

# CITY OF HAMILTON MOTION

Council: September 12, 2018

**MOVED BY COUNCILLOR T. ANDERSON.....**

**SECONDED BY MAYOR / COUNCILLOR.....**

**Item 3 of the School Board Properties Sub-Committee Report 18-001, August 29, 2018 (Referred to Council by GIC at its meeting of September 5, 2018)**

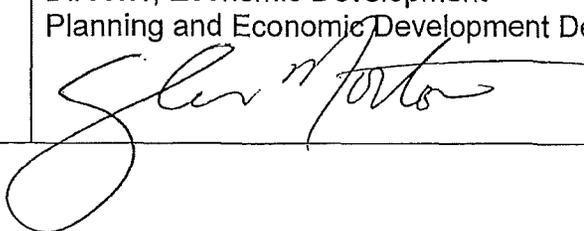
**3. Hamilton-Wentworth District School Board Property at 4 Vickers Road, Hamilton (PED18208) (Ward 7) (Item 8.3) (attached hereto as Appendix "A")**

- (i) 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 4 Vickers Road, as shown on Appendix "E" to School Board Properties Sub-Committee Report 18-001; and,
- (ii) 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 "F" to School Board Properties Sub-Committee Report 18-001.



Hamilton

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

<b>TO:</b>	School Board Property Sub-Committee
<b>COMMITTEE DATE:</b>	August 29, 2018
<b>SUBJECT/REPORT NO:</b>	Hamilton-Wentworth District School Board Property at 4 Vickers Road, Hamilton (PED18208) (Ward 7)
<b>WARD(S) AFFECTED:</b>	Ward 7
<b>PREPARED BY:</b>	Stephen Burman (905) 546-2424 Ext 4114
<b>SUBMITTED BY:</b>	Glen Norton Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

**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 (HWDSB) that the City of Hamilton has no interest in acquiring its property located at 4 Vickers Road, as shown on Appendix "A" attached to Report PED18208;
- (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 PED18208.

**EXECUTIVE SUMMARY**

On June 19, 2018, the Hamilton-Wentworth District School Board (HWDSB) advised the City of its intention to sell its property located at 4 Vickers 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**

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## **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 4 Vickers Road 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 4

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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.*

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Vickers Road in order 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 property being offered has a building gross floor area of approximately 26,834 ft<sup>2</sup> (2493 m<sup>2</sup>). It is situated on the North side of Vickers 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

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Location Map

4 Vickers Road



**SITE DEVELOPMENT REQUIREMENTS**

**Planning and Economic Development Department**

<p><b>Transportation Planning</b></p> <p>Planning and Economic Development Department</p>	<p>Existing right of way on East 16th Street, Vickers Road and Jellicoe Court are all approx. 20.1 m</p> <p>Council Approved Urban Official Plan: Chapter C-City Wide Systems and Designations 4.5 Road Network Functional Classification; Daylighting Triangles 4.5.7 (Local to Local).</p> <p>A 4.57 m tringle or radius to be dedicated on the corner of East 16th Street and Vickers Road, as well as Jellicoe Court and Vickers Road.</p> <p>A survey conducted by an Ontario Land Surveyor will determine the ultimate dimensions for the road allowance widening(s).</p>
<p><b>Community Planning and GIS</b></p> <p>Planning and Economic Development Department</p>	<p>The subject lands are not located within a Secondary Plan or Neighbourhood Plan.</p>