SUBJECT: City Initiative for a Change in Zoning for Lands Located at 306 Woodworth Drive - Former Grange Elementary School (Ancaster) (PED09079) (Ward 12)

RECOMMENDATION:

That approval be given to City Initiative CI-06-K, City of Hamilton, Owner, for changes in zoning from the Institutional “I” Zone to the Residential Multiple “RM4” Zone, Modified (see Block 1 on Appendix “A”), Neighbourhood Park (P1) Zone (see Block 2 on Appendix “A”), and the Conservation/Hazard Land (P5) Zone (see Block 3 on Appendix “A”) in order to permit nine single detached dwellings on a private condominium roadway to be developed within Block 1 and the remainder to stay within the City’s ownership as parkland, for lands located at 306 Woodworth Drive - Former Grange Elementary School (Ancaster), as shown on Appendix “A” to Report PED09079, on the following basis:

(a) That the draft By-law, attached as Appendix “C” to Report PED09079, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(b) That the amending By-law be added to Map 1 to Schedule “B” of Zoning By-law No. 87-57.

(c) That the draft By-law, attached as Appendix “D” to Report PED09079, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
EXECUTIVE SUMMARY:

City Council, on April 27, 2005, approved Item 15 of the Economic Development and Planning Committee Report 05-009, as amended, directing staff to negotiate an Offer to Purchase with the Hamilton-Wentworth District School Board for the acquisition of Grange Elementary School to alleviate the existing parkland deficiency in the neighbourhood. It was also discussed through Report PED05066 (see attached Appendix “E”) that in order to offset the acquisition and demolition costs attributed with the purchase of the site, various residential development opportunities should be reviewed, while still maintaining a passive neighbourhood park of approximately 0.97 ha (2.4 acres). Therefore, various design concepts have been reviewed and studied in order to determine the highest and best use, and potential for increased value for the subject lands prior to the disposal of a portion of the site.

Based on the above noted review, staff recommends that the western half of the site be sold for future residential development, and the eastern half of the site be kept for a passive park and hazard lands (see Appendix “B”). In order to accommodate the suggested proposal, as part of this application, the western portion of the lands are proposed to be rezoned for nine single detached dwellings on a private condominium roadway, whereas the remainder of the site will be zoned as a Neighbourhood Park and a small portion within the Open Space and Hazard Zone.

As the property was acquired through the Ancaster Capital Reserve account, any proceeds from the sale of a portion of these lands will be returned to this account.

The proposal has merit and can be supported as the change in zoning is consistent with the Provincial Policy Statement, and conforms to the Hamilton-Wentworth Official Plan and the Town of Ancaster Official Plan. The proposal is considered to be compatible with the surrounding neighbourhood.
The former Grange Elementary School was closed in 2005, and purchased by the City shortly thereafter. The property was acquired through the use of funds from the Ancaster Capital Reserve fund. In order to offset the cost of purchasing these lands, it was agreed that a passive neighbourhood park of approximately 0.97 ha. (2.4 acres) would remain in City ownership, and the remainder of the site would be rezoned in order for the site to be redeveloped for residential purposes and sold to offset the acquisition and demolition costs attributed with the purchase of the site. Several concepts have been reviewed over the past couple of years and have been presented to the neighbouring residents and the Grange Lands Re-Development Committee. Furthermore, it was determined that due to the nature of the site and the proximity to the Environmentally Significant Area to the north and east of the site, an Environmental Impact Statement was required to determine the limits of development. Therefore, through further review and consultation with both the Ward Councillor and the resident group, the proposal for nine single detached dwellings on a private condominium roadway is being brought forward.

The conceptual design (see Appendix “B”) identifies nine single detached dwelling units along the northerly and westerly property lines, as well as one internal condominium roadway which has an entrance off Woodworth Drive. A passive neighbourhood park with some conservation/hazard land is proposed on the easterly portion of the subject property. With this design concept, 1.03 ha (2.5 acres) of land will remain in City ownership, and 0.78 ha (1.9 acres) will be sold off for residential development at a density of 11.5 units per hectare.

The residential portion of the property would be developed under condominium ownership which would be subject to a future application. It should be noted that the roadway, visitor parking, walkway connection to Robina Road, as well as a minimum 10 metre vegetated buffer along the northern property line, would all be addressed in any future condominium and site plan applications and shall also be reflected in the modified Zoning By-law being proposed.

City Initiated Zoning By-law Amendment:

The purpose of this City Initiated application is for a change in Zoning on a portion of the lands from the Institutional “I” Zone to the Residential Multiple “RM4-585” Zone, Modified, in the Town of Ancaster By-law No. 87-57, in order to permit nine single detached dwellings on a private condominium roadway, as well as a change in zoning on a portion of the lands from the Institutional “I” Zone to the Neighbourhood Park (P1) Zone in the City of Hamilton By-law No. 05-200, in order to create a Neighbourhood Park; as well as a change in zoning on a portion of the lands from the Institutional “I” Zone to the Conservation/Hazard Land (P5) Zone in the City of Hamilton Zoning By-law No. 05-200, in order to preserve the Environmentally Significant Area (see attached Location Map - Appendix “A” and Design Concept - Appendix “B”).
Location: 306 Woodworth Drive, Ancaster (see Appendix “A”)

Owner/Applicant: City of Hamilton (Owner)

Property Description (total rezoned lands):

Frontage: Approximately 121.65 metres (399.14 ft.)
Depth: Approximately 147.83 metres (485 ft.)
Area: Approximately 1.81 ha (4.48 acres)

EXISTING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Subject Lands</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
</tr>
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<tbody>
<tr>
<td>North</td>
<td>Hamilton Golf and Country Club</td>
<td>Private Open Space “O1” Zone</td>
</tr>
<tr>
<td>South</td>
<td>Single Detached Dwellings</td>
<td>Existing Residential “ER” Zone</td>
</tr>
<tr>
<td>East</td>
<td>Hamilton Golf and Country Club and Single Detached Dwellings</td>
<td>Private Open Space &quot;O1&quot; Zone and Existing Residential “ER” Zone</td>
</tr>
<tr>
<td>West</td>
<td>Single Detached Dwellings</td>
<td>Existing Residential “ER” Zone</td>
</tr>
</tbody>
</table>

ANALYSIS/RATIONAL:

1. The proposal has merit and can be supported for the following reasons:
   (i) It is consistent with the Provincial Policy Statement.
   (ii) It conforms to the Hamilton-Wentworth Official Plan and is consistent with the policies within the Town of Ancaster Official Plan.
(iii) This proposal is compatible with the surrounding community and is an appropriate infill redevelopment that will make efficient use of existing services and create a passive neighbourhood park where a current deficiency exists.

2. The proposed design will allow for the development of a unique residential community, as well as passive parkland that will allow for an appropriate density of development, as well as enhance the existing neighbourhood character.

The proposal addresses environmental concerns associated with development adjacent to the Hamilton Golf and Country Environmental Significant Area through the provision of a designated and zoned area of conservation/hazard land, as well as provisions within the Zoning By-law for the appropriate 10 metre vegetated buffer area adjacent to the Environmental Significant Area.

3. The proposed residential development is to be regulated by a site-specific Residential Multiple “RM4-585” Zone. The need for special zoning provisions is to address the development of single detached dwellings within a block along a condominium road rather than block townhouses, which are the standard use under the Residential Multiple “RM4” Zone. The provisions of this site-specific zone are as follows:

(i) **Permitted Uses**

The “RM4-585” Zone would only permit single detached dwellings on a condominium road.

(ii) **Maximum Density**

The maximum density proposed is 11.5 units per hectare, which would yield up to 9 single detached dwellings. This density is consistent with the existing residential development throughout the neighbourhood. The surrounding neighbourhood consists of single detached dwellings at an approximate density of 9.3 units per hectare and, therefore, since this development will consist of a condominium that will be adjacent to the large lot single detached dwellings and surrounded by an Environmentally Significant Area and Parkland, the increase in density is seen to be minor and is desirable and appropriate for the intended use of these lands.

(iii) **Minimum Lot Frontage**

A regulation is required to address the minimum lot frontage along Woodworth Drive because the development will occur on lands which will be developed as a single condominium block. The minimum lot frontage requirement under the standard “RM4” Zone is 46 metres for block
townhouse dwellings. The minimum lot frontage for the proposed development would be 11 metres to recognize the existing property frontage along Woodworth Drive.

(iv) Minimum Lot Depth

A regulation to address the minimum lot depth is required because the lands will be developed as a single condominium block. The minimum depth requirement under the “RM4” Zone for a block townhouse development is 23 metres. The lot depth of the proposed development is 145 metres.

(v) Maximum Lot Coverage

The proposed maximum lot coverage requirement of 30% is consistent with the standard “RM4” Zone requirement for block townhouses and will remain for this proposal.

(vi) Minimum Setback from Southerly Property Line

The proposed setback from the southerly property line would be 1.5 metres due to the configuration of the site. This setback represents the typical sideyard setback for single detached residential designations.

(vii) Minimum Setback from the Westerly Property Line

The proposed setback from the westerly property line would be the typical 7.5 metre rear and side yard, as required in the standard “RM4” Zone.

(viii) Minimum Setback from the Northerly Property Line

The proposed setback from the northerly property line shall be 17.5 metres, which would incorporate a 10 metre buffer area for the Environmentally Significant Area and is further required under the planting strip provision (see (xv) below), as well as a 7.5 metre rear yard.

(ix) Minimum Setback from a Condominium Road

The proposed minimum setback from a condominium road of 4 metres from the dwelling and 6 metres from the front of a garage would allow dwellings to project slightly in front of the garage. The garage setback is required to provide a standard parking space within the driveway.
(x) **Minimum Separation between Dwellings**

The proposed separation of 3 metres between dwellings is consistent with the development of single detached dwellings on individual lots.

(xi) **Maximum Height**

The maximum height will be consistent with all residential zones, at a height of 10.5 metres.

(xii) **Minimum Landscaping**

The proposed minimum landscaping requirement of 45% is consistent with the requirement of the standard “RM4” Zone for block townhouses. As the development will be a condominium, it would ensure that a reasonable amount of the property is to remain as landscape/open space.

(xiii) **Parking**

The recommended parking provision is 2 spaces per unit and 0.5 spaces per unit for visitor’s parking. The parking conforms to the requirement in the Ancaster Zoning By-law for single detached dwellings, but the proposed parking for visitors would be slightly higher than the current requirement of 0.33 spaces per unit for townhouses under the standard “RM4” Zone regulations.

(xiv) **Accessory Buildings**

The provisions for accessory buildings will be consistent with all residential zones.

(xv) **Planting Strip**

A minimum planting strip width of 10 metres is required adjacent to the northerly property line in order to create a naturalized buffer adjacent to the Environmentally Significant Area, as recommended by the Environmental Impact Statement and ESIAEG. This planting strip would restrict any form of development, including any accessory structure.

The remainder of the lands will be zoned as Neighbourhood Park (P1) Zone and as Conservation/Hazard Land (P5) Zone, in order to reflect the creation of a passive neighbourhood park that will consist of both lands for active use and for environmental protection, which will serve the area residents.
4. Should this rezoning be approved, it should be noted that any future development on the residential portion of this site will be subject to a condominium application, as well as a Site Plan application that will address site design, stormwater management, servicing, landscaping, tree management, access, etc.

5. The Strategic Planning Section, Capital Planning and Implementation Division of the Public Works Department, has identified that there is a Transportation Master Plan study for Ancaster currently being undertaken, and that any development within the study area may worsen existing problems. However, the current site was a former elementary school site, which is zoned accordingly. Therefore, further comments from the Traffic Engineering and Operations Section, Operations and Maintenance Division, of the Public Works Department was requested, whereby it was determined that an Elementary School Site would generate significantly more traffic than the proposed nine single detached dwellings and a park.

6. The subject property meets the Ministry of Culture’s criteria for determining archaeological potential. Therefore, the City will require the following condition to be included within the formal agreement of purchase and sale for these lands:

“The prospective owner is required to conduct a Stage 1 and 2 archaeological assessment and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. If archaeological resources are identified on-site, further Stage 3 Testing and Stage 4 Mitigation may be required, as determined by the Ontario Ministry of Culture. All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to the Ministry of Culture.”

Should deeply buried archaeological remains be found on the property during any future development activities on the subject property, the Ontario Ministry of Culture (MCL) should be notified immediately (416.314.7143). In the event that human remains are encountered during construction, the applicant/landowner should immediately contact both MCL and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government Services (416.326.8392).

7. The issues raised in the letters (see Appendix “G”) received from the public in response to pre-circulation in November of 2008, are as follows:

Parkland Deficiency

It has been determined that the current neighbourhood surrounding the former Grange Elementary School is deficient by approximately 2.17 hectares (see Report PD03135/PW03075/HSC03017, attached as Appendix “F”); however, as
was stated in Report PED05066 (see Appendix “E”) and subsequently approved at Council, the acquisition of these former School Board lands was contingent on the potential for the City to sell a portion of the lands for redevelopment purposes to offset the City’s initial outlay, and retain a parcel of land containing an area of approximately 0.97 ha. (2.4 acres) as a passive park. Therefore, this City Initiated proposal contains an area of 0.78 ha (1.9 acres) for residential development, with the remainder of 1.03 ha (2.5 acres) to remain in City ownership and be developed as a passive neighbourhood park.

**Setbacks and Site Layout**

The design concept (see Appendix “B”) was created to determine the potential for development on a portion of the site. Appropriate setbacks within the site-specific Zoning By-law (see Appendix “C”) have defined the confines of development so that it is consistent with the surrounding neighbourhood and the adjacent Environmentally Significant Area. It was also reviewed to determine that both rear and side yards remain at a consistent setback of 7.5 metres along the northerly and westerly property lines in order to protect the existing vegetation and provide an adequate setback to the adjacent residential properties.

**ALTERNATIVES FOR CONSIDERATION:**

In the event Council does not support the proposed modification in zoning, the lands will be subject to the existing regulations in the Institutional “I” Zone in By-law No. 87-57, which only permits Institutional uses, a public street or public park.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

Financial - The net proceeds of the sale of these lands will be deposited in the Ancaster Reserve Fund.

Staffing - N/A.

Legal - As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider an application for a Zoning By-law Amendment.

**POLICIES AFFECTING PROPOSAL:**

**Provincial Policy Statement**

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.

The application is consistent with the policies that focus growth in settlement areas (Policy 1.1.3.1).

Policy 2.1.6 outlines that development shall not be permitted on adjacent lands to the natural heritage feature identified (i.e. significant wetlands) unless the ecological function of the adjacent lands has been evaluated, and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. The subject property is partially located within the Hamilton Golf and Country Club Environmentally Significant Area (ESA #40). An Environmental Impact Statement (EIS) was prepared and reviewed as part of this application and was addressed previously in the Analysis/Rationale section of this report.

Policy 2.6.2 outlines that development and site alteration may be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintains the heritage integrity of the site may be permitted. Therefore, prior to the sale of the subject lands, the City will include the following condition within the purchase and sale document that will address this concern:

“a) That the purchaser shall conduct an archaeological assessment of the entire development property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or soil disturbances shall take place on the subject property prior to the approval of the Director of Planning, and the Ministry of Culture, confirming that all archaeological resource concerns have met licensing and resource conservation requirements.”

Places to Grow Growth Plan

The proposal conforms to the Places to Grow Plan, which encourages new growth to the built-up areas of the City through intensification and to areas which offer full municipal services.

Hamilton-Wentworth Official Plan

The subject lands are designated “Urban” in the Hamilton-Wentworth Official Plan. Policy C-3.1 outlines that a wide range of urban uses, defined through Area Municipal Official Plans and based on full municipal services, will be concentrated in the Urban Areas. Urban Areas are intended to accommodate approximately 96% of new residential housing units in the Region to the year 2020.
Additionally, Policy B-9.2 states that the City shall consider the protection and preservation of regionally significant historical and cultural resources, including recognized archaeological sites, in the review of a proposal for development and redevelopment. Where possible, these attributes will be incorporated into the overall design in a manner which minimizes adverse impacts and encourages maintenance and protection. Therefore, as stated above, a condition of the purchase and sale agreement will ensure that this site will be subject to an archaeological assessment prior to any demolition, grading, or the disturbance of any soil on the site.

Furthermore, Policy C-1.2.2 of the Plan states that land use changes in or adjacent to Environmentally Significant Areas will only be permitted where such development:

i) Will not adversely affect, degrade or destroy any of the qualities which are the basis for the area’s designation;

ii) Will not cause any significant impacts upon water quality and quantity; and,

iii) Will not adversely affect the implementation of any resource protection policies or plans.

As the nature of the application is for a change in zoning to a Residential Multiple “RM4-585” Zone, a Neighbourhood Park (P1) Zone, and a Conservation/Hazard Land (P5) Zone that will preserve and protect the Environmentally Significant Area and are considered appropriate for the redevelopment of the subject property, and where full municipal services are available, the proposal conforms with the policies of the Hamilton-Wentworth Official Plan.

**Town of Ancaster Official Plan**

The subject property is designated “INSTITUTIONAL” on Schedule “A” - Land Use Plan - Urban Area to the Official Plan. This designation permits “Residential” development as per the following policy:

“4.7.9 Notwithstanding the policies set out above, in areas designated Institutional, residential uses may be permitted without amendment to this Plan provided they are compatible with the surrounding area and are in keeping with the policies of this Plan.”

The “OPEN SPACE AND CONSERVATION” Designation, which identifies both the land to the north and to the east of the subject property, which comprises the Hamilton Golf and Country Club, may also expand the designation of “Open Space and Conservation” as per the following policy:
"4.3.2 …Council recognizes the importance of the many smaller local parks currently provided in the Town due to their location in relation to existing subdivision developments and their function of providing ‘focal’ points for the residents. Council shall encourage the retention of these park sites and shall encourage the upgrading of facilities in co-operation with the residents. Additions to the existing Open Space and Conservation areas, as shown on Schedules A and B, may be realized without the necessity of an amendment to this Plan."

Since the subject property is proposed to be developed for residential, while maintaining the open space, and based on the foregoing policies, among others, the proposal is consistent with the “INSTITUTIONAL” and “OPEN SPACE AND CONSERVATION” policies of the Town of Ancaster Official Plan.

**RELEVANT CONSULTATION:**

The following Departments and Agencies had no comments or objections:

- Ministry of Transportation.
- Recreation Division, Community Services Department.
- Open Space Development and Park Planning Section, Public Works Department.
- Environmental Planning Section, Capital Planning and Implementation Division, Public Works Department.
- Bell Canada.

**Strategic Planning Section, Capital Planning and Implementation Division, Public Works Department:**

The Strategic Planning Section has noted that Ancaster is currently experiencing various transportation and traffic problems. Additional developments like this will only worsen the existing problems. A Transportation Master Plan study is underway to identify the various options to address the problems. An informed response can only be provided after the study is completed.

**Traffic Engineering and Operations Section, Operations and Maintenance Division, Public Works Department:**

The Traffic Engineering and Operations Section has reviewed this application and has no comments. However, they do note that nine single family dwellings and a park generate less vehicular traffic than a Public Elementary school.
Forestry and Horticulture Section, Operations and Maintenance Division, Public Works Department:

The Forestry and Horticulture Section has noted that there are no Municipal Tree Assets located on the road allowance of this proposed development, which would see the construction of nine single detached homes on a private condominium road, but Tree Management would still be a condition requested by this Section.

Infrastructure and Source Water Protection, Water and Wastewater Treatment Division, Public Works Department:

The Water and Wastewater Treatment Division has noted that this zoning amendment represents a considerable reduction in the equivalent population density and, therefore, an adequate sanitary sewer servicing system is available across most of the frontage on Woodworth Drive. The concept, as presented, indicates that servicing of the units will be all privately owned and that the extension of a City sewer would not be required. It should be further noted that from a waterworks and a source water protection perspective, there are no major concerns at this time.

Hamilton Municipal Parking System, Parking and By-law Services, Planning and Economic Development Department:

The Hamilton Municipal Parking System has noted that they have no concerns with the zoning amendment, however, all existing and future parking requirements must be met on-site.

Hamilton Conservation Authority

The Hamilton Conservation Authority has noted that no development activities shall be permitted within the ESA boundary (including equipment) at any time. This is considered to be a direct impact on the ESA. Along with this ESA boundary, a setback of 10 metres to the ESA, or 7.5 metres from the top of bank, whichever is greater, shall be required to prevent any development to encroach within this buffer. It is also recommended that tree protection fencing or tree hoarding be put in place to protect the tree species and their root systems. The HCA does not support the creation of trails within an ESA buffer area which should consist of naturalized plantings. The naturalization planting plan should also be reviewed by the City of Hamilton and the Hamilton Conservation Authority.

Public Consultation

This site has been subject to previous neighbourhood/community meetings, formal circulations, and various development proposals that range from townhouses to single detached dwellings. All these previous concept plans have been scrutinized by the neighbourhood, and especially their specific committee identified as the Grange School
SUBJECT: City Initiative for a Change in Zoning for Lands Located at 306 Woodworth Drive - Former Grange Elementary School (Ancaster) (PED09079) (Ward 12) - Page 14 of 14

Lands Re-Development Committee. Over the course of the last couple of years, staff has proceeded to meet with both the Ward Councillor, and this neighbourhood group, in order to determine the preferred concept and what would be the most desirable and appropriate development for the subject lands. Therefore, this proposal for nine single detached dwellings was formally circulated in accordance with the Council approved Public Participation Policy. This City Initiative for a change in zoning for 306 Woodworth Drive was pre-circulated to all property owners (a total of 93) within 120 metres of the subject lands. In addition, a Public Notice sign was placed on the subject lands. To date, staff has met several times with the Ward Councillor and the Grange Lands Re-Development Committee, and has received a total of five responses from four households (see Appendix “G”) for this specific proposal, in which concerns with respect to parkland deficiency, setbacks and site layout were expressed. These issues have all been addressed in the Analysis/Rationale section of this Report. Notice of the Public Meeting was provided in accordance with the requirements of the Planning Act.

**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
The public are involved in the definition and development of local solutions. A neighbourhood park will be established and will enhance the community’s well-being.

Environmental Well-Being is enhanced. ☑ Yes ☐ No
Existing services will be used as part of this development. The Environmentally Significant Area will be maintained and protected as part of this proposal.

Economic Well-Being is enhanced. ☑ Yes ☐ No
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

:TH
Attachs. (7)
Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: CI-06-K

Date: February 12, 2009

Appendix "A"  Scale: N.T.S.  Planner/Technician: TH/AL

Subject Property
306 Woodworth Drive

Block 1 - Change in Zoning from the Institutional "I" Zone to the Residential Multiple "RM-55S" Zone, Modified in the Town of Ancaster Zoning By-Law No. 87-57

Block 2 - Change in Zoning from the Institutional "I" Zone to the Neighbourhood Park (PI) Zone in the City of Hamilton Zoning By-Law No. 05-200

Block 3 - Change in Zoning from the Institutional "I" Zone to the Conservation / Hazard Land (P5) Zone in the City of Hamilton Zoning By-Law No. 05-200

Ward 12 Key Map  N.T.S.
Design Concepts

Former Grange School Site

PREFERRED CONCEPT A
January 14, 2008

- 8 two storey individual houses with garages
  accessed via a private road,
- 10 visitor parking spaces (parallel parking spaces)
- 15m ESA buffer along north & east property line
- 8149.7 m² parkland

Approximate Site Areas
August 19, 2008

Park/ESA 10269.0 m²
Development 7813.2 m²
CITY OF HAMILTON

BY-LAW NO.

To Amend Zoning By-law No. 87-57 (Ancaster),
Respecting Lands located at 306 Woodworth Drive, in the
Former Town of Ancaster, now in the City of Hamilton

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C. did incorporate, as of January 1st, 2001, the municipality “City of Hamilton”;

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as "The Corporation of the Town of Ancaster" and is the successor to the former Regional Municipality, namely, “The Regional Municipality of Hamilton-Wentworth”;

AND WHEREAS the City of Hamilton Act, 1999 provides that the Zoning By-laws and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 87-57 (Ancaster) was enacted on the 22nd day of June 1987, and approved by the Ontario Municipal Board on the 23rd day of January, 1989;

AND WHEREAS the Council of the City of Hamilton, in adopting Section [ ] of Report [ ] of the Economic Development and Planning Committee at its meeting held on the day of [ ], 2009, recommended that Zoning By-law No. 87-57 (Ancaster), be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Ancaster) in accordance with the provisions of the Planning Act;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:
1. That Map 1 to Schedule “B” of Zoning By-law No. 87-57 (Ancaster), as amended, is thereby further amended by changing from the Institutional “I” Zone to the Residential Multiple “RM4-585” Zone, the lands comprised of Block “1”, the extent and boundaries of which are shown on Schedule “A” annexed hereto and forming part of this by-law.

2. That Section 34: Exception of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following subsection:

“RM4-585” Notwithstanding the provision of Section 17 in its entirety and Section 7.14 (a)(i), Section 7.14 (a)(ix)1 and 4, Section 7.14(a)(xvi), Section 7.14 (b)(i), and Section 9.10(a) of By-law No. 87-57 (Ancaster), the following uses and special provisions shall apply to the lands zoned “RM4-585”:

Permitted Uses

Only Single Detached Dwellings along a 6.0 metre Private Condominium Road

Development Regulations

(a) Minimum Lot Area: 0.78 hectares
(b) Maximum Density: 11.5 units per hectare
(c) Minimum Lot Frontage: 11 metres
(d) Minimum Lot Depth: 145 metres
(e) Maximum Lot Coverage: 30 percent
(f) Minimum Setback from Southern Property Line: 1.5 metres
(g) Minimum Setback from Western Property Line: 7.5 metres
(h) Minimum Setback from Northern Property Line: 17.5 metres
(i) Minimum Setback from a Condominium Road: 4.0 metres, except 6.0 metres to front face of a garage, and 2.4 metres to an unenclosed porch.
(j) Minimum separation between Dwellings: 3.0 metres

(k) Maximum Height: 10.5 metres

(l) Minimum Landscaping: 45 percent

(m) Parking: 2 spaces per dwelling, plus 0.5 spaces per dwelling for visitors, and except as otherwise stated, the provisions of Section 7.14 shall apply.

(n) Accessory Buildings: The provisions of Section 7.18(a) shall apply.

(o) Planting Strip: A planting strip of a minimum of 10 metres in width shall be provided and maintained along the northerly lot line.

(p) No building or structure, including a fence, shall be permitted within 10 metres of the northerly lot line.

3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

PASSED and ENACTED this [ ] day of [ ], 2009.

______________________________    _______________________________
Fred Eisenberger                  Kevin C. Christensen
Mayor                             Clerk

CI-06-K
Schedule "A"

Map Forming Part of By-Law No. 09-____ to Amend By-law No. 87-57

Subject Property
366 Woodworth Drive

- Block 1 - Change in Zoning from the Institutional "I" Zone to the Residential Multiple "RM4.585" Zone, Modified
- Block 2 - Refer to By-law 05-200
- Block 3 - Refer to By-law 05-200

This is Schedule "A" to By-Law No. 09-____
Passed the __________ day of _________________, 2009

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Clerk

Mayor

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PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

February 12, 2009

THAHL
CITY OF HAMILTON

BY-LAW NO. 00-00
To Amend Zoning By-law No. 05-200
Respecting Lands Located at 306 Woodworth Drive (Ancaster)

WHEREAS the City of Hamilton has in force several Zoning By-laws which apply to the different areas incorporated into the City by virtue of the City of Hamilton Act, 1999, S.O. 1999, Chap. 14;

AND WHEREAS the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law 05-200;

AND WHEREAS the first stage of the new Zoning By-law, being By-law 05-200, came into force on May 25, 2005;

AND WHEREAS the Council of the City of Hamilton, in adopting Item of Report of the Economic Development and Planning Committee at its meeting held on the day of 2009, recommended that Zoning By-law No. 05-200 be amended as hereinafter provided;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Maps 1334 and 1335 of Schedule “A” to Zoning By-law No. 05-200, are amended by incorporating additional zone boundaries for the lands comprised of Blocks “2” and “3”, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”;

2. That the Clerk is authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.
3. That this By-law No. shall come into force and be deemed to come into force in accordance with Subsection 34(21) of the Planning Act, either upon the date of passage of this By-law or as otherwise provided by the said Subsection.

PASSED and ENACTED this day of , 2009.

__________________________________________  __________________________________________
Fred Eisenberger                       Kevin C. Christenson
Mayor                                Clerk

CI-06-K
This is Schedule "A" to By-Law No. 09-
Passed the .......... day of ................., 2009

---

Clerk
Mayor

Schedule "A"

Map Forming Part of By-Law No. 09-____ to Amend By-law No.05-200

Subject Property
308 Woodthorpe Drive

- Block 1 - Refer to By-law 87-57
- Block 2 - Lands to be Zoned Neighbourhood Park (P1) Zone
- Block 3 - Lands to be Zoned Conservation / Hazard Land (P5) Zone

Scale:
N.T.S.

File Name/Number:
C-06-K

Date: February 9, 2009

Planner/Technician: THIAL

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Subject: City of Hamilton Purchase from the Hamilton-Wentworth District School Board – 306 Woodworth Drive, Grange School, Ancaster (PED05066) (Ward 12)

**Recommendation:**

(a) That the Mayor and City Clerk be authorized and directed to execute the Offer to Purchase Agreement for the property municipally known as 306 Woodworth Drive, Ancaster, composed of Part of Lot 44, Concession 3, former Township of Ancaster, now in the City of Hamilton and more particularly described as Lots 7, 8, 9 and 10 and Part of Lot 6, Plan 1051 and; Part of Lot 25, Plan 1025, as shown on Appendix "A" to Report PED05066, attached hereto, be approved and completed on or before August 22, 2005, for the purchase price of $1,576,200.

(b) That the Director of Fleet and Facilities be authorized and directed to make the necessary applications for the demolition of the elementary school at an estimated cost of $250,000.

(c) That the operating costs, in the amount of $15,500, for park maintenance of the Public Works Department, be submitted as a maintenance budget item for the 2006 City Operating Budget.

(d) That the total acquisition, demolition and future development costs of $2,042,000 be funded from the former Ancaster Municipal Capital Reserve #108030 (refer to Table 1).
SUBJECT: City of Hamilton Purchase from the Hamilton-Wentworth District School Board – 306 Woodworth Drive, Grange School, Ancaster (PED05066) (Ward 12) - Page 2 of 7

(e) That any future land sale revenue from 306 Woodworth (as described in (a)) be credited back to the former Ancaster Capital reserve #108030.

_________________________
Lee Ann Coveyduck
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

City Council, on June 14, 2005, approved Item 6.2 of the Planning and Economic Development Committee Report 05-009, as amended, directing staff to negotiate an Offer to Purchase with the Hamilton-Wentworth District School Board for the acquisition of Grange Elementary School to alleviate the existing parkland deficiency in the neighbourhood.

This report recommends that the Mayor and City Clerk be authorized and directed to execute the Offer to Purchase Agreement, in the amount of $1,576,200, between the City of Hamilton and the Hamilton-Wentworth District School Board.

Total Capital Costs required of $2,042,000 for the proposed park are broken down as follows:

(i) Purchase $1,576,200
(ii) Demolition $275,000
(iii) Sodding/grading and playground $190,800

BACKGROUND:

The information/recommendations contained within this report primarily affects Ward 12.

City Council, on June 14, 2005, approved Item 6.2 of the Planning and Economic Development Committee Report 05-009. The recommendation, as approved by City Council, is as follows:

(a) That the total funding of the committed School Board Property Program, as detailed in Table 1, be approved including:

(i) the increased demolition/remediation expenditures for the completion of the Peace Memorial and Fairfield properties.
SUBJECT: City of Hamilton Purchase from the Hamilton-Wentworth District School Board – 306 Woodworth Drive, Grange School, Ancaster (PED05066) (Ward 12)

(ii) the authorization to negotiate an Offer to Purchase Grange Elementary School (Ward 12).

(iii) the authorization to negotiate an Offer to Purchase to facilitate the proposed community partnerships for University Gardens Elementary School (Ward 13) (Report PD04240a) and Robert Land Elementary School (Ward 3) (Report PD05108).

(iv) the authorization to complete the Option to Purchase (Report PD04307) Tweedsmuir Elementary School (Ward 2).

(b) That the City of Hamilton not bid on any further Hamilton-Wentworth District (HWD) School Board sites other than what has been committed in Table 1, due to the declining capital reserves from which these purchases are funded.

(c) That the Real Estate Section of the Development and Real Estate Division of the Planning and Economic Development Department be authorized and directed to notify the HWD School Board that the City of Hamilton has no interest to any additional sites which may be deemed surplus, other than those referred to in Table 1.

(d) That the Real Estate Section of the Development and Real Estate Division of the Planning and Economic Development Department inform the HWD School Board that the City of Hamilton no longer wishes to pursue the land exchange between Dr. Davey Elementary School for a portion of Beasley Park.

(e) That the Real Estate Section of the Development and Real Estate Division of the Planning and Economic Development Department be authorized and directed to pursue community-based partnerships for Hillsdale Elementary School (Ward 4) and report back to Council.

The subject site is on the north side of Woodworth Drive and is irregular in shape. The site is improved with a one storey brick and concrete block school containing a building size of approximately 1555.14 sq. metres (16,740 sq. ft.). In addition, there is a pre-fab 657.17 sq. metre (7,074 sq. ft.) addition, which is to be re-located off site by the Hamilton-Wentworth District School Board.

The site abuts residential development on the east and west sides of the property and the rear yard abuts the Hamilton Golf and Country Club. The topography of the site is generally flat in nature, with the exception of the north-easterly lot line which encompasses a mature tree line and a grade difference of approximately 5 metres from the top of bank (16 ft.). Refer to attached Appendix “B” to Report PED05066.
SUBJECT: City of Hamilton Purchase from the Hamilton-Wentworth District School Board – 306 Woodworth Drive, Grange School, Ancaster (PED05066) (Ward 12) - Page 4 of 7

The subject site is currently zoned Institution “I” Zone within the Town of Ancaster Zoning By-law No. 87-57. The uses currently permitted within this zone are as follows:

(a) Institutional uses and uses, buildings and structures accessory thereto.

(b) Cemeteries, mausoleums, and columbariums, and uses, buildings and structures accessory thereto excluding crematoriums.

Although the site is zoned Institutional “I” Zone, the intent of the acquisition is to alleviate parkland deficiency in the neighbourhood and pursuant to Section 7-General Provision, subsection 7.6. Uses Permitted Throughout the Town, states in part “nothing in this By-law shall prevent the use of any land within the Town of Ancaster as a public street or public park, or prevent the erection of any properly authorized traffic sign or signal, or any sign or notice of any government authority”. Therefore, the intent of the lands for park purposes would be a permitted use under the current regulations of the Zoning By-law.

The City engaged the services of Mark B. Boyak, Real Estate Appraiser & Broker, to estimate the current market value of the subject property. The appraisal report was completed on April 8, 2005. As the Board’s mandate is to dispose of their assets at fair market value, and for the purpose of our negotiations, a copy of the City’s appraisal report had been provided to the Board for their peer review. It was concluded that the valuation is a fair and equitable representation of the fair market value of the subject property. The purchase price, in the amount of $1,576,200 for the subject property, reflects the estimated market value, as established by the appraisal report. The Board has agreed, in principle, to the sale of the land, based on the established market value.

On April 8, 2005, an Offer to Purchase document had been submitted to the Hamilton-Wentworth District School Board for their consideration subject to:

(a) the offer being conditional for a period of 45 days from the day of acceptance of the Offer by the Hamilton-Wentworth District School Board to allow the Purchaser to obtain approval of this agreement by Hamilton City Council, failing which the Offer becomes null and void and the deposit shall be returned forthwith to the Purchaser without deduction and without interest.

The above condition had been inserted as staff cannot bind the City, verbally or written, to the acquisition of the land without obtaining a resolution of Council to proceed with the closing and acceptance of the offer, as the purchase price exceeds staff’s Delegation of Authority limits for routine real estate matters.

A response had been received from the Board indicating that the “document provided is not representative of a true “Offer” as it is not signed by the City, nor can it be accepted by the Board”. The Board, however, had acknowledged that they “agree in principle with the terms of the offer but cannot accept it until it is, in fact, in a form of an Offer to
SUBJECT: City of Hamilton Purchase from the Hamilton-Wentworth District School Board – 306 Woodworth Drive, Grange School, Ancaster (PED05086) (Ward 12) - Page 5 of 7

Purchase. The Board is prepared to wait until August 11, 2005, to receive a proper offer, which could be accepted by the Board no later than August 15, 2005 with the closing still being August 22, 2005. As Committee and Council may recall, the Board, pursuant to Regulation 444/98, can only accept bona fide offers wherein the City's Offer technically reflects an Option to Purchase wherein a resolution of Council is needed to make the option a legal and binding contract between both parties.

The Board has also put the City on notice that should a proper Offer to Purchase, executed by the signing official of the City, not be submitted by August 11, 2005, it will be presumed by the Board that City Council has not approved the transaction and that the Board will proceed with a public tender offering.

Discussion over the past several weeks had ensued with the Ward Councillor to look at potential opportunities to redevelop a portion of the subject site for residential purposes, while still maintaining a passive neighbourhood park of approximately 0.97 ha. (2.4 acres). The purpose of these discussions was to look at potential development opportunities to offset the acquisition and demolition costs attributed with the acquisition of the site. Preliminary concepts had been prepared with the view of creating single detached lots along Woodworth Drive or alternatively, condominium, single detached lots along the easterly and northerly perimeter of the subject site. As the development concepts are in the early stages of review, and in order to implement any form of redevelopment on the site, applications will have to be made to re-zone and re-designate the site for residential purposes. Upon completion of this transaction, a subsequent report will proceed to Committee and Council on any redevelopment options.

ANALYSIS OF ALTERNATIVES:

If the site is not acquired by the City, and is redeveloped by private investors, the only parkland benefit the City would receive to assist in improving the parkland deficiency within this neighbourhood would be nominal. As per the City's Parkland Dedication By-law, the developer would either dedicate 5% of the land to be developed or remit 5% cash-in-lieu of the parkland dedication. The dedication under either scenario would not address the parkland shortage in this neighbourhood.

The opportunity to acquire a site for parkland purposes in an under serviced area of the City where no parkland exists, and that an agreement, in principle, has been reached with the Hamilton-Wentworth District School Board, presents an opportune time to move forward with the acquisition of the site.

Once the City acquires the subject lands, the existing school facility must be demolished to allow for the lands to be developed into suitable parkland for the residents and users in the neighbourhood. The estimated cost for the demolition of Grange School is $275,000.
SUBJECT: City of Hamilton Purchase from the Hamilton-Wentworth District School Board – 306 Woodworth Drive, Grange School, Ancaster (PED05066) (Ward 12) - Page 6 of 7

To offset the expenditures for acquisition and demolition staff, in consultation with the Ward Councillor, will be looking at avenues to recapture a portion of the proceeds through the sale of a portion of the subject property for residential purposes, while retaining a parcel of land containing an area of approximately 0.97 ha. (2.4 acres) as a passive park.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial: The following table deals with the former municipal unallocated capital reserves, which were inherited upon amalgamation with direction from Council to use these funds for capital within their former geographic boundaries. These reserves are not self-sustaining and when the contained funds are spent, they will be collapsed.

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As noted earlier in this report, as the entirety of the lands may not be required for park purposes there presents an opportunity for the City to sell a portion of the lands for redevelopment purposes to offset the City's initial outlay towards the acquisition of the site. The City will make investments in examining the highest and best use and potential for increased value through rezoning prior to disposal. The receipts from the sale will be returned to the Capital Reserve account.

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

Legal: Legal Services will be required to assist in the preparation of the necessary documents required to complete the transaction as set out herein.
SUBJECT: City of Hamilton Purchase from the Hamilton-Wentworth District School Board – 306 Woodworth Drive, Grange School, Ancaster (PED00566) (Ward 12) - Page 7 of 7

POLICIES AFFECTING PROPOSAL:

This recommendation is consistent with the Real Estate Management Portfolio Strategy Plan, as approved by Council on November 24, 2004, to acquire property in support of municipal programs/needs. In addition, as the purchase price exceeds the limits set out by City Council under Delegation of Authority, approval is, therefore, required by City Council.

CONSULTATION WITH RELEVANT DEPARTMENTS/AGENCIES:

The following were consulted in the preparation of this report:
1. Planning and Economic Development Department
2. Corporate Services Department - Budget, Taxation and Policy
3. Public Health and Community Services Department
4. Public Works Department

CITY STRATEGIC COMMITMENT:

The City’s strategic commitment is consistent with the Vision 2020 Sustainable Plan and Council’s Mission, Vision, Values and Goals. Specifically, “A City that Spends Wisely and Spends Strategically” is a goal which the recommended Hamilton-Wentworth District School Board Property Purchases Program strives to achieve.

WF
Attachs. (2)
Planning and Economic Development Committee
MINUTES 05-017
August 2, 2005
9:30 a.m.
Council Chambers
Hamilton City Hall

Present:
Chair T. Whitehead
1\textsuperscript{st} Vice-Chair M. Pearson, 2\textsuperscript{nd} Vice-Chair D. Mitchell
Councillors: B. Brutina, M. Ferguson, B. Kelly, B. McHattie, S. Merulla

Also Present:
Councillors: P. Bruckler, A. Samson, M. McCarthy

Staff Present:
L. Coveyduck - General Manager, Planning and Development
C. Lee-Morrison – Public Works
R. Martini, D. Zimmer – Downtown Renewal
A. Rawlings – City Clerk’s Office

THE FOLLOWING ITEMS WERE REPORTED TO COUNCIL:

1. City of Hamilton Purchase from the Hamilton-Wentworth District School Board – 306 Woodworth Drive, Grange School, Ancaster (PED05066) (Ward 12) (Item 5.1)

(Ferguson/Kelly)
(a) That the Mayor and City Clerk be authorized and directed to execute the Offer to Purchase Agreement for the property municipally known as 306 Woodworth Drive, Ancaster, composed of Part of Lot 44, Concession 3, former Township of Ancaster, now in the City of Hamilton and more particularly described as Lots 7, 8, 9 and 10 and Part of Lot 6, Plan 1051 and; Part of Lot 25, Plan 1025, as

Council – August 10, 2005
Planning & Economic Development Committee

Minutes 05-017

shown on Appendix "A" to Report PED05066, attached hereto, be approved and completed on or before August 22, 2005, for the purchase price of $1,576,200.

(b) That the Director of Fleet and Facilities be authorized and directed to make the necessary applications for the demolition of the elementary school at an estimated cost of $250,000.

(c) That the operating costs, in the amount of $15,500, for park maintenance of the Public Works Department, be submitted as a maintenance budget item for the 2006 City Operating Budget.

(d) That the total acquisition, demolition and future development costs of $2,042,000 be funded from the former Ancaster Municipal Capital Reserve #108030 (refer to Table 1).

(e) That any future land sale revenue from 306 Woodworth (as described in (a)) be credited back to the former Ancaster Capital reserve #108030. CARRIED

2. Removal of the Holding (H) Provision – Lands Located at Block 5, Registered Plan No. 62M-863, 50 Hatt Street (Dundas) (PED05068) (Ward 13) (Item 5.2) (Ferguson/Kelly)

That approval be given to Zoning Application ZAH-05-67, AMICA (Dundas) Inc., owner, for a removal of the Holding (H) provision for the lands known as Block 5, Registered Plan No. 62M-863, 50 Hatt Street, as shown on Appendix "A" to Report PED05068, on the following basis:

(a) That the zoning of the subject lands be changed from the Holding, Medium to High Density Residential "H-RM3/S-81" Zone, to the Medium to High Density Residential "RM3/S-81" Zone.

(b) That the attached draft By-law, shown as Appendix "B" to Report PED05068, which has been prepared in a form satisfactory to Corporate Counsel, be enacted by City Council.

(c) That the proposed change in zoning is in conformity with the Dundas Official Plan and the Hamilton-Wentworth Official Plan. CARRIED

Council – August 10, 2005
CITY OF HAMILTON

PLANNING AND DEVELOPMENT DEPARTMENT
Long Range Planning and Design Division
Real Estate and Property Management Section

PUBLIC WORKS DEPARTMENT
PUBLIC HEALTH AND COMMUNITY SERVICES DEPARTMENT

Report to: Mayor and Members
Committee of the Whole

Submitted by: Lee Ann Coveyduck
General Manager

Peter Crockett
General Manager

Joe-Anne Priel
General Manager

Date: May 30, 2003
Prepared by: Bill Farkas 905-628-4300
Joanne Hickey-Evans 905-643-1262 x282

SUBJECT: Hamilton-Wentworth District School Board School Closures – Surplus Sites to be Considered for Acquisition (PD03135/PW03074/HSC03017) (Wards 4, 6, 7, 11 & 14)

RECOMMENDATION:

(a) That staff of the Planning and Development Department be authorized and directed to commission:

(i) one Condition Assessment Study;
(ii) one Environmental Audit; and,
(iii) one appraisal to establish market value

for each property occupied by Sherwood Heights Elementary School (Sherwood Neighbourhood) and Peace Memorial Elementary School (Raleigh Neighbourhood), identified as priority acquisitions and shown on Appendix "A" to Report PD03135/PW03074/HSC03017.

(b) That staff of the Planning and Development Department be authorized and directed to commission two (2) real estate appraisals to establish the market value for each of the two (2) school properties (Sherwood Heights and Peace Memorial Elementary Schools) identified as priority acquisitions.
SUBJECT: Hamilton-Wentworth District School Board School Closures – Surplus Sites to be Considered for Acquisition (PD03135/PW03074/HCS03017) (Wards 4, 6, 7, 11 & 14)

(c) That staff be authorized and directed to initiate negotiations with the Hamilton-Wentworth District School Board for the acquisition of Sherwood Heights and Peace Memorial Elementary Schools to alleviate parkland shortages in these respective neighbourhoods.

(d) That City Council request Hamilton-Wentworth District School Board to extend their ninety-day request for interest until October 3, 2003, to allow the City time to obtain appraisals and conditions for the two school sites identified in subsection (b) above.

_____________________________________
Lee Ann Coveyduck
General Manager
Planning and Development Department

_____________________________________
Peter Crockett, P. Eng.
General Manager
Public Works

_____________________________________
Joe-Anne Priel, General Manager
Public Health and Community Services

**EXECUTIVE SUMMARY:**

The Hamilton-Wentworth District School Board (HWDSB), through its school revitalization strategy (December 2002), has developed a plan to improve accommodation across the Board. Elements of the Strategy include reducing excess student capacity by making better use of existing schools. In addition, the elimination of the excess capacity will allow the Board to access provincial funding which is required to build new schools in certain parts of the City. In Phase 1 of the strategy, seventeen (17) schools are to be closed within the next few years. The 2nd phase of school closures is currently underway to reduce excess student capacity in the system.

Often school sites are used as part of our calculation for parkland; staff evaluated the impact on parkland if the schools are closed and sold.
SUBJECT: Hamilton-Wentworth District School Board School Closures – Surplus Sites to be Considered for Acquisition (PD03135/PW03074/HCS03017) (Wards 4, 6, 7, 11 & 14) Page 3 of 10

Staff identified three priority acquisitions:

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<th>Neighbourhood</th>
<th>Site Area</th>
<th>Parkland Deficiency (ha)</th>
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<td>Ancaster</td>
<td>1.76</td>
<td>2.17</td>
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<tr>
<td>Peace Memorial</td>
<td>Raleigh</td>
<td>1.9</td>
<td>3.0</td>
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<tr>
<td>Sherwood Heights</td>
<td>Sherwood</td>
<td>1.71</td>
<td>1.86</td>
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</tbody>
</table>

The Planning and Development Department, Real Estate and Property Management Section received a memorandum from the HWDSB, dated March 17, 2003. In this memorandum the HWDSB informed the City that nine (9) of the 17 existing school properties were considered surplus to the requirements of the HWDSB. The remaining school properties will be declared surplus in future years. The HWDSB requested the City notify the HWDSB of any interest the City may have in acquiring each of these nine (9) properties. The City’s Real Estate and Property Management Section circulated the HWDSB’s list of surplus schools to all City departments and Councillors. Two (2) of these surplus school properties (Sherwood Heights School and Fernwood Park/Hampton Heights – Ward 6) were identified as priority acquisitions by staff to reduce existing parkland deficiencies in both these neighbourhoods. The Real Estate and Property Management Section is requesting direction to proceed towards the acquisition of these two (2) properties.

BACKGROUND:

In recent years, two key issues have arisen concerning the schools in the HWDSB jurisdiction:

- The closure of schools in older parts of the City and small rural communities due to low enrolments; and,

- the lack of schools to accommodate the growing population in the newer suburban areas.

The purpose of this report is to address the issues of school closures. This report provides information on the planning process for new schools.

On a HWDSB wide basis, there is considerably more student capacity than there is student enrolment. The excess capacity is aggravated by the fact there are too many schools in the system. Further aggravating the situation is the fact that some schools are severely under capacity (60%) while others are over capacity (120%).
SUBJECT: Hamilton-Wentworth District School Board School Closures – Surplus Sites to be Considered for Acquisition (PD03135/PW03074/HCS03017) (Wards 4, 6, 7, 11 & 14) Page 4 of 10

This excess capacity affects the HWDSB’s eligibility to receive New Pupil Place Grants from the Ministry of Education or to collect education development charges for the construction of new schools to facilitate new development areas. As a result, school boards are forced to bus students from new development areas to the nearest school thus leading to the potential for overcrowding.

HWDSB School Revitalization Strategy

The HWDSC approved a School Revitalization Strategy in December 2002. The elements of this strategy include two integrated components: catchment redefinition and accommodation (school closures and new school development). The purpose of the plan is to begin to rebuild and revitalize the educational infrastructure of the Hamilton-Wentworth public school system. The closure of existing schools will help eliminate excess capacity and allow the HWDSB to become eligible for New Pupil Place Grants from the Ministry of Education and collect education development charges for the construction of new schools. Catchment redefinition will, amongst other things, address demographic changes and assist in maximizing the use of schools. This Strategy will be implemented over a several years.

The following section focuses on the proposed school closures in the City of Hamilton in Phase 1. Phase 2 is currently underway and will likely require additional school closures to reduce the excess capacity.

Proposed School Closures

In order to provide suitable accommodations, the HWDSB must align school capacity with resident enrolment. As a result, the HWDSB identified the following seventeen (17) schools for closure:

**Rural Areas:**

<table>
<thead>
<tr>
<th>Neighbourhood</th>
<th>School Name</th>
<th>Address</th>
<th>Area (ha.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward 4</td>
<td>Parkwood School</td>
<td>1095 Woodburn Rd.</td>
<td>2.63</td>
</tr>
<tr>
<td>Ward 14</td>
<td>Lynden School</td>
<td>95 Howard St.</td>
<td>1.61</td>
</tr>
<tr>
<td></td>
<td>Sheffield School</td>
<td>1256 Sheffield Rd.</td>
<td>1.011</td>
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</table>
**SUBJECT:** Hamilton-Wentworth District School Board School Closures – Surplus Sites to be Considered for Acquisition (PD03135/PW03074/HCS03017) (Wards 4, 6, 7, 11 & 14) Page 5 of 10

**Urban Areas:**

<table>
<thead>
<tr>
<th>Neighbourhood</th>
<th>School Name</th>
<th>Address</th>
<th>Area (ha.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward 3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gibson</td>
<td>Gibson Elementary</td>
<td>601 Barton St. E.</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td>Sanford Avenue Elementary</td>
<td>149 Sanford Ave. N.</td>
<td>2.51</td>
</tr>
<tr>
<td>Industrial Sector ‘B’ and Keith</td>
<td>Robert Land Elementary</td>
<td>460 Wentworth St. N.</td>
<td>0.87</td>
</tr>
<tr>
<td>Ward 4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial Sector ‘E’ and McAnulty</td>
<td>Lloyd George Elementary</td>
<td>360 Beach Rd.</td>
<td>0.7</td>
</tr>
<tr>
<td>Ward 6</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hampton Heights</td>
<td>Hampton Heights Elementary</td>
<td>771 Tenth Ave. E.</td>
<td>2.23</td>
</tr>
<tr>
<td></td>
<td></td>
<td>780 Ninth Ave. E.</td>
<td></td>
</tr>
<tr>
<td>Raleigh</td>
<td>Peace Memorial Elementary</td>
<td>75 East 36th St.</td>
<td>2.17</td>
</tr>
<tr>
<td>Sherwood</td>
<td>Sherwood Heights</td>
<td>25 High St.</td>
<td>1.71</td>
</tr>
<tr>
<td>Ward 7</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Allison</td>
<td>Ryckman’s Corners Elementary</td>
<td>80 Springside Dr.</td>
<td>1.02</td>
</tr>
<tr>
<td>Burkholme</td>
<td>Burkholder Drive Elementary</td>
<td>430 East 25th St.</td>
<td>2.02</td>
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<td>Thorner</td>
<td>Thornbrae Elementary</td>
<td>256 Thorner Dr.</td>
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<td>Ward 8</td>
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<tr>
<td>Gilbert</td>
<td>Seneca Elementary</td>
<td>10 Abbington Dr.</td>
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<td>Ward 12</td>
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<tr>
<td>Ancaster</td>
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<td>20 Miller Dr.</td>
<td>1.12</td>
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<tr>
<td>Ancaster</td>
<td>Grange Elementary</td>
<td>306 Woodworth Dr.</td>
<td>1.76</td>
</tr>
</tbody>
</table>
SUBJECT: Hamilton-Wentworth District School Board School Closures – Surplus Sites to be Considered for Acquisition (PD03135/PW03074/HCS03017) (Wards 4, 6, 7, 11 & 14)  Page 6 of 10

Review of Parkland Deficiency

The City’s Long Range Planning and Design Division, with the assistance of the Real Estate and Property Management Section and Operations and Maintenance Division, reviewed the need for parkland in the neighbourhoods or communities serviced by these seventeen (17) schools.

Given the limited financial resources of the City’s parkland fund, and even though deficiencies may exist, the City cannot purchase all the surplus school sites. Priorities for the purchase of school sites were based on the following considerations:

- The existence of parks within the neighbourhood.
- The proximity of large-scale park sites in adjacent neighbourhoods.
- The deficit is less than one (1) hectare.
- The existence of other schools within the area.

An evaluation of each of the seventeen (17) school sites is contained in Appendices "B" and "C" as attached to Report PD03135/PW03074/HSC03017. The following high priorities have been identified:

<table>
<thead>
<tr>
<th>School</th>
<th>Neighbourhood</th>
<th>Site Area</th>
<th>Parkland Deficiency (ha.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grange</td>
<td>Ancaster</td>
<td>1.76</td>
<td>7.02</td>
</tr>
<tr>
<td>Peace Memorial</td>
<td>Raleigh</td>
<td>1.9</td>
<td>3.0</td>
</tr>
<tr>
<td>Sherwood Heights</td>
<td>Sherwood</td>
<td>1.71</td>
<td>1.86</td>
</tr>
</tbody>
</table>

Declaration of Surplus School Sites

As noted above, school closures will be implemented over a period of several years. Pursuant to reciprocal agreements between various agencies and bodies in the City of Hamilton, the Real Estate and Property Management Section received notice from the HWDSB on March 17, 2003, that the board had deemed nine (9) of the seventeen (17) school properties surplus to its needs. They are:

- Lloyd George Elementary
- Fernwood Park Elementary
- Hampton Heights Elementary
- Sherwood Heights Elementary
- Peace Memorial Elementary
- Ryckman's Corners Elementary
- Parkwood Elementary
- Sheffield Elementary
SUBJECT: Hamilton-Wentworth District School Board School Closures – Surplus Sites to be Considered for Acquisition (PD03135/PW03074/HCS03017) (Wards 4, 6, 7, 11 & 14) Page 7 of 10

The HWDSB requested that the City inform them if it is interested in purchasing any of these surplus properties. In order to determine the City’s interest in these properties, the Real Estate and Property Management Section circulated the list to all City Departments and Councillors. The Real Estate and Property Management Section requested that all Departments and Councillors comment on which properties were required to carry on the core business activities of the city.

City Departments

The circulation process identified two (2) properties as being possible priority acquisitions for the City. The Planning and Development Department, Long Range Planning and Design Division, and the Public Works Department, Strategic and Community Planning and Operations and Maintenance Divisions, commented that if the Peace Memorial and Sherwood Heights school sites were sold and redeveloped, the current parkland shortages in these two neighbourhoods would be further exacerbated. Peace Memorial School is also listed as a building of historical significance. Both these groups requested that the Real Estate and Property Management Section pursue the purchase of these two properties for parkland.

Councillors

Councillor Mitchell’s office identified Parkwood School (Ward 11) in Woodburn as a priority purchase.

The Real Estate and Property Management Section acts as a service department for other City Departments with respect to their real estate matters. The Real Estate and Property Management Section is acting on the request of both the Long Range Planning and Design and Operations and Maintenance Divisions.

ANALYSIS OF ALTERNATIVES:

If these sites are not purchased by the City, and are redeveloped by private interests, the only parkland benefit the City would receive to assist in ameliorating the parkland deficit (in these neighbourhoods) would be minimal. As per the City’s Parkland Dedication Policy, the City would either dedicate 5% of the lands to be developed or receive 5% cash in lieu of parkland dedication. Neither of these two options would address the parkland shortages in these neighbourhoods.

It should be noted that the opportunity to purchase one (1) suitable property to significantly increase parkland in an established area of the City is extremely rare. In the past, when parkland has been required in older sections of the city, the Real Estate and Property Management Section has been directed to purchase a series of single properties as they come onto the market. This process is long, costly and seldom results in the establishment of a park in the required time frame.
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FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

The current balance of the Parkland Acquisition Fund for Wards 1-8 (original City of Hamilton) is $1,011,276. The current market value for each of the two (2) school sites is to be determined by an appraisal. In the interim, the current value assessment of both properties is offered as rough estimates of value. The current value assessment of Peace Memorial School (land and building) is $2,279,000, and Sherwood Heights Elementary School (land and building) is $1,500,000. The market value is expected to be significantly lower than the assessed values, but well above the funds available in the Parkland Acquisition Fund.

Once the City acquires these park sites, these sites would have to be developed into parkland suitable for the residents and users in the area. These funds would come from the Open Space Development Budget while continued maintenance costs would be funded through the Operations and Maintenance Division.

The exact costs associated with the purchase of these sites will be known once the appraisals, condition assessment and environmental audits are complete. A report will be prepared for consideration by Committee of the Whole to address the issue of funding.

POLICIES AFFECTING PROPOSAL:

Both the Long Range Planning and Design and Operations and Maintenance Divisions reviewed the Summary of Parkland Deficiency, which concludes that the neighbourhoods around Peace Memorial and Sherwood Heights Elementary Schools are deficient in parkland.

CONSULTATION WITH RELEVANT DEPARTMENTS/AGENCIES:

The Real Estate and Property Management Section circulated the HWDSB's list of surplus schools to all City Departments and Councillors. In addition to the Long Range Planning and Design Division of the Planning and Development Department, the Public Health and Community Services Department and the Operations and Maintenance Division of the Public Works Department indicated that two (2) sites should be pursued to correct certain parkland deficiencies within the City. The Corporate Services Department provided information on the current balance of the Parkland Acquisition Fund for Wards 1-8 (original City of Hamilton).

CITY STRATEGIC COMMITMENT:

Purchasing these sites will allow for the development of parkland in under serviced areas of the city. In supporting this direction, the City will be directly accomplishing a number of goals of Vision 2020. Specifically:
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Surplus Sites to be Considered for Acquisition
(PD03135/PW03074/HCS03017) (Wards 4, 6, 7, 11 & 14)
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- to preserve our natural and historical heritage;
- to promote Hamilton’s environment as a desirable place to live and
  work; and,
- to develop our physical environments to enable the participation of all
  citizens and communities in community life.

CONCLUSIONS:

Based on the need for parkland throughout the city, the following school sites were
identified as priority purchases. Selection of these sites was determined by several
factors; including the amount of parkland deficiency and the availability of parks within
the neighbourhood:

Ancaster
Ward 6  Grange Elementary
        Peace Memorial Elementary
        Sherwood Heights Elementary

However, the HWDSB has only declared nine (9) of the seventeen (17) schools
surplus at this time. Grange Elementary School has not yet been declared surplus.
Therefore, the following actions are recommended:

(a) That staff of the Planning and Development Department be authorized and
directed to commission:

   (i) one Condition Assessment Study;
   (ii) one Environmental Audit; and,
   (iii) one appraisal to establish market value for each property occupied by
         Sherwood Heights Elementary School (Sherwood Neighbourhood) and
         Peace Memorial Elementary School (Raleigh Neighbourhood);
         identified as priority acquisitions and shown on Appendix “A” to Report
         PD03135/PW03074/HSC03017.

(b) That staff of the Planning and Development Department be authorized and
directed to commission two (2) real estate appraisals to establish the market
value for each of the two (2) school properties (Sherwood Heights and Peace
Memorial Elementary Schools) identified as priority acquisitions.

(c) That staff be authorized and directed to initiate negotiations with the Hamilton-
Wentworth District School Board for the acquisition of Sherwood Heights and
Peace Memorial Elementary Schools to alleviate parkland shortages in these
respective neighbourhoods.
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(d) That City Council request Hamilton-Wentworth District School Board to extend their ninety-day request for interest until October 3, 2003, to allow the City time to obtain appraisals and conditions for the two school sites identified in subsection (b) above.

BF/JHE
Attachments (3)
SCHOOL CLOSURES – PROPERTY INFORMATION

A. URBAN SCHOOL CLOSURES

Hamilton

The following elementary schools proposed for closure are located in urban areas: Gibson, Sanford Avenue, Robert Land, Lloyd George, Hampton Heights, Fernwood Park, Peace Memorial, Sherwood Heights, Ryckman's Corners, Burkholder Drive, Thornbrae, Seneca, Maple Lane and Grange.

All of the above noted school sites are designated Major Institutional in the Official Plan, which permits residential uses provided they are compatible with the surrounding area, and are in keeping with the Residential policies set out in Subsections A.2.1 and C.7 of the Official Plan. Potential for redevelopment for most of the sites is limited to residential (1 and 2 Family Dwellings) and institutional uses, according to the Official Plan and the Zoning By-law. For single and two family residential developments a plan of subdivision application would be required. Use of the building or site for anything other than residential or institutional would require an Official Plan Amendment and Rezoning.

Sherwood Heights is located in the Sherwood Neighbourhood. This property is zoned "B" (Suburban Agriculture and Residential) District. Based on parkland deficiency, the neighbourhood requires an additional 1.86 ha. In addition, there are no existing parks within this neighbourhood, therefore; this can be considered a high priority for purchase.

Peace Memorial Elementary is located in the Raleigh Neighbourhood. The property is zoned "C" (Urban Protected Residential) District with the exception of a small portion of the northwest corner of the property, which is zoned H – Community Shopping and Commercial. Surrounding properties are also zoned C and H on properties northeast of the site. There is an open space component associated with this property along with a play structure. There are no other parks in the immediate area. According to the summary of park deficiencies in Hamilton, there is a deficiency of 3 ha. Based on the lack of park areas within the neighbourhood, this site is considered as a high priority for purchase.

Two of the schools proposed for closure located in the Gibson Neighbourhood are Gibson Elementary and Sanford Avenue Elementary. Both sites are presently zoned D – Urban Protected Residential (1 & 2 Family). Surrounding land uses to the north, east and south of Gibson Elementary are primarily residential with commercial to the southwest. There is an open space component associated with the school and a park adjacent to the school on Birch Avenue (to the west of the site). Land uses surrounding Sanford Avenue Elementary include residential (1 and 2 family dwellings). Norman Pinky Lewis Park and the Norman Pinky Recreation Centre are associated with this property including a play structure. Woodlands Park is also
located a block north of the site. Both of these schools are listed under LACAC. Gibson has a deficit of 5.21 ha., however, Sanford school is being rebuilt, therefore; this property will not be declared surplus. The only surplus school would be Gibson with a small site area of 0.5 ha. This site is not of sufficient size to be a viable piece of parkland. Therefore, the priority for purchase would be low.

**Robert Land Elementary** is located within Industrial Sector 'B' and the Keith Neighbourhood. This site is zoned D/S – 647 & 647b – Urban Protected Residential (1 & 2 Family). Surrounding land uses to the immediate north include light and limited heavy industrial, as well as residential. To the east and west are residential and to the south is heavy industrial. There is an open space component associated with this school along with a play structure. This building is listed under LACAC. Since there is a deficit of 0.57 ha., the purchase of the school is low.

**Lloyd George Elementary** is in the Industrial Sector 'E' McAnulty Neighbourhood. The front quarter of the property is zoned H – Community Shopping and Commercial while the back 3 quarters are zoned D – Urban Protected Residential (1 & 2 Family). Surrounding land uses to the north are zoned K – Heavy Industrial, to the south, east and west they are zoned residential. The H zone is found on properties northeast and northwest of the site along Beach Road. There is an open space component associated with this property as well as a City owned ballpark to the east of the property on Benson Avenue. There is a shortfall of 0.14 ha. of parkland in the Industrial Sector 'B' Neighbourhood. Since the shortfall is small, the priority for purchase is low.

**Fernwood Park Elementary** and **Hampton Heights Elementary** are located in the Hampton Heights Neighbourhood. These schools are adjacent to one another. Surrounding properties are zoned C – Urban Protected Residential. Fernwood Park is associated with the property and is located immediately to the east. Hampton Park is also located northwest (kiddle corner) to the site. There is a shortfall of 1.1 ha. of parkland in this neighbourhood. However, since the neighbourhood contains two existing parks (Fernwood and Hampton), this school would be considered a medium priority purchase.

**Ryckman’s Corners Elementary** is located in the Allison Neighbourhood. This property is zoned B – Agricultural & Residential. Surrounding properties are also zoned B and are mainly residential. According to the park deficiency summary, there is no parkland deficiency in their Neighbourhood.

**Burkholder Drive Elementary** is located in the Burkholme Neighbourhood. The west half of the site is zoned D – Urban Protected Residential (1 & 2 Family) and the east portion is zoned C – Urban Protected Residential (Single Family). There is an open space component associated with this property with a play structure as well as a park adjacent to the south. There is a shortfall of 1.53 ha. of parkland in this neighbourhood. Although there is a shortfall, this site would be considered as a medium priority because of the existence of a park and Franklin Road school within the neighbourhood. The priority for purchase of this site is medium.
Thornbrae Elementary is located in the Thorner Neighbourhood. The north half of the property is zoned C – Urban Protected Residential (Single Family) and the south half is zoned AA – Agricultural. There is an open space component with a play structure associated with this site as well as a park adjacent to the south. There is a shortfall of 0.58 ha. of parkland in this neighbourhood. Although there is a shortfall, this site would be considered as a medium priority because of the existence of parks within the neighbourhood and two community parks (Lawfield and T.B. Mcquesten) within a short distance from the neighbourhood.

Seneca Elementary is located in the Gilbert Neighbourhood. This property is zoned AA – Agricultural. There is an open space component associated with this property with ball diamonds used by the City. There is a large park adjacent to the south. There is no shortfall of parkland in this neighbourhood.

Ancaster

Maple Lane Elementary is located in the Garner Neighbourhood. The site is zoned I – Institutional and are designated Institutional in the Official Plan. Surrounding land uses are single detached residential. This neighbourhood has an existing park; there is no need to acquire this site.

Grange Elementary is zoned I – Institutional and are designated Institutional in the Official Plan. Surrounding land uses are residential. There is an open space component associated with Grange Elementary. According to the parkland policies, this neighbourhood would require approximately 2.17 hectares of parkland. There is no parkland in this neighbourhood; therefore, this property is a high priority for acquisition when it is deemed surplus by the board.

B. RURAL SCHOOL CLOSURES

The following schools proposed for closures are located in rural areas: Parkwood School, Lynden School and Sheffield School.

Glanbrook

Parkwood School is located at 1095 Woodburn Road in the Woodburn Rural Settlement Area in Ward 11. This property is zoned 'I' Institutional under the Glanbrook Zoning By-law. Under the Official Plan, the subject lands have a dual designation – "Woodburn Rural Settlement Area" and "Agricultural". There is no secondary plan for this area. Parkwood School is also adjacent to the Environmentally Sensitive Area #61, Woodburn Floodplain and Forest. Regional ESA policies apply to sites within or adjacent to ESA’s. Given the surrounding lands are designated as "Open Space and Conservation", at this time, there is no priority to acquire parkland in this neighbourhood.
Flamborough

Flamborough's Official Plan parkland requirement is approximately 2.0 hectares per 1,000 population. Two schools proposed for closure in Flamborough are Lynden and Sheffield.

*Lynden School* is located at 95 Howard Street in the Lynden Rural Settlement Area in Ward 14. Under the Flamborough Zoning By-law the subject lands are designated 'I' Institutional. Schedule “B-11” of the Flamborough Official Plan designates the property as “Settlement Residential”. Flamborough's Official Plan parkland requirement is approximately 2.0 hectares per 1,000 population. There is a substantial open space component adjacent to this site. At this time, this is not a priority for parkland acquisition.

*Sheffield School* is located at 1256 Sheffield Road, in the Sheffield Rural Settlement Area in Ward 14. Under the Flamborough Zoning By-law, the subject lands are designated 'I' Institutional. Schedule “B-4” of the Flamborough Official Plan designates the property as “Settlement Residential”. Sheffield School is located adjacent to the Environmentally Sensitive Area #20, Sheffield Complex (Regional ESA policies apply to sites within or adjacent to ESA's). There is a substantial open space component adjacent to this site. There are lands to the south of the site designated “Settlement Open Space” within the Sheffield Rural Settlement Area according to Schedule B – 4. At this time, this area is not a priority for parkland acquisition.
## SUMMARY OF SCHOOL LANDS BY WARD, SCHOOL CLOSURES (City of Hamilton)

<table>
<thead>
<tr>
<th>Neighbourhood</th>
<th>School Name</th>
<th>Address</th>
<th>Area (ha)</th>
<th>Neighbourhood Plan Designation</th>
<th>OP Designation</th>
<th>Zoning</th>
<th>LACAC</th>
<th>Play Structure (Yes/No)</th>
<th>Other Facilities Used by City</th>
<th>Park Deficiencies by Neighbourhood (hectares)</th>
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<tr>
<td><strong>WARD 3</strong></td>
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<td></td>
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<tr>
<td>Gibson</td>
<td>Gibson Elementary</td>
<td>601 Barton St. E.</td>
<td>0.5</td>
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<td>Major Institutional</td>
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<td>149 Sanford Ave. N.</td>
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<td>Multi-Centre</td>
<td>Major Institutional</td>
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<td>Listed</td>
<td>Yes</td>
<td>Running track, field, 2 tennis courts</td>
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<tr>
<td></td>
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<td>Major Institutional</td>
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<td>0.73</td>
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<td><strong>WARD 5</strong></td>
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<tr>
<td></td>
<td>Hampton Heights</td>
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<td>2.23</td>
<td>No NH Plan</td>
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<td>C – Urban Protected Residential (Single Family)</td>
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<td>Fernwood Park Elementary</td>
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<td>Raleigh</td>
<td>Peace Memorial Elementary</td>
<td>2.17</td>
<td>No NH Plan</td>
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<td>Area (ha)</td>
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<td>OP Designation</td>
<td>Zoning</td>
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<td>Other Facilities Used by City</td>
<td>Park Deficiencies by Neighbourhood (hectares)</td>
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</tr>
<tr>
<td>WARD 7</td>
<td>Allison</td>
<td>80 Springside Dr</td>
<td>1.02</td>
<td>Civic &amp; Institutional</td>
<td>Major Institutional</td>
<td>B - Agricultural &amp; Residential</td>
<td>-</td>
<td>No</td>
<td>-</td>
<td>0.79</td>
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<td></td>
<td>Burkholme</td>
<td>430 East 29th St</td>
<td>2.02</td>
<td>Civic &amp; Institutional</td>
<td>Major Institutional</td>
<td>D - Urban Protected Residential (1 &amp; 2 Family) &amp; C - Urban Protected Residential (Single Family)</td>
<td>-</td>
<td>Yes</td>
<td>-</td>
<td>1.82</td>
</tr>
<tr>
<td></td>
<td>Thomas</td>
<td>258 Thomas Dr.</td>
<td>2.51</td>
<td>Civic &amp; Institutional</td>
<td>Major Institutional</td>
<td>AA - Agricultural &amp; C - Residential (Single Family)</td>
<td>-</td>
<td>Yes</td>
<td>-</td>
<td>1.81</td>
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<td>WARD 8</td>
<td>Gilbert</td>
<td>10 Abbington Dr.</td>
<td>2.91</td>
<td>Civic &amp; Institutional</td>
<td>Major Institutional</td>
<td>AA - Agricultural</td>
<td>-</td>
<td>No</td>
<td>Ball diamonds</td>
<td>5.39</td>
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<td>WARD 11</td>
<td>Glenbrook</td>
<td>1065 Woodburn Rd</td>
<td>2.63</td>
<td>-</td>
<td>Woodburn Rural Settlement Area &amp; Agricultural</td>
<td>I - Institutional</td>
<td>-</td>
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<td>WARD 14</td>
<td>Flamborough</td>
<td>95 Howard St.</td>
<td>1.61</td>
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<td>Settlement Residential</td>
<td>I - Institutional</td>
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<td></td>
<td>Flamborough</td>
<td>1256 Sheffield Rd</td>
<td>1.01</td>
<td>-</td>
<td>Settlement Residential</td>
<td>I - Institutional</td>
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<td>Neighbourhood</td>
<td>School Name</td>
<td>Address</td>
<td>Area (ha.)</td>
<td>Neighbourhood Plan Designation</td>
<td>OP Designation</td>
<td>Zoning</td>
<td>LACAC</td>
<td>Play Structure (Yes/No)</td>
<td>Other Facilities Used by City</td>
<td>Park Deficiencies by Neighbourhood (hectares)</td>
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<td>WARD 12</td>
<td>Maple Lane</td>
<td>20 Miller Dr.</td>
<td>1.12</td>
<td>-</td>
<td>Institutional</td>
<td>I - Institutional</td>
<td>yes</td>
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<td></td>
<td>Elementary</td>
<td></td>
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<td>Orange Elementary</td>
<td>305 Woodworth Dr.</td>
<td>1.76</td>
<td>-</td>
<td>Institutional</td>
<td>I - Institutional</td>
<td>yes</td>
<td>no</td>
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</table>
Horzeileen Berg, Trevor

From: Bishop, Kathy
Sent: Tuesday, October 07, 2008 3:40 PM
To: Horzeileen Berg, Trevor
Subject: FW: Grange Meeting
Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon Trevor,
F.Y.I.
Kathy

-----Original Message-----
From: Kristen McNees
Sent: Thursday, October 02, 2008 5:04 PM
To: Bishop, Kathy
Subject: RE: Grange Meeting

Last nights meeting went well and I would like to thank you for meeting with us. The 15 metre ESA boundary around the north and east side of the property should be adhered to. The impact on the drip line and the potential storm-water management issues will be better dealt with with a larger buffer.(15 meter). The HGCC has tremendous insurance liabilities with respect to falling trees in and on the concept areas. Some of these trees are older than 250 years and may become fragile if there root systems is interfered with.

thank you and I look forward to hearing from you

Todd Low
November 25, 2008

Planning and Economic Development Department
Planning Division - Development Planning - West Section
77 James Street North, Suite 400
Hamilton, ON L8R 2K3

Sent by e-mail: Trevor.Horzelenberg@hamilton.ca

Dear Trevor

Re: 306 Woodworth Drive (Former Grange Elementary School) File No: CI-06-K

I have reviewed the Preferred Concept ‘A’ dated January 14, 2008 which was an attachment to your neighbourhood letter of November 14, 2008. In summary, the plan provides for the following:

a) 7813m² of lands to be re-zoned from Institutional ‘I’ zone to Residential Multiple ‘RMI’ zone.

These lands are shown to include nine - 2 storey individual dwellings with garages accessed via a private roadway. It is important to note that these dwellings and the access road will be developed under the Condominium Act such that ultimately there is only one owner with which the Hamilton Conservation Authority would have to communicate should infringements occur with regard to the 15m ESA landscape buffer along the rear of Units 6-9. This 15m buffer is included in the 7813m² of Condominium Lands as it was explained during our meeting of October 1, 2008. If any of the above is no longer true, I request that you inform me otherwise as soon as possible.

b) 8150m² of lands to be re-zoned from Institutional ‘I’ zone to Neighbourhood Park ‘PI’ zone.

c) 2059m² of lands to be re-zoned from Institutional ‘I’ zone to Conservation/Hazard Land ‘FS’ zone.

Neighbourhood Parkland Deficiency

As was researched and presented during the October 1, 2008 meeting with yourself, Councillor Ferguson and the Grange Lands Re-Development Committee, the neighbourhood surrounding the Grange Lands are currently deficient in park space when referring to current City of Hamilton Policies. It was in fact identified during this same meeting that, “City Staff have previously identified that the neighbourhood is currently deficient of parkland by 2.7Ha.” If true justice was to be served in the re-zoning of these lands, the
entire tract less the ESA area would be re-zoned to Neighbourhood Park ‘P1’ zone. In doing so, parkland deficiency would be reduced from the current 2.7 Ha to 1.1 Ha.

Should the City choose to act justly and re-zone the lands in this manner described above, I will fully support the re-zoning.

Preferred Concept ‘A’

Should the City choose to proceed to re-zone the lands in keeping with the Preferred Concept ‘A’ it is important that the limits of development be precisely defined with specific dimensions in order that our neighbourhood may know exactly what lands will in fact be left as parkland. The Preferred Concept ‘A’ Sketch shows no dimensions and therefore is subject to change which will most likely be taken from the small piece of Parkland (0.82Ha) now offered by the plan.

Given that our neighbourhood is currently deficient by 2.7 Ha of parkland, the 0.82 Ha offered in Preferred Concept ‘A’ represents only 30% of parklands to which we are entitled and thus it is vital that specific dimensions including offsets from the west and north property limits be added to the plan to ensure that our 30% is not reduced any further during the re-zoning process. Per our October 1, 2008 discussions, the offset from the west property limit of the Grange Lands was not to exceed 41m and the offset from the north property line was not to exceed 48m. Please find attached a marked-up copy of the Preferred Concept ‘A’ Plan showing the discussed dimension.

As, at this time our neighbourhood has not been provided with a plan showing the precise limits, I must register my objection to Preferred Concept ‘A’.

Please accept this letter as my objection to Preferred Concept ‘A’ and ensure that this letter is included in the staff report for Council consideration. Further, please advise me as to how I must file an appeal with the Ontario Municipal Board.

Thank you

Jim Enos
325 Woodworth Drive
Ancaster, ON L9G 2M9
Design Concepts

Former Grange School Site

PREFERRED CONCEPT A
January 14, 2008
-Nine 2 Storey individual houses with garages
-Accessed via a private road
-10 visitor parking spaces (parallel parking spaces)
-15m ESA buffer along north & east property line
-8149.7 m² parkland

APPROXIMATE SITE AREAS
August 19, 2008
Park/ESA  70209.9 m²
Development  7813.2 m²

Former Grange School Site
Horzelenberg, Trevor

From: james enos
Sent: Saturday, November 29, 2008 10:12 AM
To: Horzelenberg, Trevor
Subject: Zoning Amendment Application (File No. CI-06-K) 306 Woodworth Drive

Follow Up Flag: Follow up
Flag Status: Flagged

Trevor

During our October 1, 2008 meeting re: the above lands, the Grange Lands Re-Development Committee presented evidence showing that our neighbourhood is currently deficient in park space when referring to current standards.

You concurred with our statement and stated that, "City staff have determined our neighbourhood is currently deficient by 2.7ha."

Please advise me as to how I may obtain a copy of the document which confirms the above.

Thank you

Jim Enos
325 Woodworth Drive
Ancaster
Horzelenberg, Trevor

From: Joe T  
Sent: Sunday, November 30, 2008 11:12 PM  
To: Horzelenberg, Trevor

To: Trevor Horzelenberg, City of Hamilton, Planning & Economic Development

From: Joe and Helen Taibi, 275 Robina Rd., Ancaster, Ontario, L9G 2L6
(Ph):  
Re: Request for Refusal to amend the Zoning By-law of the lands located at 306 Woodworth Dr (former Grange Elementary School) Ancaster.

As per our phone conversation just over a week ago, we would like to refuse the above zoning by-law for the following reasons.

- We feel there are no park areas for kids to play in our area.

The concept proposed with the “Park Land” in front of the dwellings does not seem like an area where children can actually play without disturbing or disrupting the new residents. It seems more like a luxury front yard for these people, of which I am sure they would NOT appreciate children running, screaming, throwing balls, riding bikes or skateboards, etc….a regular constant basis.

- We are aware that there must and will be some development, but another issue of concern is that the back corners of the properties belonging to 275 and 269 Robina Rd. there is a very old, large oak tree.

Why isn’t this tree protected with a 15 meter buffer as are the ones on the North and East side of the lands. Unit 6 in “Concept A” seems to be only 2-3 meters from the tree.

- What affects us personally is Unit 6 will therefore be only 2-3 meters from our property line.

We will be enjoying the close up view of an approximate 40 foot, 2-storey brick wall!!! Why would there not be a larger buffer with greenery as originally promised if development was to occur as in concept A?

Out of all the properties of the residents affected, our home and quality of beauty of our “Ancaster property is the most compromised. It would be a terrible disappointment after waiting so many years to build a beautiful home that has enhanced the neighbourhood, only to have a brick wall up against our property.

I don’t know if you could understand our despair. That is why we would greatly appreciate an “onsite visit” to see for yourself how greatly we are affected by this. If push comes to shove is there any way Unit 6 can be eliminated? Ideally we prefer it to be left as all parkland, but we realize this is not possible. So, a better concept might be to have the development done on the area where the school building presently exists. This would have cheaper development costs being that the services to the properties are already there.

We would greatly appreciate hearing from you as soon as possible for an onsite visit. Again, you can reach us anytime at [redacted]. Cell: [redacted] to arrange this.

Thank you so much for your time and consideration.

Joe and Helen Taibi.
Horzelenberg, Trevor

From: David Pentland
Sent: Thursday, December 04, 2008 4:56 PM
To: Horzelenberg, Trevor

December 4, 2008
Sent by e-mail

City of Hamilton
Planning and Economic Development Department
77 James Street North, Suite 400
Hamilton, ONTARIO, L8R 2K3

File No: CI-06-K I

Attention: Mr. Trevor Horzelenberg
Senior Planner

Dear Trevor,

I am not intending to object to the “PREFERRED CONCEPT A” proposal for the Former Grange School Site.

However, for the record I would like to register my disappointment that the plan does not provide an adequate amount of parkland as specified by the Parkland Standard of the Hamilton Official Plan, section 4.3.2.9

David Pentland
293 Woodworth Drive
Ancaster, Ontario, L9G 2M9