

## Paparella, Stephanie

---

**From:** Lakewood Beach Community Council  
**Sent:** January 8, 2020 4:11 PM  
**To:** DL - Council Only  
**Cc:** Paparella, Stephanie; Kolar, Loren  
**Subject:** GIC Meeting Agenda Item 10.9 - School Board Properties Sub-Committee Report  
**Attachments:** Frances Ave City Presentation Slides.docx

Dear Honourable Mayor and Council,

We are attaching our slide presentation that was made during the Sub-Committee on the Turtle Pond property (aka 65 Frances Avenue). Our presentation focused on WHY since the Staff Recommendation was written prior to the approval of the City's Corporate Climate Change Goals as well as HOW to fund a potential purchase and the many options available to Council if there is the will.

During the presentation by the HWDSB a few days prior, the community was advised the FMV of this land (based on previous sale of similar land in Hamilton) is in the range of \$24,000. (\$6,000 per acre). Further research suggests @ \$50,000 might be a more reasonable purchase offer.

Ironically, the city had possession of this land in 1974. When the lands from Green to Millen were rezoned to High Density to accommodate the intended 13 apartment buildings the developer gave the Town of Stoney Creek citizens 10 acres of land as a community benefit. The Town kept 2 acres and gave the adjacent 8 acres to the public and the catholic school boards (4 acres each). The HWCD SB sold their 4 acres back in 2013 to Edgelake Woods Ltd. after that Board turned down the City's purchase offer of \$1.

The appendices to the Staff Recommendation do not have any comments from Parks & Rec Staff. Currently, the city still only has the same 2 acres which is our local neighbourhood park despite the 300% growth in population in our area. (partially projected due to 3 skyscraper rumoured to be getting approval next month). Based on our Official Plan, the area is deficient in Neighbourhood Park open space and has been for quite some time.

We'd also like to draw your attention to the comments from Natural Heritage Staff. That particular department appears to see the value in the city purchasing the land.

While we appreciate the efforts of the members of committee, we do not believe the City can arbitrarily change Zoning on lands they do not own. Nor do we have confidence another Environmental Impact Statement won't yet again overlook the vast natural attributes as was attempted in the one EIS from 2006/2007 that resulted in a Recommendation to decrease the Core Area to 50%. Salamanders aren't that easy to spot but they are still present. Also, we heard there is now a family of Deer there and due to the significant loss of Tree Canopy, our citizens need our leaders to keep that woodlot intact. This land provides significant Public Health benefits within this urban-ish area adjacent to the QEW.

Respectfully, please reconsider providing the Board with an Expression of Interest at this time and directing Staff to come back with

If you wish copies of the many articles written in The Spec and the Stoney Creek News back in 2007 or any of the historical Planning Committee minutes, please let us know. One article states that there are 158 natural species present on the land which is **extremely** rare. This land has value even though it should be left untouched.

Thank you,

Lakewood Beach Community Council

# WHY

Quick Win!

Climate Change Goals:

Goal 4: Planning –

City will ensure future land use supports climate change mitigation and resiliency

Goal 6: Protect & Restore the Natural Environment

(same action as Goal 4)

Goal 7: Climate Adaptation

minimize future damages and take advantage of opportunities

Goal 8: Diversity, Health & Inclusion

enhance collaboration & consultation with groups on protecting the environment

Goal 9: Education & Awareness –

empower City Staff & Educate Public

# HOW

## Funding Sources:

### Non-Property Tax Revenues:

- (a) Cell Tower Reserve - \$74K balance @ Dec 2018
- (b) SC Compensation Royalties (Terrapure) - \$1.2M/yr
- (c) 5% Cash in Lieu of Parkland (indirectly) - \$29M projected balance @ Dec 2019 (\$750K from skyscrapers?)
- (d) Hamilton Future Fund B - \$3M balance

### Property Tax Revenues:

- (a) Ward 10 Special Capital Re-investment - \$12K per year (100%? specifically from our neighbourhood)
- (b) Parkland Acquisition Reserve - \$10M balance (\$1.5M from annual tax levies; specifically to purchase board properties?)
- (c) Area Rate - @ \$1.70 ONE TIME levy to R/C/I in SC

# **THE IRONY**

## **Community Skin in the Game**

**(a) In 2007**

**(b) in 1974**

**THE FAIR MARKET VALUE . . .**

# HONEST QUESTION?

