

TABLED at the August 14, 2017 General Issues Committee:

**School Board Properties Sub-Committee
Report 17-001**

**July 18, 2017
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- 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) (attached hereto)**
 - (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.



Hamilton

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	School Board Property Sub-Committee
COMMITTEE DATE:	July 18, 2017
SUBJECT/REPORT NO:	Hamilton-Wentworth District School Board (HWDSB) Property at 70 Bobolink Road, Hamilton, (PED17149)(Ward 7)
WARD(S) AFFECTED:	Ward 7
PREPARED BY:	Leah Macnamara(905) 546-2424Ext. 1646
SUBMITTED BY:	Glen Norton Director, Economic Development 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 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.

EXECUTIVE SUMMARY

HWDSB has advised the City of its intention to sell its property located at 70 Bobolink Road, Hamilton, which has been used as Cardinal Heights Middle 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 May 11, 2017, HWDSB provided written notice to the City of its Proposal to Sell Real Property located at 70 Bobolink Road. in accordance with Ontario Regulation 444/98. The City and other preferred agencies have 90 days to respond to the HWCDSD 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 HWCDSD 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 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 70

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

**SUBJECT: Hamilton-Wentworth District School Board (HWDSB) Property – 70
Bobolink Road, Hamilton (PED17149) (Ward 7)- Page 3 of 3**

Bobolink Road, 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 rectangular 4.20 acre site with 526 feet on frontage on Bobolink Road. It is situated at the south east corner of Bobolink Road and Hummingbird Lane and is improved with an existing school (gross floor area approximately 38,535 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

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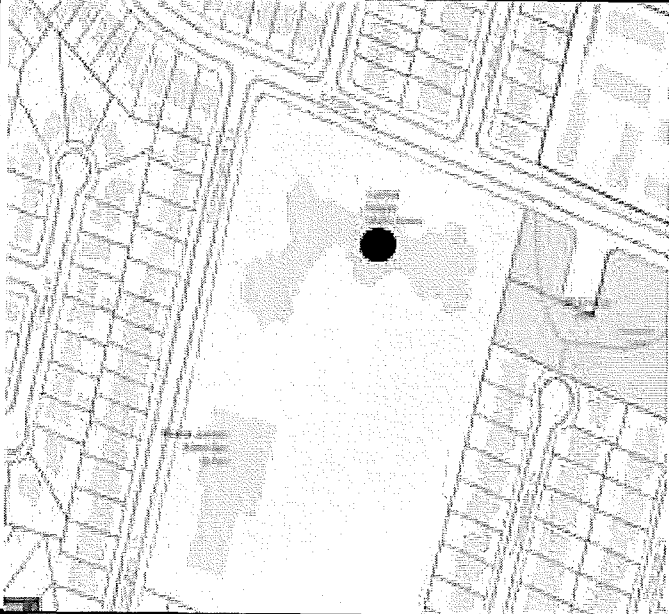
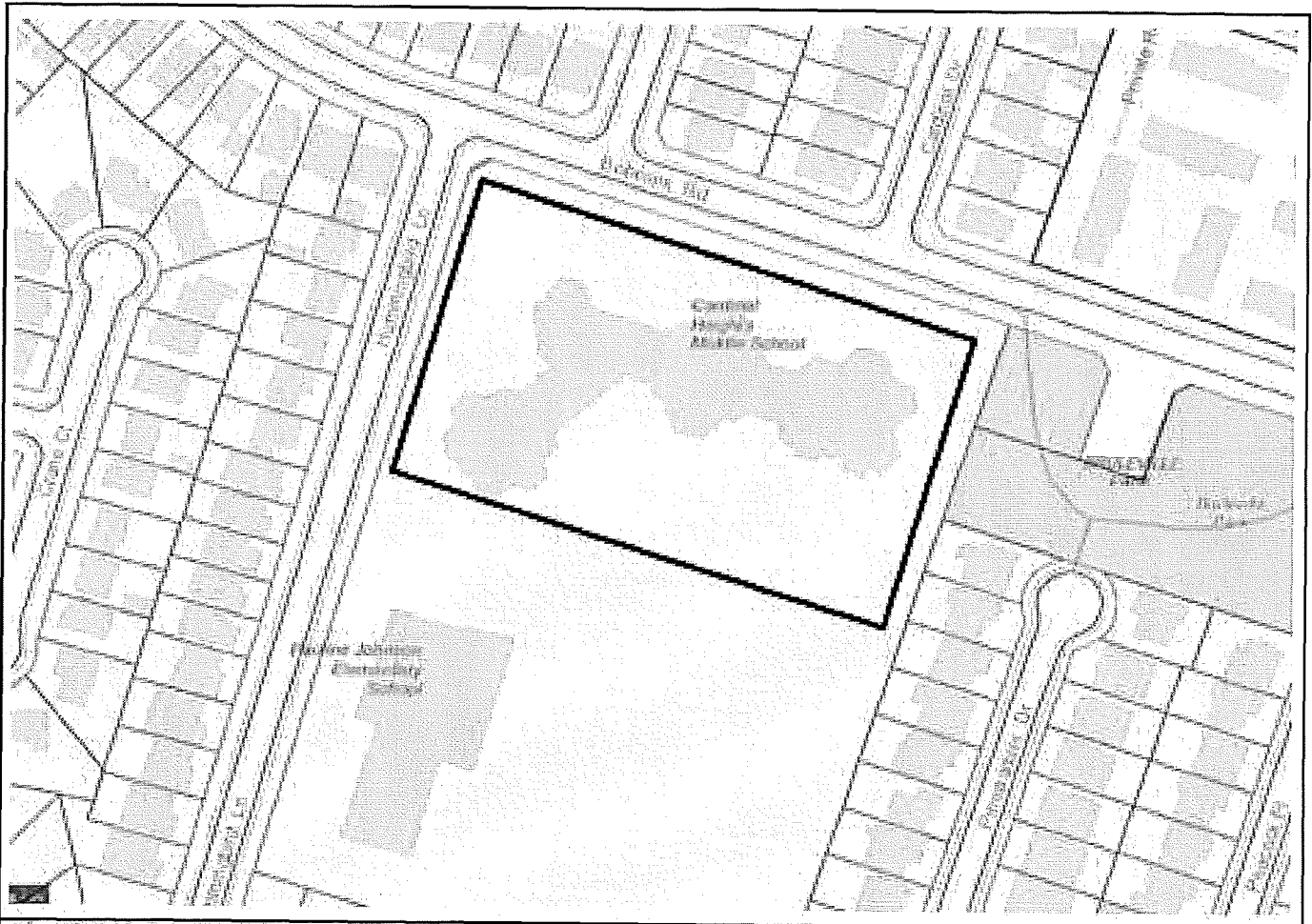
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APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED17149– Location Map

Appendix “B” to Report PED17149 –Site Development Requirements

LM/sd



● Site Location

Location Map



Hamilton

Planning and Economic Development Department

File Name/Number:
70 Bobolink

Date:
July 18, 2017

Appendix "A"

Scale:
N.T.S.

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 (ie 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.