



Hamilton

REPORT 13-001

School Board Properties Sub-Committee

Thursday, May 30, 2013

2.00 p.m.

Room 264

Hamilton City Hall

71 Main Street West

Present: Councillors C. Collins (Chair), B. Johnson (Vice-Chair),
B. McHattie, J. Partridge, S. Merulla, M. Pearson

Absent with Regrets: Councillor T. Whitehead
Councillor B. Morelli

THE SCHOOL BOARD PROPERTIES SUB-COMMITTEE PRESENTS REPORT 13-001 TO THE GENERAL ISSUES COMMITTEE AND RESPECTFULLY RECOMMENDS:

1. **Hamilton-Wentworth District School Board (HWDSB) Land – 1310 Upper Wellington Street, Part of Lot 13, Concession 7, former Township of Barton, now City of Hamilton (PED13114) (Item 6.1)**
 - (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 their land located at 1310 Upper Wellington Street, legally described as Part of Lot 13, Concession 7, former Township of Barton, now City of Hamilton, forming all of PIN 16943-0875, as shown on Appendix “A” attached to Report PED13114, (attached hereto as Appendix “A”);
 - (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 requirements to the development of the site as identified in Appendix "B" (attached hereto as Appendix "A");

2. Purchase of HWDSB Surplus Property – 357 Wilson Street East, Ancaster (Item 7.1)

WHEREAS HWDSB Property Disposition Protocol is to advise and consult with other boards of education and with various levels of government including the City of Hamilton;

AND WHEREAS the property known as 357 Wilson St. E., Memorial School, has been declared surplus;

AND WHEREAS parkland, seniors housing and additional parking for the Ancaster Business Improvement Area is required for the Ancaster core;

THEREFORE BE IT RESOLVED:

That the City of Hamilton purchase the 6.28 acre parcel of land housing the Memorial School Building.

3. Purchase of HWDSB Surplus Property – Broughton East - 16 Broughton Ave - Ward 6 (Item 7.2)

(a) That the City of Hamilton purchase the two parcels of land totalling 9.5 acres at 16 Broughton Ave. Ward 6;

(b) That staff be directed to develop financing options and report back to the General issues Committee.

4. Purchase of HWCDSD Surplus Property – Holy Family School, Kenilworth Ave. N. (Item 7.3)

WHEREAS HWCDSD Property Disposition Protocol is to advise and consult with other boards of education and with various levels of government, including the City of Hamilton

AND WHEREAS Kenilworth Ave. N. area has been identified as one of the highest priorities as it pertains to park deficiencies in the City of Hamilton

THEREFORE BE IT RESOLVED:

That the City of Hamilton purchase Holy Family School to mitigate the park deficiencies on Kenilworth Ave. N. in line with staff's identified highest priority

FOR THE INFORMATION OF COMMITTEE:

(a) CHANGES TO THE AGENDA (Item 1)

The Clerk advised of the following changes to the agenda:

1. NEW BUSINESS

8.1 Purchase of HWDSB Surplus Property – 357 Wilson Street East, Ancaster

8.2 Surplus School Lands Potential Purchase Funding: Broughton East - 16 Broughton Ave - Ward 6 (no copy)

The agenda for the May 30, 2013 School Board Properties Sub-Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

None.

(c) PRESENTATIONS (Item 5)

(i) Parkland Acquisition Strategy Presentation (no copy) (Item 5.1)

Steve Barnhart, Manager, Corporate Assets & Strategic Planning, presented the PowerPoint presentation for the Parkland Acquisition Strategy. A copy of the presentation has been included in the public record.

Discussion included, but was not limited to: challenges and opportunities for purchasing schools to use as green space; site evaluation and determination; budget for purchasing lands; costs of maintaining purchased properties;

The presentation respecting Parkland Acquisition Strategy was received.

(d) MOTIONS (Item 7)

(i) Purchase of HWDSB Surplus Property – 357 Wilson Street East, Ancaster (Item 7.1)

WHEREAS HWDSB Property Disposition Protocol is to advise and consult with other boards of education and with various levels of government including the City of Hamilton;

AND WHEREAS the property known as 357 Wilson St. E., Memorial School, has been declared surplus;

AND WHEREAS parkland, seniors housing and additional parking for the Ancaster Business Improvement Area is required for the Ancaster core;

Therefore be it resolved:

That the City of Hamilton purchase the 6.28 acre parcel of land housing the Memorial School Building.

For disposition of this item, refer to item 2.

(ii) Purchase of HWDSB Surplus Property – Broughton East - 16 Broughton Ave - Ward 6 (Item 7.2)

(a) That the City of Hamilton purchase the two parcels of land totalling 9.5 acres at 16 Broughton Ave. Ward 6;

(b) That staff be directed to develop financing options and report back to the General issues Committee.

For disposition of this item, refer to item 3.

(iii) Purchase of HWCDSB Surplus Property – Holy Family School, Kenilworth Ave. N. (Item 7.3)

Whereas HWCDSB Property Disposition Protocol is to advise and consult with other boards of education and with various levels of government, including the City of Hamilton

And whereas the property known as Kenilworth Ave. N., Holy Family School

And whereas Kenilworth Ave. N. area has been identified as one of the highest priorities as it pertains to park deficiencies in the City of Hamilton

Therefore be it resolved:

That the City of Hamilton purchase Holy Family School to mitigate the park deficiencies on Kenilworth Ave. N. in line with staff's identified highest priority

For disposition of this item, refer to item 4.

(e) NEW BUSINESS (Item 8)

NOTICES OF MOTION

Councillor Merulla introduced the following Notice of Motion:

(i) Purchase of HWDSB Surplus Property – 357 Wilson Street East, Ancaster (Item 8.1)

Whereas HWDSB Property Disposition Protocol is to advise and consult with other boards of education and with various levels of government including the City of Hamilton;

And whereas the property known as 357 Wilson St. E., Memorial School, has been declared surplus;

And whereas parkland, seniors housing and additional parking for the Ancaster Business Improvement Area is required for the Ancaster core;

Therefore be it resolved:

That the City of Hamilton purchase the 6.28 acre parcel of land housing the Memorial School Building using the unallocated Ancaster capital reserve 10803, future land sales from the site, and/or the area rating.

The rules were waived in order to allow a motion respecting, Purchase of HWDSB Surplus Property – 357 Wilson Street East, Ancaster, be heard at today's meeting.

For disposition of this item, refer to item 7.1.

Councillor Merulla introduced the following Notice of Motion:

(ii) Purchase of HWDSB Surplus Property – Broughton East - 16 Broughton Ave - Ward 6 (no copy) (Item 8.2)

That the City of Hamilton purchase the two parcels of land totalling 9.5 acres at 16 Broughton Ave. Ward 6 using future land sales from the site, and/or the area rating.

The rules were waived in order to allow a motion respecting, Purchase of HWDSB Surplus Property – Broughton East - 16 Broughton Ave - Ward 6, be heard at today's meeting.

For disposition of this item, refer to item 7.2.

Councillor Merulla introduced the following Notice of Motion:

(iii) Purchase of HWCDSD Property – Holy Family School, Kenilworth Ave. N. (Item 8.3)

Whereas HWCDSD Property Disposition Protocol is to advise and consult with other boards of education and with various levels of government, including the City of Hamilton

And whereas the property known as Kenilworth Ave. N., Holy Family School

And whereas Kenilworth Ave. N. area has been identified as one of the highest priorities as it pertains to park deficiencies in the City of Hamilton

Therefore be it resolved:

That the City of Hamilton purchase Holy Family School to mitigate the park deficiencies on Kenilworth Ave. N. in line with staff's identified highest priority

The rules were waived in order to allow a motion respecting, Purchase of HWDSB Surplus Property – Holy Family School, Kenilworth Ave. N., be heard at today's meeting.

For disposition of this item, refer to item 7.3.

(f) ADJOURNMENT (Item 9)

There being no further business, the School Board Properties Sub-Committee adjourned at 3:30 p.m.

Respectfully submitted,

Councillor C. Collins
Chair, School Board Properties
Sub-Committee


Vanessa Robicheau
Legislative Coordinator
Office of the City Clerk



Hamilton

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO: School Board Property Sub-Committee	WARD(S) AFFECTED: WARD 7
COMMITTEE DATE: May 30, 2013	
SUBJECT/REPORT NO: Hamilton-Wentworth District School Board (HWDSB) Land – 1310 Upper Wellington Street, Part of Lot 13, Concession 7, former Township of Barton, now City of Hamilton (PED13114)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Darlene Cole 905-546-2424 Ext. 7910
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 their land located at 1310 Upper Wellington Street, legally described as Part of Lot 13, Concession 7, former Township of Barton, now City of Hamilton, forming all of PIN 16943-0875, as shown on Appendix "A" attached to Report PED13114;
- (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 requirements to the development of the site as identified in Appendix "B" attached to Report PED13114.

SUBJECT: Hamilton-Wentworth District School Board (HWDSB) Land - 1310 Upper Wellington Street, Part of Lot 13, Concession 7, former Township of Barton, now City of Hamilton (PED13114) - Page 2 of 4

EXECUTIVE SUMMARY:

The Real Estate Section of the Economic Development Division of the Planning and Economic Development Department is seeking Council's direction to advise the Hamilton Wentworth District School Board (HWDSB) that the City of Hamilton has no interest in acquiring the Board's property at 1310 Upper Wellington Street, legally described as Part of Lot 13, Concession 7, former Township of Barton, now City of Hamilton, as shown on Appendix "A" to Report PED13114.

Alternatives for Consideration – Not Applicable

FINANCIAL / STAFFING / LEGAL IMPLICATIONS:

Financial: N/A

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND:

The information and recommendations contained in this Report primarily affect Ward 7.

The subject vacant parcel, comprising 10.59 ha (26.19 acres) of vacant land, is situated in a residential area on the central mountain within the Jerome Neighbourhood. The site is generally bounded by the Lincoln Alexander Parkway to the north, Stone Church Road to the south, Upper Wellington Street to the east and Upper James Street to the west. Although it has minimal frontage on Upper Wellington Street, there is approximately 158 metres (518 feet) of frontage along the west limit of Desoto Drive. Fire Station No. 2, at 1400 Upper Wellington Street, abuts the southeast limit of this property while a good portion (290 metres / 950 feet) of its north limit adjoins the Jerome Neighbourhood Park. Zoning for this parcel is "AA" – Agricultural.

The Real Estate Section of the Economic Development Division of the Planning and Economic Development Department circulated the HWDSB's information internally to determine if there was an interest in acquiring the land. No interest was expressed.

POLICY IMPLICATIONS/LEGISLATED REQUIREMENTS:

Pursuant to the City of Hamilton Real Estate Property Sale Procedural By-law 04-299, the Real Estate Section circulated this property to all City Departments. The internal

SUBJECT: Hamilton-Wentworth District School Board (HWDSB) Land - 1310 Upper Wellington Street, Part of Lot 13, Concession 7, former Township of Barton, now City of Hamilton (PED13114) - Page 3 of 4

circulation confirmed no municipal need for the subject property. Council's direction is now being sought to allow staff to advise the HWDSB that the City of Hamilton has no interest in acquiring this property.

RELEVANT CONSULTATION:

Parks Advisory Review Committee – It was concluded by the Committee that there is no need for this property for park purposes. Reasons included: lack of frontage and visibility, lighting of fields problematic due to nearby residents.

Portfolio Management Committee – concur with the staff recommendation.

Ward Councillor – consulted on staff's recommendation.

Please refer to Appendix "B" to Report PED13114 for the City's site development requirements.

ANALYSIS / RATIONALE FOR RECOMMENDATION:

Acknowledging the City's recently established Terms of Reference respecting School Board Properties (Report PED12135) and in keeping with general municipal protocol related to surplus school sites, approval of Recommendations (a) and (b) of this Report from the General Issues Committee and Council will authorize Real Estate staff to advise HWDSB that the City of Hamilton has no interest in acquiring 1310 Upper Wellington Street.

ALTERNATIVES FOR CONSIDERATION:

Not Applicable.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN:

Strategic Priority #1

A Prosperous & Healthy Community

WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.

Strategic Objective

- 1.2 Continue to prioritize capital infrastructure projects to support managed growth and optimize community benefit.
- 1.3 Promote economic opportunities with a focus on Hamilton's downtown core, all downtown areas and waterfronts.
- 1.6 Enhance Overall Sustainability (financial, economic, social and environmental).

Strategic Priority #2

Valued & Sustainable Services

WE deliver high quality services that meet citizen needs and expectations, in a cost effective and responsible manner.

Strategic Objective

- 2.1 Implement processes to improve services, leverage technology and validate cost effectiveness and efficiencies across the Corporation.

Strategic Priority #3

Leadership & Governance

WE work together to ensure we are a government that is respectful towards each other and that the community has confidence and trust in.

Strategic Objective

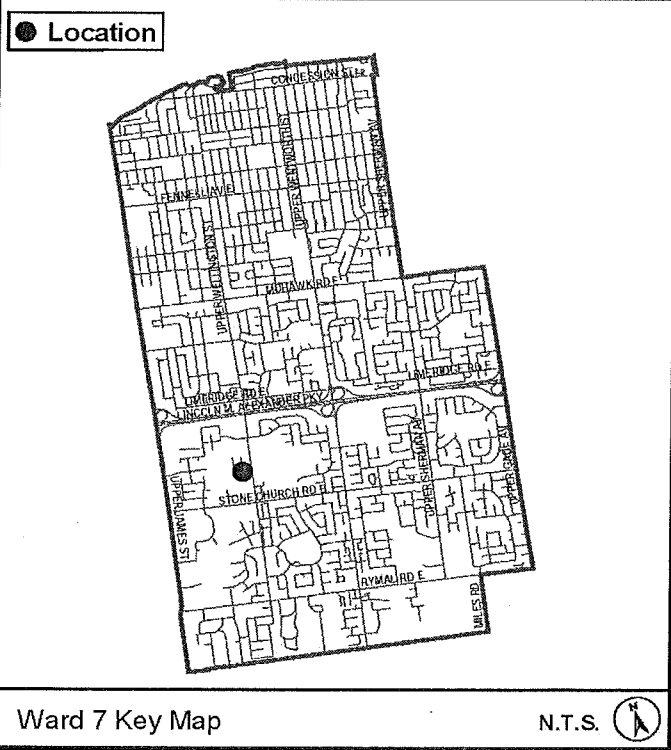
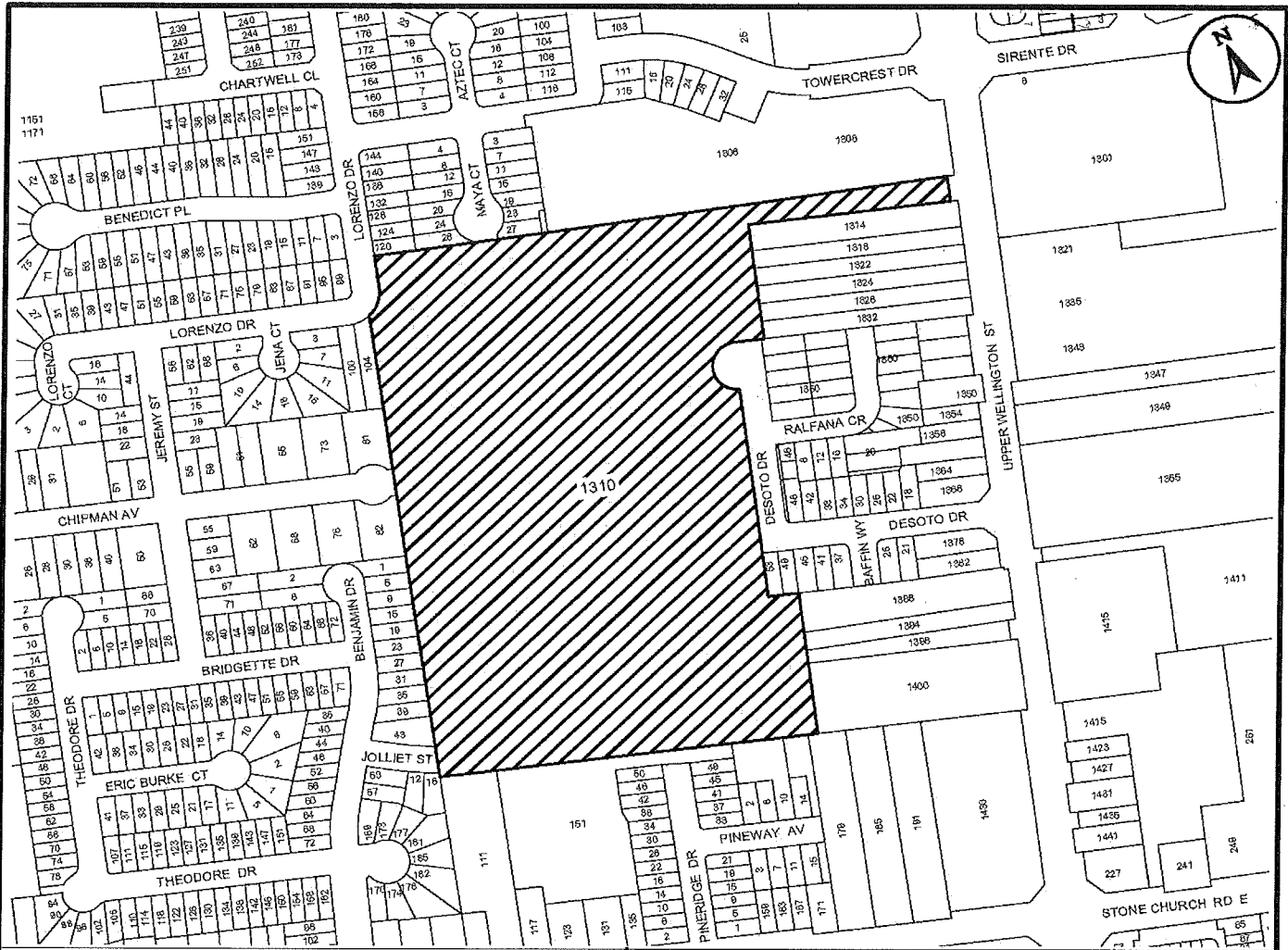
- 3.1 Engage in a range of inter-governmental relations (IGR) work that will advance partnerships and projects that benefit the City of Hamilton.

APPENDICES / SCHEDULES:

Appendix "A" to Report PED13114 - Location Map

Appendix "B" to Report PED13114 - Site Development Requirements

DC/sd



N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
1310 Upper Wellington St

Date:
March 4, 2013

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
DR/NB

Subject Property



1310 Upper Wellington Street

SITE REQUIREMENTS

Legislative Approvals Section:

The **Provincial Policy Statement** (PPS) provides policy direction of provincial interest related to land use planning and development. The **Planning Act** requires that, in exercising any authority that affects planning matters, planning authorities shall be consistent with policy statements issued under the Act. In reviewing the PPS, staff provides the following comments:

Policy 1.1.1(c) outlines that healthy, liveable and safe communities are sustained by avoiding development and land use patterns which may cause environmental or public health and safety concerns.

City of Hamilton Official Plan

The subject lands are designated Major Institutional and Open Space. In accordance with Policy 2.6.5 residential uses may be permitted without amendment to the Official Plan.

City of Hamilton Zoning By-law

The subject lands are located in the Agriculture "AA" District in the City of Hamilton Zoning By-law No. 6593. An application to amend the Zoning By-law will be required to develop the lands for uses other than Agriculture.

Archaeology:

The subject property meets three of the ten criteria used by the City of Hamilton and Ministry of Tourism, Culture and Sport (MTCS) for determining archaeological potential:

1. Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody;
2. In the vicinity of distinctive or unusual landforms; and,
3. Along historic transportation routes.

These criteria define the property as having archaeological potential. Potential purchasers should be advised of the following:

The subject property has been determined to be an area of archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances, and an archaeological assessment should be conducted prior to such impacts in order to address these concerns and mitigate, through preservation or resource removal and documentation,

adverse impacts to any significant archaeological resources found. Mitigation, by an Ontario-licensed archaeologist, may include the monitoring of any mechanical excavation arising from this project. If archaeological resources are identified on-site, further Stage 3 Site-specific Assessment and Stage 4 Mitigation of Development Impacts may be required as determined by MTCS. All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to MTCS.

Should deeply buried archaeological materials be found on the property during any of the above development activities the MTCS should be notified immediately (416.314.7143). In the event that human remains are encountered during construction, the proponent should immediately contact both MTCS and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services (416.326.8392).

Natural Heritage

Potential purchasers should be aware that the subject property contains a Linkage, as shown on Schedule B (Natural Heritage System) of the Urban Hamilton Official Plan. The Linkage is a wooded area, located on the northeast corner of the property. If new development or site alterations are proposed within the Linkage, a Linkage Assessment will be required. Linkages should be protected and enhanced to sustain the Natural Heritage System wherever possible.

Also, the woodland is regulated by the Regional Woodland Conservation By-law, as it is more than .809 hectares in size. Any proposed tree removal must comply with the requirements of the By-law.

Site Plan Control:

Redevelopment of the subject lands may be subject to Site Plan Control, in accordance with the Planning Act.

Building Services Division:

This is a vacant lot. The lands are zoned "AA". A minimum lot width of 60.0 metres and a minimum lot area of 12,000 square metres is required. Proposed uses shall conform to those permitted by the district.

Development Engineering:

1. Our records indicate that there are no road widening requirements from the subject lands at this time.
2. The existing storm and sanitary drainage plans for this area suggest that the existing ridge in vicinity of Chipman Avenue is taken as a split line to define the catchments for the subject lands.

- 2.1 The northern portion of the site shall drain to the existing storm and sanitary sewers on Towercrest Drive (reference City Dwg. 92-S-52_8 & 92-S-52_10), through the City parklands. Note that as a condition of development the City will require that all costs associated with the storm and sanitary sewer installation, including the parkland restoration be paid for by the developer.
- 2.2 The southern portion of the subject lands shall drain to the existing storm and sanitary sewers on Pineridge Drive (reference City Dwg. 98-S-55_5AB). We would like to advise there is a sliver of private lands between the subject lands and Pineridge Drive created with registration of Plan 62M-877. Therefore, as a minimum a 12.0 metres wide servicing easement in favour of the City through these private lands will be required as a condition of development of the subject lands.
3. All existing dead-end water mains on streets adjacent to the subject lands shall be looped through the subject lands.
4. We would like to advise that as a condition of development of the subject lands the owner will be required to address storm and sanitary outlet for the rear portion of the lands from 1314 to 1332 Upper Wellington Street.

Environment and Sustainable Infrastructure, Engineering Design:

No municipal sanitary or storm sewer exists on Upper Wellington Street fronting this property. There have been a number of requests for sanitary sewers from the neighbours to the south of this property. Future sanitary sewer on Upper Wellington should drain northerly to the existing sanitary sewer maintenance hole at the intersection of Upper Wellington Street and Towercrest Drive / Sirente Drive.

Environment and Sustainable Infrastructure, Traffic Planning:

Access to the subject lands directly from Upper Wellington Street at the north east limits of the property will not be permitted to the vertical alignment of Upper Wellington Street. It is our ultimate desire is to have future development plans incorporate the surplus lands to provide a continuous frontages Desoto Drive and Ralfana Crescent to avoid cul-de-sac designs for both of those roadways.