



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

<b>TO:</b>	School Board Property Sub-Committee
<b>COMMITTEE DATE:</b>	July 18, 2017
<b>SUBJECT/REPORT NO:</b>	Hamilton-Wentworth District School Board (HWDSB) Property at 77 Gage Ave North, Hamilton, (PED17148)(Ward 3)
<b>WARD(S) AFFECTED:</b>	Ward 3
<b>PREPARED BY:</b>	Leah Macnamara(905) 546-2424Ext. 1646
<b>SUBMITTED BY:</b>	Glen Norton Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

**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 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.

**EXECUTIVE SUMMARY**

HWDSB has advised the City of its intention to sell its property located at 77 Gage Avenue North, Hamilton, which has been used as King George Public 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. The Ward Councillor has expressed an interest in

exploring broader community interests in the site but there is currently no business case to support potential acquisition.

***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 May 11, 2017, HWDSB provided written notice to the City of its Proposal to Sell Real Property located at 77 Gage Avenue 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 HWDSB like other school boards in the Province, follows a formal established property disposal protocol for surplus Boardowned properties that are intended to be sold, as governed by Section 194(3) of the *Ontario Education Act* and Ontario Regulation 444. Under this protocol, the HWCDSB circulates notice of the proposed property sale to preferred agents including the City (as per Ontario Regulation 444).

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

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

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

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

## **RELEVANT CONSULTATION**

On May 26, 2017, Real Estate staff circulated a memorandum to all City Departments and relevant stakeholders concerning the HWDSB's proposal to sell its property at 77 Gage Avenue North, to elicit their comments or future interest in acquisition of the property. Councillor Green expressed the potential for interest in the acquisition of this property. No business case was received to accompany this expression of interest. There was no other 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 rectangular 1.82 acre site with 400 feet on frontage on Gage Avenue North. It is situated at the west side of Gage Avenue North, north of Cannon Street East and is improved with an existing school (gross floor area approximately 47,286 square feet).

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 2016 – 2025 STRATEGIC PLAN**

### **Community Engagement & Participation**

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

### **Our People and Performance**

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

## **APPENDICES AND SCHEDULES ATTACHED**

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**SUBJECT: Hamilton-Wentworth District School Board (HWDSB) Property – 77  
Gage Avenue North, Hamilton (PED17148) (Ward 1)- Page 4 of 4**

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Appendix “A” to Report PED17148– Location Map

Appendix “B”to Report PED17148 –Site Development Requirements

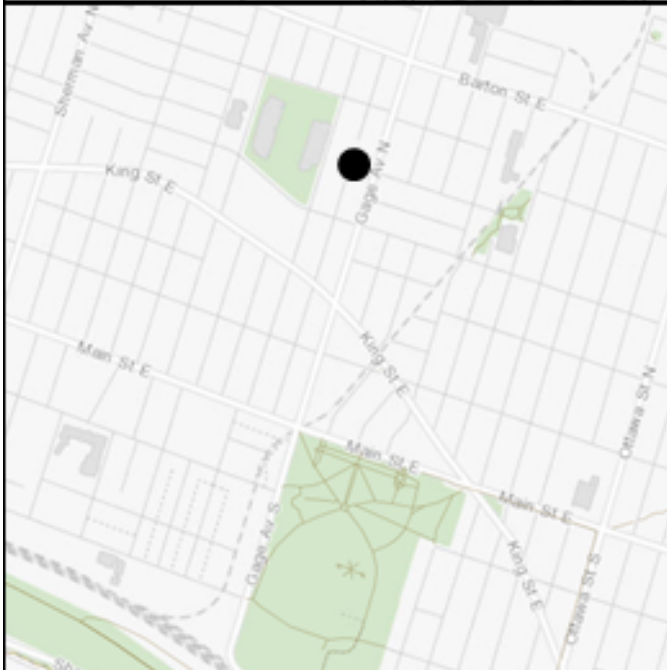
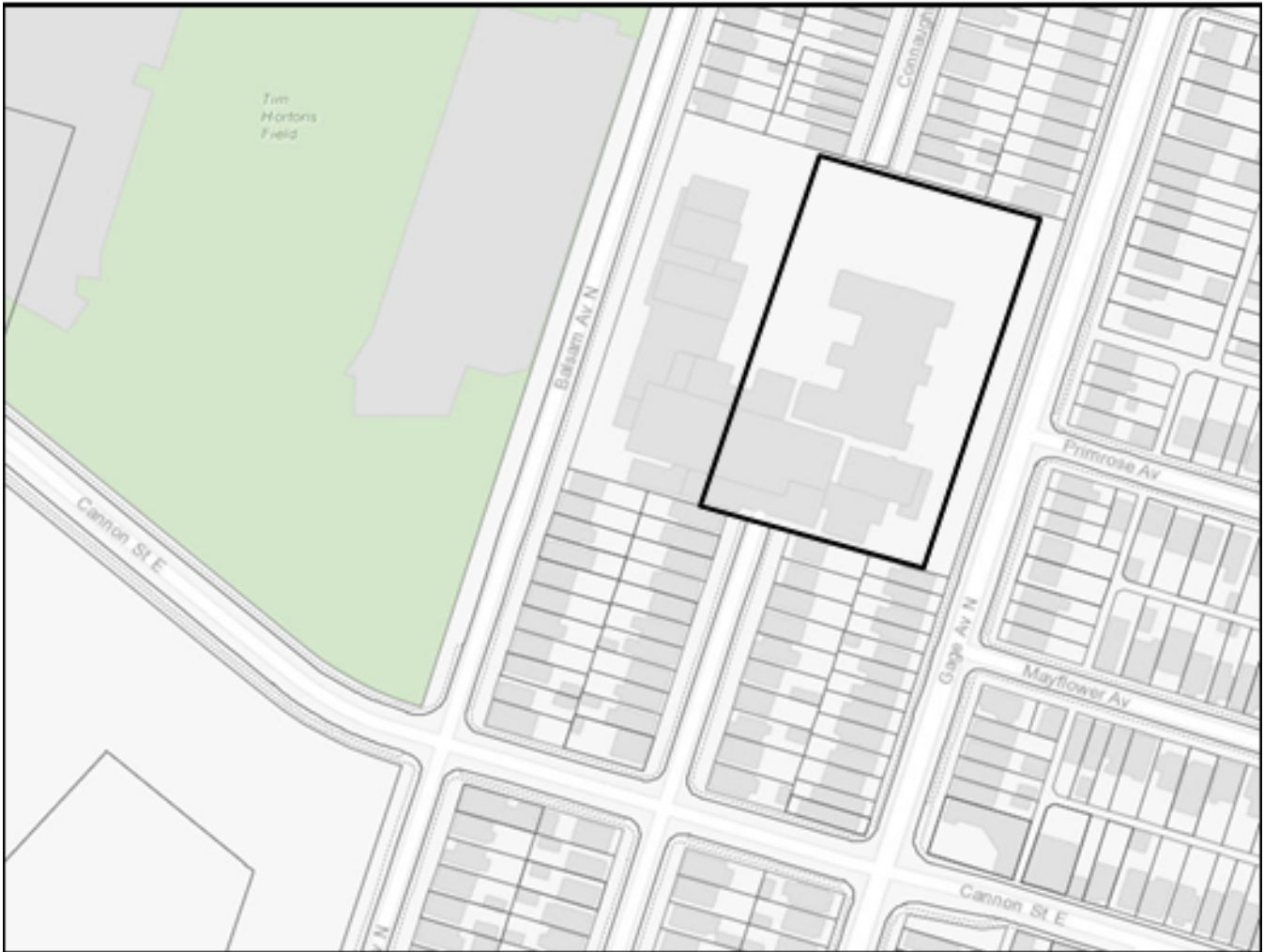
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● Site Location

## Location Map



Planning and Economic Development Department

**File Name/Number:**  
77 Gage Ave N

**Date:**  
July 18, 2017

**Appendix "A"**

**Scale:**  
N.T.S.

## 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.