



Hamilton

SCHOOL BOARD PROPERTIES SUB-COMMITTEE

REPORT 17-001

Tuesday, July 18, 2017

9:30 a.m.

Room 193, Hamilton City Hall

71 Main Street West

Present: Councillors M. Green, S. Merulla (Acting Chair), T. Jackson, D. Conley, M. Pearson

**Absent with
Regrets:** Councillors C. Collins and J. Partridge – Personal

THE SCHOOL BOARD PROPERTIES SUB-COMMITTEE PRESENTS REPORT 17-001 AND RESPECTFULLY RECOMMENDS:

- 1. Hamilton-Wentworth District School Board Property at 77 Gage Ave North, Hamilton (PED17148) (Ward 3) (Added Item 8.1) (Attached as Appendix “A” to Report 17-001)**
 - (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 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;
 - (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 PED17148.

2. 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)

- (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 70 Bobolink Road, Hamilton, as shown on Appendix “A” attached to Report PED17149;
- (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 PED17149.

3. 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)

- (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 (HWCD SB) 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;
- (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 (HWCD SB) of the City of Hamilton’s site development requirements as identified in Appendix “B” attached to Report PED17150.

4. 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 Schedule A as attached, 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 Schedule A attached, 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).
- 5. 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 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);
 - (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.

FOR THE INFORMATION OF COMMITTEE:

(a) CHANGES TO THE AGENDA (Item 1)

The Clerk advised the Committee of the following changes:

1. ADDED DISCUSSION ITEMS (Item 8)

- 8.1 Hamilton-Wentworth District School Board Property at 77 Gage Ave North, Hamilton (PED17148) (Ward 3)
- 8.2 Hamilton-Wentworth District School Board Property at 70 Bobolink Road, Hamilton (PED17149) (Ward 7)
- 8.3 Hamilton-Wentworth Catholic District School Board Property at 42 Pearl Street North, Hamilton (PED17150) (Ward 1)

2. ADDED NOTICE OF MOTION (Item 10)

- 10.1 Potential Acquisition of King George School Property

The agenda for the July 18, 2017 meeting of the School Board Properties Sub-Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

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

(i) January 15, 2016 (Item 3.1)

The Minutes of the January 15, 2016 meeting of the School Board Properties Sub-Committee were approved, as presented.

(d) NOTICE OF MOTION (Item 10)

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

Councillor Green introduced a Notice of Motion respecting the Potential Acquisition of King George School Property.

The Rules of Order were waived to allow for the introduction of a Motion respecting Potential Acquisition of King George School Property.

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

(e) PRIVATE AND CONFIDENTIAL (Item 12)

(i) Closed Session Minutes – November 10, 2015 (Item 12.1)

As the School Board Properties Sub-Committee determined that no discussion, respecting the Closed Session Minutes of January 15, 2016 meeting was required, the Minutes were approved in Open Session, as shown below:

- (a) The Closed Session Minutes of the January 15, 2016 meeting of the School Board Properties Sub-Committee be approved, as presented; and
- (b) The Minutes will remain confidential.

The Committee move into Closed Session, at 9:45 a.m. respecting Item 12.2: Hamilton-Wentworth District School Board (HWDSB) Land – 60 Caledon Avenue (Mountain Secondary School), Hamilton (CES17029) (Ward 8), pursuant to Section 8.1, Sub-section (c) of the City's Procedural By-law 14-300, and Section 239, Sub-section (c) of the *Ontario Municipal Act, 2001*, as amended, as the subject matters pertain to a proposed or pending acquisition or disposition of land for City purposes.

(ii) Hamilton-Wentworth District School Board (HWDSB) Land – 60 Caledon Avenue (Mountain Secondary School), Hamilton (CES17029) (Ward 8) (Item 12.2)

Staff was provided with direction in Closed Session.

For disposition of this matter, please refer to Item 5.

(f) ADJOURNMENT (Item 13)

There being no further business, the School Board Properties Sub-Committee adjourned at 9:56 a.m.

Respectfully submitted,

Councillor S. Merulla, Acting Chair
School Board Properties
Sub-Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk