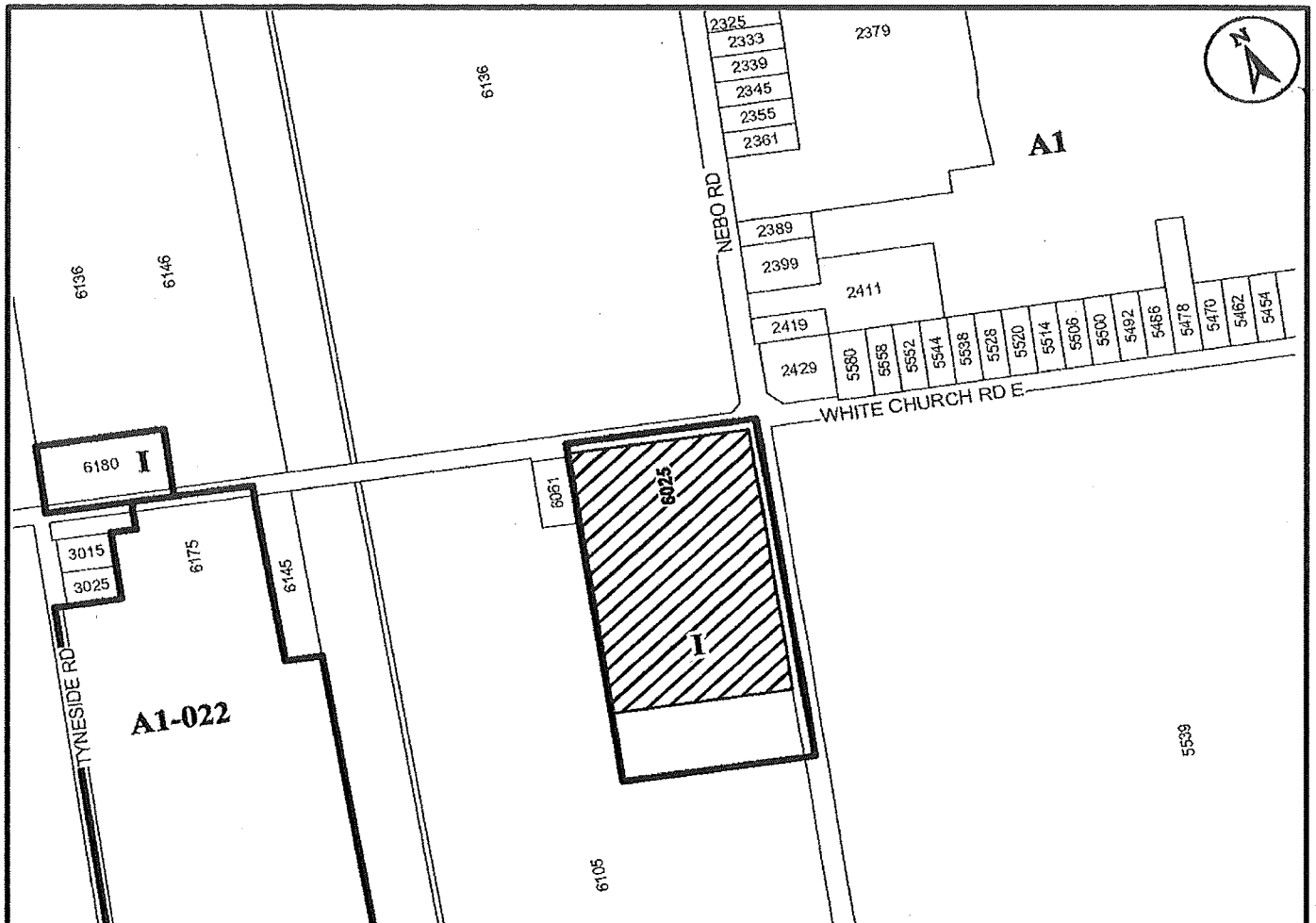
- 3.1 Engage in a range of inter-governmental relations (IGR) work that will advance partnerships and projects that benefit the City of Hamilton.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED15124 – Location Map

Appendix "B" to Report PED15124 – Site Development Requirements

KA/sd



● Site Location



Key Map - Ward 11

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Date:
Nov. 18, 2014

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
KA/DB

Subject Property



6025 White Church Road

SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

Development Planning, Heritage and Design Section:

The lands are designated "Agriculture" on Schedule D – Rural Land Use Designations of the Rural Hamilton Official Plan.

The lands are zoned Institutional "I" Zone in the Town of Glanbrook Zoning By-law No. 464.

Please note that City Council has recently adopted a new Rural Zoning By-law which will apply to all lands in Rural Hamilton. Under this new By-law, the subject lands are zoned Agriculture (A1) Zone, with a special exception to permit the existing Educational Establishment.

In reviewing the Provincial Policy Statement (2014), staff provides the following comments:

Policy 1.2.6.1 outlines that long term economic prosperity will be supported by planning so that major facilities (such as airports, transportation corridors, sewage treatment facilities, waste management systems, industries and aggregate activities) and sensitive land uses are appropriately designed, buffered and separated from each other to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety. Staff note that the subject lands are located adjacent to White Church Road and Nebo Road. As such, any future development application for the subject lands which contemplates a sensitive land use may require the fulfilment of the following condition:

"That the owner/applicant shall investigate the noise levels on the site and determine and implement the noise control measures that are satisfactory to the City of Hamilton in meeting the Ministry of the Environment recommended sound level limits. An acoustical report prepared by a qualified Professional Engineer containing the recommended control measures shall be submitted to the satisfaction of the City of Hamilton, Director of Planning. Should a peer review of the acoustical report be warranted, all associated costs shall be borne by the owner/applicant and shall be submitted to the satisfaction of the City of Hamilton, Director of Planning."

Finally, staff note that based on aerial photograph interpretation, there appears to be trees within this property. Although there is not a private tree by-law in place that protects individual trees within this area, the City recognizes the importance of trees to the health and quality of life in the community and encourages the protection and restoration of trees and forests (policy C.10.1 of the RHOP). If future development or site alteration occurs on this site there may be the requirement for tree protection; however, it is the opinion of Natural Heritage Planning staff that this would not interfere with the development of the site.

Archaeology

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:

1. 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;
2. In the vicinity of distinctive or unusual landforms;
3. Along historic transportation routes.

The School Board should also be advised of the property's archaeological potential so that, in the event that the City does not purchase the property, any other prospective owners can also be advised of the following:

"That the proponent shall carry out an archaeological assessment of the entire property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances shall take place on the subject property prior to the approval of the Director of Planning and the Ministry of Tourism, Culture and Sport confirming that all archaeological resource concerns have met licensing and conservation requirements. All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to the Ministry of Tourism, Culture and Sport. Should deeply buried archaeological remains be found on the property during any of the above development activities the Ontario Ministry of Tourism, Culture and Sport (MTCS) should be notified immediately."

Design and Construction Section:

There are no public sewers or watermains available along the frontage of the property.

Please note that White Church Road and Nebo Road are substandard and both have insufficient roadway widths at this location. These two roadways are both designated as having ultimate right-of-way (ROW) widths of 20.11 metres (66 ft) and may be subject to future road widening dedication(s). A 7 metres x 7 metres daylight triangle may also be required as a condition of approval for any future development application on these lands at the intersection of these two roadways.

Public Works Department

Transportation Planning Services Section:

Any future development of this land would require Right-of-Way dedications to the City of Hamilton according to the City of Hamilton's Rural Hamilton Official Plan, "Schedule C-1 - Future Road Widenings (Rural) (White Church Road 30.480 metres) and Chapter C - City Wide Systems and Designations, 4.5.2 c) Collector road shall be subject to the

following policies - (Nebo Road 36 metres). This includes providing appropriate daylight triangles 15 metres x 15 metres.

Geomatics and Corridor Management Section:

Redevelopment of the property should include hard surface driveways with minimum width of 7 metres at the ROW limit and 7.5 metres radii. The east driveway on White Church is too close to the intersection at Nebo Road and has reduced sightlines - we recommend it be removed as a condition of sale / redevelopment. Changes to vehicle circulation on site will result. A reduction in the total number of driveways should be considered as part of the site redevelopment. ROW widenings and a daylight triangle dedication will be required.



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	School Board Property Sub-Committee
COMMITTEE DATE:	August 7, 2015
SUBJECT/REPORT NO:	Hamilton-Wentworth District School Board (HWDSB) Property at 20 Reid Avenue North (Roxborough Park School), Hamilton (PED15126) (Ward 4)
WARD(S) AFFECTED:	Ward 4
PREPARED BY:	Keith Anderson (905) 546-2424 Ext. 7634
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATIONS

- (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 20 Reid Avenue North, as shown on Appendix "A" attached to Report PED15126;
- (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 PED15126.

EXECUTIVE SUMMARY

The Hamilton-Wentworth District School Board (HWDSB) has advised the City of its intention to surplus the school property located at 20 Reid Avenue North in Hamilton, known as Roxborough Park School. Based on circulation of a notice regarding the property to stakeholders, and consideration by the Portfolio Management Committee (PMC), staff deemed the potential acquisition of the property to not be in the interest of the City.

SUBJECT: Hamilton-Wentworth District School Board (HWDSB) Property at 20 Reid Avenue North (Roxborough Park School), Hamilton (PED15126) (Ward 4) - Page 2 of 4

Alternatives for Consideration – N/A

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 March 20, 2015, HWDSB notified (Phase 1 Notice) the City of a public meeting scheduled for April 29, 2015 regarding the possible surplus of Roxborough School.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

HWDSB has an established property disposal protocol for Board owned properties to be declared surplus. Through informal and formal means – as governed by Section 194(3) of the *Ontario Education Act* and Ontario Regulation 444, the City is engaged at various stages of the process of property disposition by HWDSB.

Under Phase 1 of the Property Disposition Protocol, HWDSB officially informs the City of Hamilton and local communities in advance of the potential real property disposition. Under Phase 2 of the Property Disposition Protocol, HWDSB circulates the property to preferred agents (under Ontario Regulation 444), which includes the City, to offer up the property for disposal.

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 March 30, 2015, Real Estate staff circulated a notice of possible surplus property to all City Departments and relevant stakeholders for their comments or future interest in acquisition of the property.

The results of the circulation were discussed with the Portfolio Management Committee.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The subject property is a rectangular 4.29 acre site with frontage on three roads, Reid Avenue North, Ayr Avenue and Bingham Road. The site has a frontage along Reid Avenue North of approximately 156 metres (514 feet) and a depth (along Ayr Avenue) of 112 metres (368 feet), and is directly south of Roxborough Park. The property is improved with a 1960's vintage one storey elementary school.

Following consideration of comments from circulation stakeholders, PMC established that 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 2012 – 2015 STRATEGIC PLAN

Strategic Priority #3

Leadership & Governance

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Strategic Objective

- 3.1 Engage in a range of inter-governmental relations (IGR) work that will advance partnerships and projects that benefit the City of Hamilton.

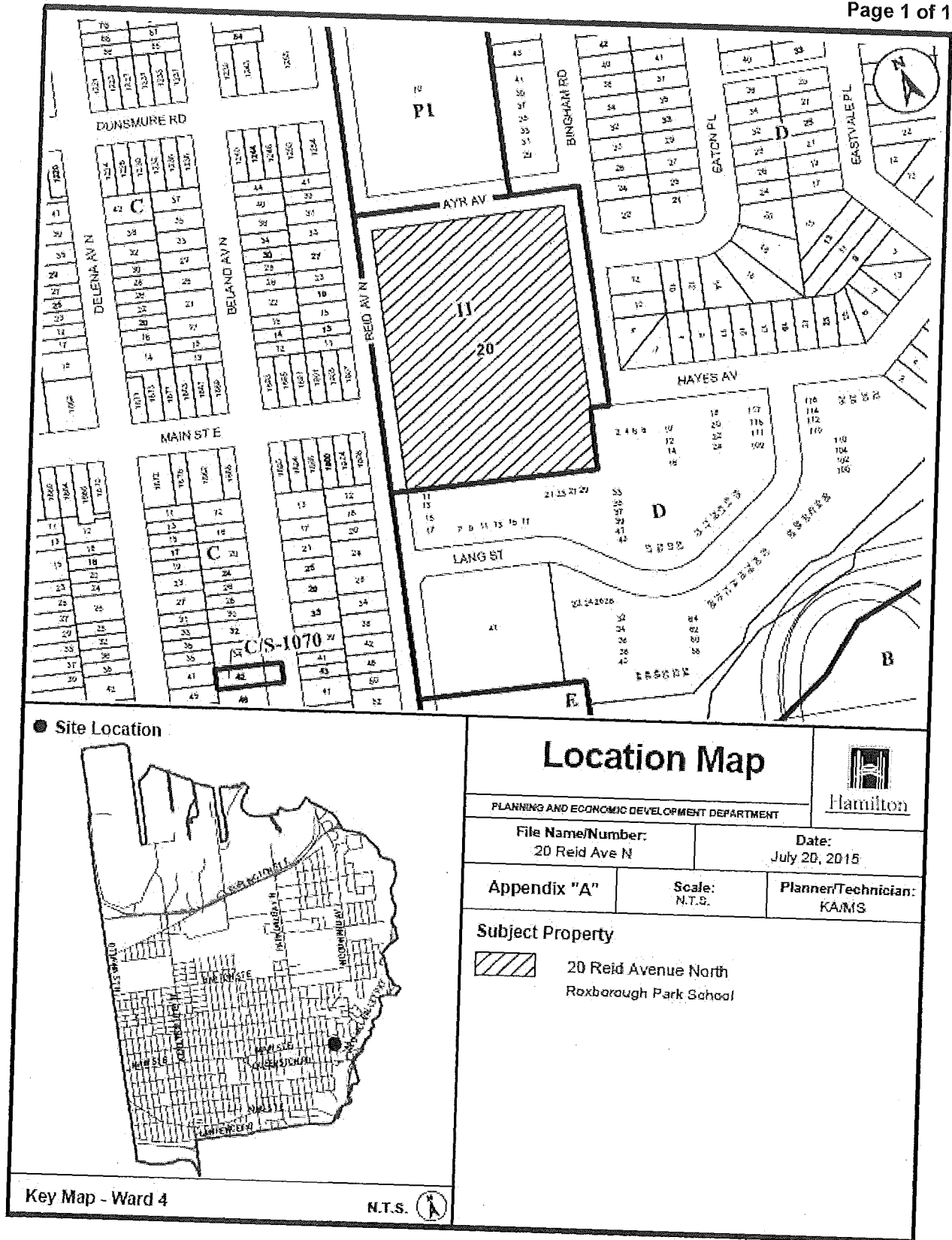
**SUBJECT: Hamilton-Wentworth District School Board (HWDSB) Property at 20
Reid Avenue North (Roxborough Park School), Hamilton (PED15126)
(Ward 4) - Page 4 of 4**

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED15126 - Location Map

Appendix "B" to Report PED15126 - Site Development Requirements

KA/sd



SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

Growth Management Division:

As a condition of redevelopment on the property, in the future 4.57 m daylight triangles at the intersections of Reid Avenue and Ayr Avenue and at Ayr Avenue and Bingham Road will need to be dedicated.

Public Works Department

Infrastructure Planning and System Design Section:

Water Distribution:

The City's water distribution system, under current configuration, may or may not be able to satisfy large domestic water demands and / or required fire flows of future potential uses / users (such as multi-family residential and / or ICI developments). We recommend that our section be consulted on servicing capabilities/requirements associated with any potential future uses prior to any offer to purchase for the subject property being accepted.

Waste and Storm Water Collection:

It is noted that the single combined sewer system on Reid Avenue North which is collecting waste water and storm water from the school site, is capacity deficient for both wastewater and uncontrolled storm water conveyance under current City guidelines.

Geomatics and Corridor Management Section:

Prior to the sale of the property the School Board should remove the chain fencing that encroaches on Reid Avenue at the south property limits.

Potential purchasers should be advised that a Traffic Impact Study may be required as a condition of approval for redevelopment of the property. It is noted that the existing driveway is too narrow and a redevelopment on the site would require a widening of the driveway to meet Site Plan standards.



Hamilton

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	School Board Property Sub-Committee
COMMITTEE DATE:	August 7, 2015
SUBJECT/REPORT NO:	Hamilton-Wentworth Catholic District School Board (HWCDSB) Property Located at 166 Bay Street North, Hamilton (PED15128) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Keith Anderson (905) 546-2424 Ext. 7634
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATIONS

- (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 166 Bay Street North, as shown on Appendix "A" attached to Report PED15128;
- (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 PED15128.

EXECUTIVE SUMMARY

The Hamilton-Wentworth Catholic District School Board (HWCDSB) has advised the City of its intention to sell its property located at 166 Bay Street North, Hamilton, which has been used as the Hamilton Right to Life Resource Centre. 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

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 9, 2015, HWCDSB provided written notice to the City of its Proposal to Sell Real Property located at 166 Bay Street North 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 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 15, 2015, Real Estate staff circulated a memorandum to all City Departments and relevant stakeholders concerning the HWCDSB's proposal to sell its property at 166 Bay Street North, to elicit their comments or future interest in acquisition of the property. There was no interest expressed in this property.

The results of the circulation were discussed with the Portfolio Management Committee (PMC).

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The subject property is a small rectangular 0.07 acre site with 73 feet on frontage on Bay Street North. It is situated at the north east corner of Bay Street North and Mulberry Street and is improved with an old one and a half storey brick building recently used as the Hamilton Right to Life Resource Centre. Attached to the east side of the building are one storey row dwellings which are separate owned property.

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

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

ALTERNATIVES FOR CONSIDERATION

N/A

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

Strategic Priority #3

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Strategic Objective

- 3.1 Engage in a range of inter-governmental relations (IGR) work that will advance partnerships and projects that benefit the City of Hamilton.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED15128 – Location Map

Appendix "B" to Report PED15128 – Site Development Requirements

KA/sd