SUBJECT: Surplus School Lands, Hamilton-Wentworth Catholic District School Board, 12 Ambrose Avenue, Hamilton (PED05121) (Ward 5)

COMMENDATION:

That the Real Estate Section of the Development and Real Estate Division be authorized and directed to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no interest in acquiring the lands composed of Lot 30 on Registered Plan M-3, save and except Part 1 on Plan 62R-1522, municipally known as 12 Ambrose Avenue, Hamilton, as shown on Appendix “A” to Report PED05121.

Lee Ann Coveyduck
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

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

BACKGROUND:

The subject property is located on the northeast corner of Greenhill Avenue and Ambrose Avenue and is legally described as Lot 30 on Registered Plan M-3, save and
except Part 1 on Plan 62R-1522. The property contains a frontage of 121.92 metres (400.00 feet) along the east side of Ambrose Drive by a frontage of 111.56 metres (366.00 feet) along Greenhill Road, comprising a total area of approximately 1.31 hectares (3.24 acres). The subject property is zoned “C” (Residential – Single Family) and designated “Major Institutional” in the City Official Plan. Further, the property is designated “Civic and Institutional” in the approved Neighbourhood Plan for the Vincent Neighbourhood.

On July 12, 2005, the Real Estate Section received notification from the Hamilton-Wentworth Catholic District School Board informing us that the Board is proposing to sell the subject property surplus to their needs. The Hamilton-Wentworth District School Board has requested that the City of Hamilton notify the Board of any interest in acquiring the parcels.

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

It is further noted that in July 2004, City Council passed the following motion regarding the aforementioned school:

“That staff investigate and report on a funding source for the purchase of St. Anthony of Padua School and property be considered as part of the 2006 budget process”.

In light of the above motion, staff had consulted with the Ward Councillor, who had expressed an interest to acquire this site, which interest prompted the motion. Staff was advised by the Ward Councillor, verbally, that upon his own investigation with Planning and Economic Development, Finance and Building and Licensing, that he no longer wishes to pursue the acquisition of the site.

**ANALYSIS OF ALTERNATIVES:**

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

**ANCIAL/STAFFING/LEGAL IMPLICATIONS:**

Financial: The current value assessment estimated for the land of the St. Anthony of Padua School is $2,598,000.

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

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

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

CONSULTATION WITH RELEVANT DEPARTMENTS/AGENCIES:

The Real Estate Section circulated the request to City Departments and City Councillors. Comments received are as follows:

Planning and Economic Development:

“The subject lands are designated “Major Institutional” in the City of Hamilton Official Plan, on Schedule “A”.

The property is designated “Civic and Institutional” in the approved Neighbourhood Plan for the Vincent Neighbourhood.

The demand for parkland in this neighbourhood has been analyzed, to determine whether this surplus property is required for parks purposes.

There are 2 neighbourhood parks in this area:

1. Greenhill Park (4.5 ha) (Active)
2. Veevers Park (0.84 ha) (Active) (located diagonally opposite the surplus school site)

- Total Neighbourhood Parks: 5.34 ha
- 2001 Census Population: 7805

Based on the above, the current park ratio is 0.68. Since the deficiency cut-off ratio is 0.7, it appears that the Vincent neighbourhood just meets the parkland requirement.

This neighbourhood is surrounded by natural open space, which helps to supplement the local active parkland. There are no vacant residential lands located in the neighbourhood, so future population growth is anticipated to be minimal.

There are also a couple of other small parkettes and open space areas in the neighbourhood, located at the Laurier Recreation Centre (Board of Education property), and the Veevers Home.”
Archaeological Comments

On the basis of current site conditions, it is noted that the subject property is within 100 metres of a tributary of Red Hill Creek. As a result, this criterion defines undisturbed and capped portions of the property as having high archaeological potential. Cultural Heritage Planning staff recommends that:

“The subject property has been determined to be of high archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any soil disturbance of undisturbed or capped portions of the property, and that a Stage 1 and 2 archaeological assessment be undertaken prior to such impacts in order to address these concerns.

Should deeply buried archaeological remains be found on the property during construction activities, the Ontario Ministry of Culture (MCL) should be notified immediately (519.675.7742). 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 Regulations Unit of the Ministry of Consumer and Commercial Relations (416.326.8392)” (jpm 2005-08-09).”

CITY STRATEGIC COMMITMENT:

The recommendation has regard to Council’s approved goals including, more specifically, Goal 5 – “A City That Spends Wisely and Invests Strategically”.

:HM/WF
Attach. (1)