



**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 Catholic District School Board (HWCDSB) Property at 42 Pearl Street North, (PED17150)(Ward 1)
<b>WARD(S) AFFECTED:</b>	Ward 1
<b>PREPARED BY:</b>	Leah Macnamara (905) 546-2424 Ext 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 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;
- (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 PED17150.

**EXECUTIVE SUMMARY**

HWCDSB has advised the City of its intention to sell its property located at 42 Pearl Street North, Hamilton, which has been used as office space. 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**

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*OUR Vision: To be the best place to raise a child and age successfully.*

*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.*

## **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 7, 2017, HWCDsb provided written notice to the City of its Proposal to Sell Real Property located at 42 Pearl 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 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.

## **RELEVANT CONSULTATION**

On May 12, 2017, Real Estate staff circulated a memorandum to all City Departments and relevant stakeholders concerning the HWCDsb’s proposal to sell its property at 42 Pearl Street North, to elicit their comments or future interest in acquisition of the property. There was no interest expressed in this property.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The subject property is a small rectangular 0.073 acre site with 35.16 feet on frontage on Pearl Street North. It is situated on the east side of Pearl Street North, south of Napier Street and is improved with a single family detached dwelling used for office space.

Following consideration of comments from circulation stakeholders, 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**

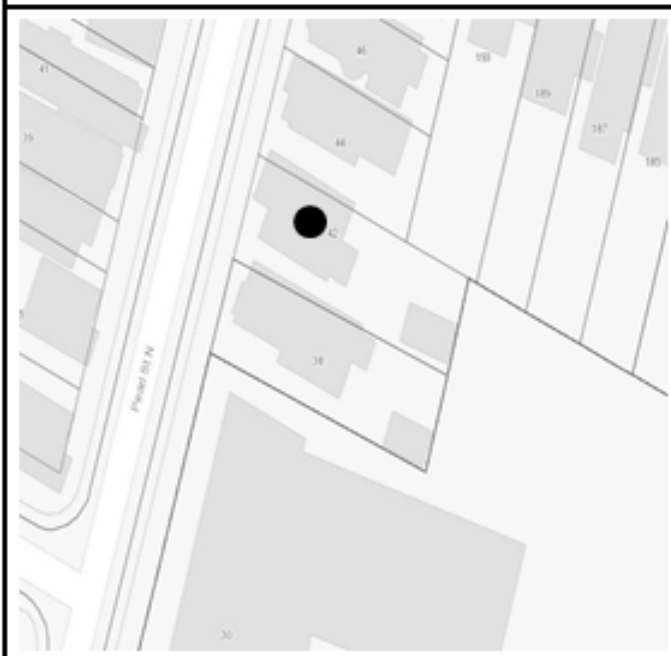
*Hamiltonians have a high level of trust and confidence in their City government*

## **APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” to Report PED17150– Location Map

Appendix “B” to Report PED17150–Site Development Requirements

LM/sd



● Site Location

### Location Map



Planning and Economic Development Department

**File Name/Number:**  
42 Pearl St N

**Date:**  
July 18, 2017

**Appendix "A"**

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

## SITE DEVELOPMENT REQUIREMENTS

### Planning and Economic Development Department

#### *Community Planning Section:*

- The property is designated low density residential with a variety of policies associated with it.
- The property is zoned Urban Protected Residential – One and Two Family Dwellings – "D" District, which limits permitted uses to Single Detached Dwellings and Two Family Dwellings.