TO: Mayor and Members Committee of the Whole

COMMITTEE DATE: April 15, 2020

SUBJECT/REPORT NO: Hamilton-Wentworth Catholic District School Board Property at 185 Park Street North, Hamilton (PED20087) (Ward 2)

WARD(S) AFFECTED: Ward 2

PREPARED BY: Raymond Kessler (905) 546-2424 Ext. 7019

SUBMITTED BY: Norm Schleehahn Director, Economic Development Planning and Economic Development Department

SIGNATURE: [Signature]

RECOMMENDATION

That the Real Estate Section 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 185 Park Street North, Hamilton, as shown on Appendix “A” attached to Report PED20087.

EXECUTIVE SUMMARY

The Hamilton-Wentworth Catholic District School Board (HWCDSB) has advised the City of its intention to sell its property located at 185 Park Street North, Hamilton, which has been used as parking. 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
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.

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.

On February 6, 2020, the HWCDSB provided written notice to the City of its Proposal to Sell Real Property located at 185 Park Street North, Hamilton. 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 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 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 was established and would recommend direction with respect to all surplus school sites that may come available.

RELEVANT CONSULTATION

Real Estate staff circulated a memorandum to all City Departments and relevant stakeholders concerning the HWCDSB’s proposal to sell its property at 185 Park Street North, 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).
The local Councillor is supportive of the recommendation.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The subject property is a rectangular 0.04 acre site with 28.9 feet on frontage on Park Street North and 63.1 feet on Sheaffe Street. It is situated at the South West corner of Park Street North and Sheaffe Street. The site is currently used as a parking lot and is mainly composed of asphalt.

Following consideration of comments from circulation stakeholders, PMC established that there is no City requirement to justify the purchase of this school 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

RK:sd