THE SCHOOL BOARD PROPERTIES SUB-COMMITTEE PRESENTS REPORT 13-003 TO THE GENERAL ISSUES COMMITTEE AND RESPECTFULLY RECOMMENDS:

1. Hamilton-Wentworth District School Board (HWDSB) Land – 1287 Centre Road, Part of Lot 9, Concession 7, former Township of Flamborough, now City of Hamilton (PED13176) (Ward 15) (Item 6.1)

   (a) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no interest in acquiring their land located at 1287 Centre Road, legally described as Part of Lot 9, Concession 7, former Township of Flamborough, now City of Hamilton, forming all of PIN 17582-0083, as shown on Appendix “A” attached to Report PED13176 (attached hereto as Appendix “A”);

   (b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and
directed to advise the Hamilton-Wentworth District School Board of the City of Hamilton’s site development requirements as identified in Appendix “B” attached to Report PED13176 (attached hereto as Appendix “A”).

FOR THE INFORMATION OF COMMITTEE:

(a) CHANGES TO THE AGENDA (Item 1)

The agenda for the October 29, 2013 School Board Properties Sub-Committee was approved.

(b) DECLARATIONS OF INTEREST (Item 2)

None.

(c) APPROVAL OF MINUTES (Item 3)

3.1 May 30, 2013

The minutes of the May 30, 2013 meeting of the School Board Properties Sub-Committee was approved.

(d) NEW BUSINESS (Item 8)

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

That Parkdale, Woodward, Roxborough, Rosedale, Holbrook, Chedoke, Westwood, Hill Park and Barton be considered for purchase if/when the HWDSB declares the preceding surplus schools.

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

That staff be directed to establish a formula and process to obtain land deemed surplus by the HWDSC and HWCSB thereby creating a process for community controls for future use and/or specifications for use through and RFI process.

December 4, 2013
(e) ADJOURNMENT (Item 9)

There being no further business, the School Board Properties Sub-Committee adjourned at 10:50 a.m.

CARRIED

Respectfully submitted,

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

Vanessa Robicheau
Legislative Coordinator
Office of the City Clerk
TO: School Board Properties Sub-Committee | WARD(S) AFFECTED: WARD 15

COMMITTEE DATE: October 29, 2013

SUBJECT/REPORT NO:
Hamilton-Wentworth District School Board (HWDSB) Land – 1287 Centre Road, Part of Lot 9, Concession 7, former Township of Flamborough, now City of Hamilton (PED13176) (Ward 15)

SUBMITTED BY:
Tim McCabe
General Manager
Planning and Economic Development Department

PREPARED BY:
Darlene Cole
905 546-2424 Ext. 7910

SIGNATURE:

RECOMMENDATIONS:

(a) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no interest in acquiring their land located at 1287 Centre Road, legally described as Part of Lot 9, Concession 7, former Township of Flamborough, now City of Hamilton, forming all of PIN 17582-0083, as shown on Appendix “A” attached to Report PED13176;

(b) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth District School Board of the City of Hamilton’s site development requirements as identified in Appendix “B” attached to Report PED13176.

OUR Vision: To be the best place in Canada to raise a child, promote innovation, engage citizens and provide diverse economic opportunities.
OUR Mission: WE provide quality public service that contribute to a healthy, safe and prosperous community, in a sustainable manner.
OUR Values: Accountability, Cost Consciousness, Equity, Excellence, Honesty, Innovation, Leadership, Respect and Teamwork
EXECUTIVE SUMMARY:

The Real Estate Section of the Economic Development Division of the Planning and Economic Development Department is seeking Council's direction to advise the Hamilton-Wentworth District School Board (HWDSB) that the City of Hamilton has no interest in acquiring the Board's property at 1287 Centre Road, legally described as Part of Lot 9, Concession 7, former Township of Flamborough, now City of Hamilton, as shown on Appendix “A” to Report PED13176.

Alternatives for Consideration – Not Applicable

FINANCIAL / STAFFING / LEGAL IMPLICATIONS:

Financial: N/A
Staffing: N/A
Legal: N/A

HISTORICAL BACKGROUND:

The information and recommendations contained in this Report primarily affect Ward 15.

The subject vacant parcel, comprising 3.12 ha (7.73 acres) of vacant land is situated in Carlisle at the intersection of Centre Road and 8th Concession Road East (south-east quadrant). Designated as “Rural” in the Official Plan and Institutional “I-3” in the Flamborough zoning by-law, possible uses would include schools (public and private), place of worship, hospital (public or private), day nursery, cemetery, art gallery, park, nursery home, clinic and other public institutional uses. Given the rural nature of this property and development limitations, it would not be appropriate for servicing or any form of development to meet the needs of a large population. Frontage along Centre Road amounts to 224 metres (737 feet) and on 8th Concession Road there is 140 metres (460 feet) of frontage; the site is presently accessed from Centre Road.

The Real Estate Section of the Economic Development Division of the Planning and Economic Development Department circulated HWDSB’s information internally to determine if there was an interest in acquiring the land. No interest was expressed.
POLICY IMPLICATIONS/LEGISLATED REQUIREMENTS:

Pursuant to the City of Hamilton Real Estate Property Sale Procedural By-law 04-299, the Real Estate Section circulated this property to all City Departments. The internal circulation confirmed no municipal need for the subject property. Council's direction is now being sought to allow staff to advise the HWDSB that the City of Hamilton has no interest in acquiring this property.

RELEVANT CONSULTATION:

Portfolio Management Committee – concur with the staff recommendation.

Ward Councillor – consulted on staff's recommendation.

Please refer to Appendix “B” to Report PED13176 for the City’s site development requirements.

ANALYSIS / RATIONALE FOR RECOMMENDATION:

Acknowledging the City’s recently established Terms of Reference respecting School Board Properties (Report PED12135) and in keeping with general municipal protocol related to surplus school sites, approval of Recommendations (a) and (b) of this Report from the General Issues Committee and Council will authorize Real Estate staff to advise HWDSB that the City of Hamilton has no interest in acquiring 1287 Centre Road.

ALTERNATIVES FOR CONSIDERATION:

N/A

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN:

Strategic Priority #3
Leadership & Governance

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

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

APPENDICES / SCHEDULES:

Appendix “A” to Report PED13176 - Location Map
Appendix “B” to Report PED13176 - Site Development Requirements

DC/sd
SITE DEVELOPMENTS REQUIREMENTS

Planning and Economic Development Department

Development Planning Section:

Rural Hamilton Official Plan

"The subject lands are designated "Rural". In accordance with Policy D.4.1 of the Rural Hamilton Official Plan, the predominant use includes agricultural, resource-based commercial, and resource-based industrial uses. Such resource-based uses are permitted provided that these uses do not adversely affect the surrounding agricultural operations.

Flamborough Zoning By-law

The subject lands are located in the Institutional "I-3" Zone in the Town of Flamborough Zoning By-law No. 90-145-Z, and permits institutional uses such as schools (public and private), place of worship, hospital (public and private), day nursery, cemetery, art gallery, park, nursery home, clinic, and other public uses. An application to amend the zoning by-law will be required to develop the lands for uses other than these permitted uses.

Site Plan Control

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

Building Services Division:

"Permitted uses and applicable zone provisions shall be in accordance with Section 22 of Flamborough Zoning By-law 90-145-Z.

The lands are subject to Site Plan Control. As such, development may require application to the Development Planning Division (West Section). For further information, please contact (905) 546-2424, Ext. 2799.

Upon the proper approvals, all development is subject to the issuance of a building permit in the normal manner for tenant improvements, change of use, renovations, alterations, additions or new buildings."

Public Works

Environment and Sustainable Infrastructure, Traffic Planning:

"Right of way widening according to the City of Hamilton Official Plan collector designation requiring a right-of-way of 26.213 metres for Concession 8 East. There is a Road Allowance between Lots 7 and 8 that runs through this property."
Future purchaser should be advised that there is a rise in Concession 8 west of the site that may limit the ability to provide a driveway access. Any request for a driveway will require a sightline review from a qualified traffic engineering consultant at the expense of the purchaser. The existing driveway to Centre Road is in an appropriate location and cannot be relocated closer to the intersection."