



GENERAL ISSUES COMMITTEE REPORT 17-017

9:30 a.m.

Wednesday, August 14, 2017

Council Chambers

Hamilton City Hall

71 Main Street West

Present: Acting Mayor J. Farr (Chair)
Councillors T. Whitehead, D. Skelly, T. Jackson, S. Merulla, M. Green,
A. Johnson, M. Pearson, B. Johnson, L. Ferguson, A. VanderBeek,
R. Pasuta, J. Partridge

Absent
with Regrets: Mayor F. Eisenberger and Councillors D. Conley, C. Collins – Personal

THE GENERAL ISSUES COMMITTEE PRESENTS REPORT 17-017 AND RESPECTFULLY RECOMMENDS:

1. Facility Naming Sub-Committee – Clerk’s Report 17-003, July 20, 2017 (Item 5.2)

That the Facility Naming Sub-Committee – Clerk’s Report 17-003, July 20, 2017, be received.

2. 2016 S&P Global Ratings Credit Review (FCS17069) (City Wide) (Item 5.3)

That Report FCS17069, respecting the 2016 S&P Global Ratings Credit Review, be received.

3. Bill 68, *Modernizing Ontario's Municipal Legislation Act* - Summary of Changes (LS17028) (City Wide) (Item 7.1)

That Report LS17028, respecting Bill 68, *Modernizing Ontario's Municipal Legislation Act* - Summary of Changes, be received.

4. 2018 Budget Guidelines, Preliminary Outlook and Process (FCS17063) (City Wide) (Item 7.2)

- (a) That 2018 user fees (excluding golf, transit and ice fees) be increased by a rate of 2.0% and that any user fee adjustments, other than inflationary, be forwarded for consideration with an appropriate explanation;
- (b) That Boards and Agencies be requested to submit their 2018 operating budget based on a guideline increase of 1.5%, and that any increase beyond the guideline, be forwarded for consideration with an appropriate explanation;
- (c) That all City departments target a 2018 operating budget guideline, based on an increase of 1.5%, and that any increase beyond the guideline be forwarded for consideration with appropriate an explanation;
- (d) That the 2018 Tax Capital budget be submitted with a 0.5% tax increase for capital financing of discretionary block funded projects and a 0.41% tax increase for capital financing of Public Transit Infrastructure Fund (PTIF) projects; and,
- (e) That the 2018 Rate Supported Budget be submitted incorporating a combined water and wastewater / storm rate increase of 4.5%.

5. Hamilton Tax Increment Grant Program (HTIGP) – 27 Bold Street, Hamilton (PED17136) (Ward 2) (Item 8.1)

- (a) That a Hamilton Tax Increment Grant Program (HTIGP) application submitted by 27 Bold Street Inc. (Carmen Campagnaro and Richard Hall), for the property at 27 Bold Street, Hamilton, estimated at \$309,993.37 over a maximum of a five-year period, and based upon the incremental tax increase attributable to the redevelopment of 27 Bold Street, Hamilton, be authorized and approved in accordance with the terms and conditions of the Hamilton Tax Increment Grant Program;
- (b) That the Mayor and City Clerk be authorized and directed to execute a Grant Agreement together with any ancillary documentation required, to give effect to the Hamilton Tax Increment Grant for 27 Bold Street Inc. (Carmen Campagnaro and Richard Hall), for the property at 27 Bold Street, in a form satisfactory to the City Solicitor;
- (c) That the Mayor and City Clerk be authorized and directed to execute such assigning agreement as required, to give effect to the Hamilton Tax Increment Grant for 27 Bold Street Inc. (Carmen Campagnaro and Richard Hall), for the property at 27 Bold Street, in a form satisfactory to the City Solicitor; and,

- (d) That the General Manager of the Planning and Economic Development Department be authorized to approve and execute any Grant Amending Agreements, together with any ancillary amending documentation, if required, respecting the Hamilton Tax Increment Grant for 27 Bold Street Inc. (Carmen Campagnaro and Richard Hall), for the property at 27 Bold Street, provided that the terms and conditions of the Hamilton Tax Increment Grant Program, as approved by City Council, are maintained.
- 6. Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 1165-1167 Cannon Street East, Hamilton - ERG17-01 (PED17139) (Ward 3) (Item 8.2)**
- (a) That Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application - ERG-17-01, submitted by Paul Elia, owner of the property at 1165-1167 Cannon Street East, Hamilton, for an ERASE Redevelopment Grant not to exceed \$189,060, the actual cost of the remediation over a maximum of ten years, be authorized and approved in accordance with the terms and conditions of the ERASE Redevelopment Agreement;
 - (b) That the Mayor and City Clerk be authorized and directed to execute the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Agreement together with any ancillary documentation required, to give effect to the ERASE Redevelopment Grant for Paul Elia, owner of the property at 1165-1167 Cannon Street East, in a form satisfactory to the City Solicitor; and,
 - (c) That the General Manager of the Planning and Economic Development Department be authorized to approve and execute any grant amending agreements, together with any ancillary amending documentation, if required, respecting the ERASE Redevelopment Grant for Paul Elia, owner of the property at 1165-1167 Cannon Street East provided that the terms and conditions of the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant, as approved by City Council, are maintained.
- 7. Post-Employment Restrictions – Elected Officials Report (LS17026) (City Wide) (Item 8.3)**
- That Report LS17026, respecting Post-Employment Restrictions – Elected Officials Report, be received.

8. Hamilton Future Fund (PED17135) (City Wide) (Item 8.5)

- (a) That staff be directed to submit a grant application to the Hamilton Future Fund (HHF) for the Hamilton Children's Museum Expansion in the amount of \$600,000; and,
- (b) That staff be directed to submit a grant application to the Hamilton Future Fund for the Adaptive Re-Use of St. Marks in the amount of \$500,000.

9. Business Improvement Area Advisory Committee Report 17-006, July 11, 2017 (Item 8.7)

- (a) **Expenditure request from the Downtown Hamilton BIA from the Contribution to BIA Operating Budget Program (Item 9.1)**

That the expenditure request from the Downtown Hamilton BIA in the amount of \$5,610.69 from the Contribution to BIA Operating Budget Program, to be spent on the maintenance of the BIA's Christmas decorations, be approved.

- (b) **Expenditure request from the Downtown Hamilton BIA from the Contribution to BIA Operating Budget Program (Item 9.2)**

That the expenditure request from the Downtown Hamilton BIA, in the amount of \$12,243.50 from the Parking Revenue Sharing Fund Program, to be spent on the maintenance of the BIA's Christmas decorations, be approved.

- (c) **Stoney Creek BIA maintenance of planters, banners and Christmas Wreaths expenditure request (Item 9.3)**

That the expenditure request from the Stoney Creek BIA in the amount of \$4,636.29 from the Contribution to BIA Operating Budget Program, to be spent on the BIA's maintenance of planters, banners and Christmas Wreaths, be approved.

10. School Board Properties Sub-Committee Report 17-001, July 18, 2017 (Item 8.8)

- (a) **Hamilton-Wentworth District School Board Property at 77 Gage Avenue North, Hamilton (PED17148) (Ward 3) (Added Item 8.1) (Attached as Appendix "A" to Report 17-001)**

- (i) 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 may have an interest and is exploring the extent to what the interest might be in acquiring its property located at 77 Gage Avenue North, Hamilton, as shown on Appendix "A" attached to Report PED17148;

- (ii) 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 "A" attached to Report 17-014.

(b) Hamilton-Wentworth Catholic District School Board Property at 42 Pearl Street North, Hamilton (PED17150) (Ward 1) (Added Item 8.3) (Attached as Appendix "C" to Report 17-001)

- (i) 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 42 Pearl Street North, as shown on Appendix "A" attached to Report PED17150;
- (ii) 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 17-014.

(c) Potential Acquisition of King George School Property (Added Item 10.1)

WHEREAS, the Hamilton-Wentworth District School Board ("HWDSB") circulated a Proposal to Sell Real Property for the King George School Property at 77 Gage Ave. N., Hamilton (the "Property") on May 9, 2017 requiring the delivery of a letter of intent within 90 days of receipt of the Proposal as per the regulation; and,

WHEREAS, the Property has been identified as being of interest for potential acquisition for a City-wide use as identified by the Ward 3 Councillor;

THEREFORE BE IT RESOLVED:

- (a) That staff be authorized and directed to complete due diligence work as outlined in Appendix "C" attached to Report 17-014, in preparation for

the potential acquisition of the Hamilton-Wentworth District School Board ("HWDSB") lands located at 77 Gage Ave. N., legally described as Part of Lot 7, Concession 2, former geographic township of Barton, now City of Hamilton, being Parts 2 and 3 on Reference Plan 62R20511, being part of PIN 17215-0123 (LT);

- (b) That all costs related to the due diligence and feasibility investigation as outlined in Appendix "C" attached to Report 17-014, be authorized and funded from Ward 3 Capital Infrastructure Reserve #108053; and
- (c) That staff be directed to report back to the School Board Properties Sub-committee on an acquisition and funding strategy following Phase 2 disposition circulation from the Hamilton-Wentworth District School Board (HWDSB).
- (d) **Hamilton-Wentworth District School Board (HWDSB) Land – 60 Caledon Avenue (Mountain Secondary School), Hamilton (CES17029) (Ward 8) (Item 12.2) (Distributed under separate cover as Private & Confidential Appendix "D")**
 - (a) That staff be authorized and directed to complete due diligence work in preparation for the potential acquisition of the Hamilton-Wentworth District School Board (HWDSB) lands located at 60 Caledon Avenue, legally described as LT 14, Registrar's Compiled Plan 1469; PT LT 13, Registrar's Compiled Plan 1469, Part 7, 62R6761; City of Hamilton, forming all of PIN 16968-0367, as shown on Appendix "A" of Report CES17029;
 - (b) That staff be authorized and directed to investigate the feasibility of options for the potential development of the site identified in Recommendation (a) to Report CES17029, for mixed income housing with an affordable component;
 - (c) That staff be authorized and directed to advise the HWDSB that subject to due diligence, the City of Hamilton has an interest in acquiring the subject property at 60 Caledon Avenue, with the exception of the landlocked strip of land along the west side of the site (as shown on Appendix "B" attached to Report CES17029);
 - (d) That all costs related to the due diligence and feasibility investigation be authorized and funded from Capital Account Project ID No.6731541504;

- (e) That staff be directed to report on an acquisition and funding strategy following Phase 2 disposition circulation from the Hamilton-Wentworth District School Board (HWDSB); and
- (f) That Report CES17029 respecting Hamilton-Wentworth District School Board (HWDSB) Land – 60 Caledon Avenue (Mountain Secondary School), Hamilton, and its appendices, remain confidential.

11. Line of Duty Death Benefits (HUR17013) (City Wide) (Item 12.2)

- (a) That the direction provided to staff in Closed Session, respecting Report HUR17013, Line of Duty Death Benefits, be approved; and,
- (b) That Report HUR17013, respecting Line of Duty Death Benefits, remain confidential.

12. City v. Metcalfe Mansfeild Corp. et al (FCS09066(e)/LS09006(e)) (City Wide) (Item 12.3)

- (a) That the direction provided to staff in Closed Session, respecting Report FCS09066(e)/LS09006(e) – the City of Hamilton v. Metcalfe Mansfeild Corp. et al, be approved, and,
- (b) That Report FCS09066(e)/LS09006(e)), respecting the City of Hamilton v. Metcalfe Mansfeild Corp. et al, remain confidential.

13. Tiger-Cats Soccer at Tim Hortons Field (LS17030) (City Wide) (Item 12.4)

- (a) That staff be directed to abstain from any business with the Tiger-Cats, related to soccer at Tim Hortons Field, until such time as the current litigation matter is resolved; and,
- (b) That Report LS17030 respecting Tiger-Cats Soccer at Tim Hortons Field, remain confidential.

FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA (Item 1)

The Committee Clerk advised of the following Changes to the Agenda:

1. DELEGATION REQUESTS (Item 4)

- 4.2 Anne Pearson and Gail Rappolt, Gandhi Peace Festival and United Nations Association in Canada Hamilton Branch, respecting the Ghandi Peace Festival and to Introduce a Book about Hamilton's Peace History (For the September 6, 2017 GIC)
- 4.3 Terry Charters and the Very Reverend Peter Wall, Anglican Diocese of Niagara, respecting the Potential Purchase of the Parking Lot next to the adjoining Church at 252 James Street North, Hamilton (For the September 6, 2017 GIC)

2. PRIVATE & CONFIDENTIAL (Item 12)

12.4 Tiger-Cats Soccer at Tim Hortons Field (LS17030) (City Wide)

Pursuant to Section 8.1, Sub-section (f) of the City's Procedural By-law 14-300, and Section 239(2), Sub-section (f) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

The agenda for the August 14, 2017 Special General Issues Committee meeting was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

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

(i) July 10, 2017 (Item 3.2)

The Minutes of the July 10, 2017 meeting of the General Issues Committee were approved, as presented.

(d) DELEGATION REQUESTS (Item 4)

- (i) Robert Burgiss, to ask the Chair of the Hamilton Police Services Board, why he dealt with the Complaint Against the Chief of Police by Himself and did not take it to the Board for Consideration (For a future GIC) (Item 4.1)**

The delegation request, submitted by Robert Burgiss, to ask the Chair of the Hamilton Police Services Board why he dealt with the complaint against the chief of police by himself and did not take it to the Board for consideration, was received (denied).

- (ii) Anne Pearson and Gail Rappolt, Gandhi Peace Festival and United Nations Association in Canada Hamilton Branch, respecting the Ghandi Peace Festival and to Introduce a Book about Hamilton's Peace History (For the September 6, 2017 GIC) (Item 4.2)**

The delegation request, submitted by Anne Pearson and Gail Rappolt, Gandhi Peace Festival and United Nations Association in Canada Hamilton Branch, respecting the Ghandi Peace Festival and to introduce a book about Hamilton's Peace History, was approved to appear before the General Issues Committee on September 6, 2017.

- (iii) Terry Charters and the Very Reverend Peter Wall, Anglican Diocese of Niagara, respecting the Potential Purchase of the Parking Lot next to the adjoining Church at 252 James Street North, Hamilton (For the September 6, 2017 GIC) (Item 4.3)**

The delegation request, submitted by Terry Charters and the Very Reverend Peter Wall, Anglican Diocese of Niagara, respecting the potential purchase of the parking lot next to the adjoining church at 252 James Street North, Hamilton, was approved to appear before the General Issues Committee on September 6, 2017.

(e) CONSENT ITEMS (Item 5)

- (i) Minutes of Various Advisory Committees (Item 5.1)**

The following Advisory Committee meeting Minutes were received:

- (a) Arts Advisory Commission, March 28, 2017; and,
(b) Advisory Committee for Persons with Disabilities, June 13, 2017

(f) **PRESENTATIONS (Item 7)**

(i) **Bill 68, *Modernizing Ontario's Municipal Legislation Act* - Summary of Changes (LS17028) (City Wide) (Item 7.1)**

Lisa Pasternak, Solicitor, addressed the Committee and provided a PowerPoint presentation respecting Report LS17028, Bill 68, *Modernizing Ontario's Municipal Legislation Act* - Summary of Changes.

The presentation respecting Report LS17028, Bill 68, *Modernizing Ontario's Municipal Legislation Act* - Summary of Changes was received.

A copy of the presentation is available on the City's website at www.hamilton.ca or through the Office of the City Clerk.

For disposition of this matter, please refer to Item 3.

Councillor M. Green wished to be recorded as OPPOSED to receipt of Report LS17028, respecting Bill 68, *Modernizing Ontario's Municipal Legislation Act* - Summary of Changes.

(ii) **2018 Budget Guidelines, Preliminary Outlook and Process (FCS17063) (City Wide) (Item 7.2)**

Mike Zegarac, General Manager of Finance & Corporate Services, addressed the Committee and provided a PowerPoint presentation respecting Report FCS178063, 2018 Budget Guidelines, Preliminary Outlook and Process.

The presentation respecting Report FCS178063, 2018 Budget Guidelines, Preliminary Outlook and Process was received.

A copy of the presentation is available on the City's website at www.hamilton.ca or through the Office of the City Clerk.

(a) Sub-section (b) to Report FSC17063, respecting the 2018 Budget Guidelines, Preliminary Outlook and Process, was deleted in its entirety and replaced with the following in lieu thereof:

~~(b) That City Council provides a 2018 tax operating budget guideline as it relates to Boards and Agencies and that any increase beyond the guideline be forwarded for consideration with appropriate explanation;~~

- (b) That Boards and Agencies be requested to submit their 2018 operating budget based on a guideline increase of 1.5%, and that any increase beyond the guideline, be forwarded for consideration with an appropriate explanation;
- (b) Sub-section (c) to Report FSC17063, respecting the 2018 Budget Guidelines, Preliminary Outlook and Process, was deleted in its entirety and replaced with the following in lieu thereof:
 - ~~(c) That City Council provides a 2018 tax operating budget guideline as it relates to all City departments and that any increase beyond the guideline be forwarded for consideration with appropriate explanation;~~
 - (c) That all City departments target a 2018 operating budget guideline, based on an increase of 1.5%, and that any increase beyond the guideline be forwarded for consideration with an appropriate explanation;

For disposition of this matter, please refer to Item 4.

Councillors T. Jackson and J. Partridge wished to be recorded as OPPOSED to sub-section (e) of Report FCS17063.

(g) DISCUSSION ITEMS (Item 8)

- (i) Creating a Fashion Incubator Including Opportunities for Community Groups at the Former Eastmount School Site (PED17144) (Ward 7) (Item 8.4)**

Report PED14144, respecting Creating a Fashion Incubator Including Opportunities for Community Groups at the Former Eastmount School Site, was TABLED, pending further information.

- (ii) Poverty Reduction Investment Plan (CES16043(a)) (City Wide) (Item 8.6)**

Report CES16043(a), respecting the Poverty Reduction Investment Plan, was TABLED to the September 20, 2017 General Issues Committee meeting, to allow for the Mayor to be in attendance to speak to the matter.

(iii) **School Board Properties Sub-Committee Report 17-001, July 18, 2017 (Item 8.8)**

Subsection (c) to Item 5 of the School Board Properties Sub-Committee Report 17-001, respecting Hamilton-Wentworth District School Board Land at 60 Caledon Avenue (Mountain Secondary School), Hamilton (CES17029) (Ward 8), was deleted in its entirety, and replaced with the following:

~~(c) — That staff be authorized and directed to advise the HWDSB that the City of Hamilton has no interest in acquiring the part of the subject property at 60 Caledon Avenue, specifically a landlocked strip of land along the west side of the site, (as shown on Appendix “B” of Report CES17029);~~

(c) *That staff be authorized and directed to advise the HWDSB that subject to due diligence, the City of Hamilton has an interest in acquiring the subject property at 60 Caledon Avenue, with the exception of the landlocked strip of land along the west side of the site (as shown on Appendix “B” attached to Report CES17029).*

Item 2 of the School Board Properties Sub-Committee Report 17-001, respecting Report PED17149, Hamilton-Wentworth District School Board Property at 70 Bobolink Road, Hamilton (PED17149) (Ward 7) (Added Item 8.2) (Attached as Appendix “B” to Report 17-001), was TABLED, pending further information.

(h) **GENERAL INFORMATION / OTHER BUSINESS (Item 11)**

(i) **Amendments to the Outstanding Business List (Item 11.1)**

As the following two items were TABLED at the August 14, 2017 General Issues Committee meeting, they will remain on the General Issues Committee’s outstanding Business List:

- (ii) Feasibility of a Fashion Incubator at the former Eastmount School Site; and,
- (iii) Investment Strategy that Equally Addresses the Supply and Quality of Affordable Housing.

The following amendments to the General Issues Committee's Outstanding Business List, were approved:

(a) Items to be Removed:

- (i) Policy respecting a Post Employment (Cooling Off) Period for Retired and Current Elected Officials (Addressed as Item 8.3 on today's agenda – Report LS17026)

(b) Proposed New Due Dates:

- (i) Public Works Fleet Delivery Review
Current Due Date: August 14, 2017
Proposed New Due Date: September 6, 2017
- (ii) Mayor's Blue Ribbon Task Force Development – Semi Annual Update
Current Due Date: August 14, 2017
Proposed New Due Date: September 20, 2017
- (iii) Update on Request for Information – Downtown Parking Structure (PED16105 and PED15183)
Current Due Date: August 14, 2017
Proposed New Due Date: October 4, 2017
- (iv) Proposed Permanent Closure and Sale of a Portion of the Road Allowance of Limeridge Rd.
Current Due Date: August 14, 2017
Proposed New Due Date October 4, 2017

(ii) Security on City Owned Properties (Item 11.2)

Councillor Green expressed concerns respecting at group called the Three Percenters who attended a recent event on City property.

Staff was directed to report back to the General Issues Committee respecting who is permitted to provide security on City owned property.

(i) PRIVATE & CONFIDENTIAL (Item 12)

(i) Closed Session Minutes – July 10, 2017 (Item 12.1)

- (a) The Closed Session Minutes of the July 10, 2017 General Issues Committee meeting were approved as presented; and,
- (b) That the Closed Session Minutes of the July 10, 2017 General Issues Committee meeting shall remain confidential.

Committee move into Closed Session, respecting Items 12.2, 12.3 and 12.4, pursuant to Section 8.1, Sub-sections (b), (e) and (f) of the City's Procedural By-law 14-300, and Section 239(2), Sub-sections (b), (e) and (f) of the *Ontario Municipal Act*, 2001, as amended, as the subject matters pertain to personal matters about an identifiable individual, including City employees; litigation or potential litigation, including matters before administrative tribunals, affecting the City; and, the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

(ii) Line of Duty Death Benefits (HUR17013) (City Wide) (Item 12.2)

Staff was provided with direction in Closed Session.

For further disposition of this matter, please refer to Item 11.

(iii) City v. Metcalfe Mansfeild Corp. et al (FCS09066(e)/LS09006(e)) (City Wide) (Item 12.3)

Staff was provided with direction in Closed Session.

For further disposition of this matter, please refer to Item 12.

(iv) Tiger-Cats Soccer at Tim Hortons Field (LS17030) (City Wide) (Item 12.4)

Staff was provided with direction in Closed Session.

For further disposition of this matter, please refer to Item 13.

(j) ADJOURNMENT (Item 13)

There being no further business, the General Issues Committee adjourned at 3:10 p.m.

Respectfully submitted,

J. Farr, Acting Mayor
Chair, General Issues Committee

Stephanie Paparella
Legislative Coordinator
Office of the City Clerk

SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

Growth Management Division:

- The property must be serviced by a separate independent sewer and water services or be subject to a City of Hamilton "Joint Use Agreement" at the City's discretion.
- The property is subject to an ultimate road allowance width of 36.576 m therefore, lands would be required to be dedicated to City of Hamilton for any future development.

Heritage and Design Section:

- The property is subject to a Notice of Intention to Designate.

SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

Growth Management Division:

- No future road allowance widths are anticipated.

Community Planning Section:

- The property is designated as Neighbourhoods in the Urban Hamilton Official Plan which is subject to multiple policies.
- The property is zoned to accommodate an educational establishment and different forms of low density residential uses (i.e. Duplex Dwelling, Semi- Detached Dwelling, Single Detached Dwelling).

Recreation Section:

- The site is located in the Bruleville Planning Unit which has Neighbourhood Park deficiency of 2.33 ha.
- Bruleville Park (located just east of property) is under sized at 0.7 ha.
- Bruleville Park is the only walkable Neighbourhood Park in this area.

Public Works Department

Engineering Services Division:

- The Capital Project for resurfacing the road in 2017 is in effect; therefore, when surplus land is redeveloped it could result in road cuts.

Estimated Feasibility Costs for Study of King George School Property

Project Phase / Task	Cost
- Highest / Best Use Assessment, Preliminary Planning Consultation / Feasibility Review	\$15,000
- Phase 1 ESA	\$5,000
- Building Condition Assessment / Designated Substance and Hazardous Materials Assessment / Demolition Estimate	\$15,000
- Appraisal and Survey	\$10,000
- Additional Studies / Contingency	\$25,000
Total Costs	\$ 70,000