

**Section 2: HWDSB Properties**

When a property is no longer required (closed school or vacant property) for school or administration use, it is deemed surplus by the Board of Trustees and can be sold at fair market value following the procedures outlined in Ontario Regulation 444/98. Board owned properties are deemed surplus after staff investigates the possibility of using the property as a school site through analyzing enrolment projections, demographic information and Ministry direction. When these factors indicate that a property will not be needed to address long-term accommodation, the property is deemed surplus. The Board has a Property Disposition Policy that ensures our partners and the community are made aware of the sale of any Board lands prior to disposal. This means that stakeholders have time to work with their community partners to evaluate their interests in the land for their neighbourhood.

In June 2015, the Ministry of Education released the Proceeds of Disposition (POD) Policy which incorporates several changes of how Proceeds of Disposition can be spent. As per the policy PODs must be used for the repair or replacement of components within a school. Boards must spend a minimum 80% of their PODs to substructure (e.g. foundations, walls), superstructure (e.g. roofs, window) and service (e.g. plumbing, HVAC, Fire). The remaining 20% can be used to address the three above-mentioned categories as well as interiors, equipment, furnishings, special construction and building site work. Boards can request to use PODs for capital priorities (e.g. new schools, replacement school) through a Minister's exemption.

**Ontario Regulation 444/98**

Ontario Regulation 444/98: Disposition of Surplus Real Property is the legislated process the Board must follow when disposing of its surplus properties. The current HWDSB Property Disposition Policy includes a 60-day public consultation period prior to initiating the disposition of property through Regulation 444/98. Once the public consultation period is complete, the Board can make a recommendation to declare the property surplus and commence with disposition through Ontario Regulation 444/98. Before a site can be placed on the open market, it must be offered to a list of preferred agencies (see below). If no offer or agreement is reached with a preferred agent, the property can be sold on the open market.

For more information on the O. Reg 444/98 please see: <https://www.ontario.ca/laws/regulation/980444>

For more information on [HWDSB's Property Disposition Policy](#) and [Property Disposition Procedure](#), please follow the links to HWDSB's website.

**Educational Development Charge By-Law**

Hamilton-Wentworth District School Board (HWDSB) adopted its Education Development Charge (EDC) By-law on August 25, 2014. EDCs are a primary source of funding site acquisition needs for a school board experiencing growth within its jurisdiction. The By-law has a term of five years and applies to building permit applications that have been submitted to the City of Hamilton after August 29, 2014. This is in relation to a building or structure for below ground or above ground construction. The By-law will expire on August 29, 2019.

Based on this assessment, the following rates were imposed when the By-law came into effect on August 30, 2014: \$1,039 per residential unit and \$0.39 per square foot of gross floor area of non-residential development

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Property Name	Size in Acres	ARC Funding Strategy	Declared Surplus	Board Approved Phase 1	Public Information Session Completed	*180-day Circulation to Preferred Agents Completed	Ministry Approval Open Market of Site
<b>Section 1 - Sold Properties between Sept. 2015 to May 1, 2017</b>							
Bell-Stone School & Site	11.25	Yes	Yes	Yes	Yes	Yes	Yes
Broughton Vacant Land	9.47	Yes	Yes	Yes	Yes	Yes	-
Eastmount Park School & Site	1.67	Yes	Yes	Yes	Yes	Yes	-
Parkside Secondary & Site	4.09	Yes	Yes	Yes	Yes	Yes	-
Roxborough Park School & Site (Offer Rec'd)	4.29	Yes	Yes	Yes	Yes	Yes	Yes
Victoria Vacant Land	7.70	No	Yes	Yes	Yes	Yes	Yes
Woodward Ave. School & Site	4.25	Yes	Yes	Yes	Yes	Yes	Yes
Total	<u>42.72</u>						
<b>Section 2 - Properties Declared Surplus</b>							
Cardinal Heights (severed from Pauline Johnson site)	4.19	Yes	Yes	Yes	-	-	-
Carpenter Vacant Land	9.92	No	Yes	Yes	Yes	Yes	Yes
Jerome Vacant Land	26.13	Yes	Yes	Yes	Yes	Yes	Yes
King George School (Severed from former Parkview Site)	1.80	Yes	Yes	Yes	-	-	-
Mountain Secondary (**Rear Portion of Site 0.51+/- ac being circulated) Remaining lands to follow in due course	7.57	Yes	Yes	Yes	Yes	Yes**	-
Total	<u>49.61</u>						
<b>Section 3 - Properties Eligible for Disposition Process</b>							
<b>Secondary</b>							
Barton* (Holding School until June 2018)	14.95	Yes	-	-	-	-	-
Delta	6.19	Yes	-	-	-	-	-
Sir John A. Macdonald	8.02	Yes	-	-	-	-	-
Sub total	<u>29.16</u>						
<b>Elementary</b>							
Beverly Central	3.94	Yes	-	-	-	-	-
Dr. J. Seaton School & Site	14.43	Yes	-	-	-	-	-
Linden Park (shared site with Hill Park - LP lands being severed from HP site)	4.86	Yes	-	-	-	-	-
Spencer Valley School & Site	8.53	Yes	-	-	-	-	-
Sub total	<u>31.76</u>						
Total	<u>60.92</u>						
<b>Section 4 - Properties on Hold</b>							
Confederation Beach Vacant Site - ESA Lands	3.95	No	n/a	n/a	n/a	No	-
Falkirk West Vacant Site - ESA Lands	6.00	No	Yes	Yes	Yes	No	-
Hill Park (shared site with Linden Park - LP lands being severed from HP site)	8.18	Yes	-	-	-	-	-
Total	<u>18.13</u>						

\*Note: Effective September 1, 2017 the Ministry of Education expanded the Preferred Agencies list and increased the circulation period for a sale proposal from 60-days to 180-days.

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HWDSB Properties Sold Since Amalgamation 1998 to Current Date					
Schools Closed & Sold	Year Closed	Year Sold	Sizes (acres)	Purchasers	Amount
George P. Vanier	1998	1998	3.62	CSD Du Centre-Sud-Ouest (French Board)	\$1
Ainslie Wood	1994	2000	4.54	Columbia International College	\$800,000
Pioneer Memorial	1983	2000	7.01	1150683 Ontario Ltd. Maureen Worrone-Sauve	\$165,000
Briarwood	1990	2000	7.00	Brock University	\$1,800,000
Binkley	1979	2000	0.94	1408133 Ontario Inc. c/o Greg Ressel	\$370,000
Jerseyville	1996	2000	2.16	Judith Anne Evans	\$152,100
Allenby	2001	2002	1.26	1502465 Ontario Inc. c/o Michael Valvasori	\$665,000
Bennetto	2002	2003	1.72	City of Hamilton	\$900,000
Parkwood	2003	2003	6.51	Hamilton Malayalee Samajam	\$275,001
Lynden	2003	2003	4.00	Gowlings Holding	\$225,000
Fernwood Park & Hampton Heights	2003	2003	5.52	Adisco Limited	\$1,334,000
Sheffield	2003	2003	2.50	Grace Covenant Church	\$150,000
Sherwood Heights	2003	2004	4.38	CSD Du Centre-Sud-Ouest (French Board)	\$1
Scott Park	2001	2004	1.53	Hero Champ Realty Development Inc. Mr. Mo	\$650,000
Fairfield	2004	2004	2.40	City of Hamilton	\$535,000
Peace Memorial	2003	2004	3.65	City of Hamilton	\$820,500
Pleasant Valley	2004	2004	4.38	Schuit Homes Inc. Gerry Schuit	\$1,026,000
Ryckman's Corners	2003	2004	2.48	Sulphur Springs Dev.	\$576,000
Lloyd George	2003	2005	1.73	Mo (Hero Champ Realty)	\$250,000
Tweedsmuir	2004	2005	0.91	City of Hamilton	\$325,000
University Gardens	2004	2005	3.71	2072581 Ontario Ltd.	\$1,325,000
Thornbrae	2005	2005	6.13	A. Desantis Developments	\$1,925,000
Burkholder Drive	2005	2005	4.98	Timothy Canadian Reformed	\$1,900,000
Grange	2005	2005	4.34	City of Hamilton	\$1,576,201
Robert Land	2004	2006	2.15	Robert Land Community Centre	\$330,000
Central Park	2007	2009	5.26	2066490 Ontario Inc.	\$630,000
Dundas District	2007	2009	3.27	Michale Valvasori	\$600,000
Seneca	2007	2009	7.19	Nicola Galli Enterprises Limited	\$2,352,000
Gibson	2009	2009	1.27	Stephen Barber	\$151,100
Stinson	2009	2009	1.48	DHLP Management Inc.	\$1,050,000
Vern Ames	2007	2009	5.00	City of Hamilton	\$1,875,000
Ancaster Memorial	1979	2014	4.03	City of Hamilton	\$3,000,000
Winona (Old) School	2011	2014	5.00	City of Hamilton	\$2,800,000
Prince Philip School	2014	2015	5.41	Conseil scolaire Viamonde	\$3,650,000
Maple Lane School	2005	2015	2.62	1921753 Ontario Ltd.	\$3,310,000
Bell-Stone School	2014	2015	11.25	Glancaster Canadian Reformed Society	\$1,200,000
Parkside Secondary	2014	2016	4.09	City of Hamilton	\$3,400,000
Roxborough Park School	2015	2016	4.29	Carriage Gate Urbancore	\$4,130,000
Eastmount Park School	2015	2016	1.69	City of Hamilton	\$1,025,000
Woodward Ave School	2015	2016	4.25	Losani Homes	\$1,800,000
<b>Sub Total</b>			<b>155.65</b>		<b>\$49,047,904</b>

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Land Sold	Type	Year Sold	Size (acres)	Buyer	Amount
220 Dundurn	Warehouse	1998	3.03	Dundurn Street Lofts	\$400,000
Crerar	Vacant Land	1999	6.00	CSD Du Centre-Sud-Ouest (French Board)	\$1
Chappel East/West	Vacant Land	2001	7.61	Benemar Construction Inc.	\$1,100,000
Eleanor	Vacant Land	2003	8.76	Casablanca Properties	Exchange
Pt of Parkdale	Strip of Land	2007	0.14	City of Hamilton	\$17,500
Templemead Lots	20 Lots	2007	2.17	Multi-Area Development	\$2,000,000
Pt of Templemead	Portion of Land	2007	2.89	City of Hamilton	\$450,000
Pt of James Macdonald	Strip of Land	2008	0.70	1419690 Ontario Inc.	\$189,135
Pt of Dundas District	Vacant Land	2008	2.48	City of Hamilton	\$1,000,000
Greenhill	Vacant Land	2009	7.97	City of Hamilton	\$2,988,750
Albion Wil-Bar – 150 Pritchard Rd.	Vacant Land	2009	5.40	City of Hamilton	\$32,500
Ryckman's – 0 Dicenso Dr.	Vacant Land	2009	5.74	City of Hamilton	\$1,877,187
Kirkwall – 1434 Kirkwall Rd. Flamborough	Vacant Land	2009	0.93	D'Angelica & Gerdes	\$140,333
Kernighan - 887 West 5th Street	Vacant Land	2011	4.17	Parkside	\$1,731,450
Hannon - 360 Anchor Rd.	Vacant Land	2011	9.00	City of Hamilton	\$54,000
South Shore - Francis Ave. Stoney Creek	Vacant Land	2011	5.00	King-tis Investments	\$2,070,000
Vincent Massey Severed Land	Vacant Land	2011	2.47	City of Hamilton	\$1,000,000
Red Hill Severed Land	Vacant Land	2012	1.40	Sprinbrook West Developments Inc.	\$840,000
Mewburn	Vacant Land	2013	5.00	A. DeSantis Developments	\$2,735,000
Bennetto Strip of Land	Strip of Land	2013	0.85	North Hamilton Community Health Centre	\$120,000
Sir Allan MacNab (Portion of site)	Vacant Land	2013	4.24	City of Hamilton	\$1,800,000
Albion Ksivickis	Vacant Land	2014	8.01	Effort Investment Corporation	\$2,000,000
Lewis Rd. (Severed Site)	Vacant Land	2014	5.58	City of Hamilton	\$1,465,640
Mohawk Trail	Vacant Land	2015	0.26	Tuscany Hills	\$251,000
Sheldon	Vacant Land	2015	29.05	City of Hamilton	\$7,003,030
Broughton Ave. E., Hamilton	Vacant Land	2015	9.47	Conseil Scolaire de District Catholique Centre-Sud	\$5,575,000
Victoria - 1287 Centre Rd., Flamborough	Vacant Land	2015	7.73	Chris Cashin	\$451,400
<b>Sub Total</b>			<b>146.05</b>		<b>\$37,291,926</b>

<b>Grand Total</b>	<b>301.7</b>	<b>\$86,339,830</b>
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