SUBJECT: Surplus Hamilton-Wentworth District School Board Lands - Part of James MacDonald School, 200 Chester Avenue, Hamilton (PED06060) (Ward 8)

RECOMMENDATION:

(a) That the Real Estate Section of the Development and Real Estate Division be authorized and directed to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no interest in acquiring the lands composed of Parcel A and B that form part of Concession 7, Part of Lot 17, in the former Township of Barton, municipally known as part of 200 Chester Avenue, Hamilton, as shown on Appendix “A” to Report PED06060.

(b) That the Real Estate Section of the Development and Real Estate Division be authorized and directed to advise the Hamilton-Wentworth District School Board of the City of Hamilton requirements relating to the development of the site.

EXECUTIVE SUMMARY:

The Real Estate Section is seeking Council’s direction to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no municipal interest in acquiring the subject surplus lands.
BACKGROUND:

Located in the Gourley Neighbourhood in Ward 8, the subject property is part of James MacDonald School, as shown on Appendix “B” to Report PED06060. The two parcels in question are described as Parcel A and B on the attached Appendix “A” and form part of Concession 7, Part of Lot 17, in the former Township of Barton. Parcel A has an area of approximately 2257.4 square metres (0.56 acre) and Parcel B has an area of approximately 191.6 square metres (0.05 acre).

On December 21, 2005, the Real Estate Section received notification from the Hamilton-Wentworth District School Board informing us that the Board was granted approval to sell the subject property being surplus to their needs. The Hamilton-Wentworth District School Board has requested that the City of Hamilton, being a preferred customer, notify the Board of any interest in acquiring the parcel.

In order to determine if there is a municipal interest in the property, the Real Estate Section circulated this request to various City Departments and to City Councillors.

ANALYSIS/RATIONALE:

Approval of the recommendation by Committee and City Council will authorize Real Estate staff to advise the Hamilton-Wentworth District School Board as to the City of Hamilton’s interest with the lands.

ALTERNATIVES FOR CONSIDERATION:

If staff does not respond to the Hamilton-Wentworth District School Board within the allotted time period, it will be treated as a negative response.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial: There are no financial implications arising out of the recommendation.

Staffing: There are no identified staffing implications arising out of this recommendation.

Legal: There are no legal implications arising out of this recommendation.

POLICIES AFFECTING PROPOSAL:

A circulation to various City Departments failed to identify a municipal need for the subject property. As no municipal need has been identified for the subject property, Council’s direction is, therefore, being sought to allow staff to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no municipal interest in acquiring the lands.
RELEVANT CONSULTATION:

The Real Estate Section circulated the request to City Departments and City Councillors. There is no municipal interest for the property.

The Planning and Economic Development Department has the following comments regarding the potentially surplus property:

“The subject lands are designated as “Civic and Institutional” in the approved Gourley Neighbourhood Plan. In order for the subject lands to be developed in conjunction with the proposed subdivision plan shown on Schedule “A”, the owner/applicant would be required to amend the Gourley Neighbourhood Plan to change the designation from “Civic and Institutional” to “Residential – Single and Double”. The lands would also require a zoning change from “AA” (Agricultural) District. The owner should be advised that the future development of this property will be subject to a draft plan of subdivision and will not be allowed to develop by way of severances.

The purchaser of the lands should be aware that the proposed radius shown on Schedule “A” for the future Moonbeam Court is 15 metres, which is not the municipal standard of 18 metres for cul-de-sacs. The purchaser should be advised to contact the Development Engineering Section of the Planning and Economic Development Department to discuss this.”

CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. ☑ Yes □ No
A City of Growth and Opportunity

Environmental Well-Being is enhanced. ☑ Yes □ No
The sale of the Board lands will allow for additional residential units to be developed utilizing the existing infrastructure.

Economic Well-Being is enhanced. ☑ Yes □ No
A City that spends wisely and invests strategically. Investment in Hamilton is enhanced and supported.

Does the option you are recommending create value across all three bottom lines? ☑ Yes □ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants? □ Yes ☑ No

:HM
Attachments. (2)
James MacDonald School