



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	School Board Property Sub-Committee
COMMITTEE DATE:	August 29, 2018
SUBJECT/REPORT NO:	Hamilton-Wentworth District School Board Property at 300 Albright Road, Hamilton (PED18175) (Ward 5)
WARD(S) AFFECTED:	Ward 5
PREPARED BY:	Stephen Burman (905) 546-2424 Ext 4114
SUBMITTED BY:	Glen Norton Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (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 that the City of Hamilton has no interest in acquiring its property located at 300 Albright Road, as shown on Appendix "A" attached to Report PED18175;
- (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 of the City of Hamilton's site development requirements as identified in Appendix "B" attached to Report PED18175.

EXECUTIVE SUMMARY

On June 19, 2018, Hamilton-Wentworth District School Board (HWDSB) advised the City of its intention to sell its property located at 300 Albright Road, Hamilton, which has been used as a 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 June 19, 2018, HWDSB provided written notice to the City of its Proposal to Sell Real Property located at 300 Albright Rd. in accordance with Ontario Regulation 444/98. The City and other preferred agencies have 90 days to respond to the HWDSB 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 Board owned 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 HWDSB 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 June 26, 2018, Real Estate staff circulated a memorandum to all City Departments and relevant stakeholders concerning the HWDSB's proposal to sell its property at 300 Albright Road, Hamilton, in order to elicit their comments or future interest in acquisition of the property. There was no interest expressed in this property.

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ANALYSIS AND RATIONALE FOR RECOMMENDATION

The property being offered for sale has an area of 3.53 ac, with a frontage of 277 ft. The entire property is zoned “I1” for Neighbourhood Institutional. The Building gross floor area is approximately 28,352 ft² (2634 m²) in size. It is situated on the South side of Albright Road, and is improved with a school building.

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”–Location Map

Appendix “B”–Site Development Requirements

SB:sd