



Welcome

Public Information Session
Tuesday June 19, 2018

Property Disposition Process
for
Linden Park School

curiosity

creativity

possibility



Introductions

Ellen Warling

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**Sackville Hill
Memorial Park**

**Hill Park
Rec Centre**

**Hill Park
Learning Centre**

**LINDEN PARK
SCHOOL
4.45 +/- acres**



Property Details

- Subject site is located in the Hill Park Neighbourhood bound by Vickers Road to the north, Jellicoe Court and Upper Wentworth to the east, Hill Park Learning Centre and Sackville Hill Memorial Park to the south, and East 16th Street to the west with the remaining surrounding land use being predominantly low rise residential dwellings.
- The School is a 1 storey design being approximately 26,834 sq. ft. in size situated on a 4.45^{+/-} acre site with 772^{+/-} ft. of frontage along Vickers Rd. and 249 ^{+/-} ft. along East 16th Street.
- The elementary school opened in 1957 and was closed in 2015. Between September 2015 and April 2018 a portion of the facility was leased to Elections Canada and to Today's Family for their Full Day Child Care program until their new facility at Franklin Road School was ready for occupancy. Linden Park School was declared surplus in May 2018.



Rationale

- School Boards must rely upon the revenue generated from the sale of surplus property as an alternative funding option
- Disposition of property relates to an entire school and property; excess land on a piece of school property; vacant lands, administrative property; and exchange of lands
- Revenue generated through property sales is the Board's primary source of funds for ongoing capital projects



Guiding Principles

The Board will adhere to the following guiding principals when disposing of entrusted property assets.

- Demonstrate Trustee fiduciary responsibility
- Effective public sector governance
- Be in compliance with all legislative and regulatory requirements
- Provide transparent and timely communication
- Clearly articulate directions and decisions to the Preferred Agents as identified in Ontario Regulation 444/98 (O. Reg. 444/98) and the Community at large
<https://www.ontario.ca/laws/regulation/980444>
- Adhere to the two phases of the property disposition process under Board Policy 3.12
<http://www.hwdsb.on.ca/wp-content/uploads/2012/05/Property-Disposition-Procedure.pdf>
www.hwdsb.on.ca/wp-content/uploads/2012/05/Property-Disposition.pdf



Ont. Reg. 444/98 – List of Preferred Agents

Boards are required to circulate notification of surplus property for disposition simultaneously to the following prioritized list of entities before the property can be disposed of on the open market. The following is a list of Preferred Agents as identified in Ontario Regulation 444/98.

1. Any school board that holds or has held in the past fiscal year a leasehold interest in the property being sold
2. Coterminous School Boards:
 - English Public (HWDSB)
 - French Public
 - English Separate
 - French Separate
3. Agencies providing accommodation for Section 23 programs
4. Service System Managers (CMSMs)
5. Colleges (English and French)
6. Universities
7. Lead Agencies for Child & Youth Mental Health
8. Local Health Integration Networks
9. Public Health Boards
10. Crown-in-Right of Ontario (Provincial Government)
11. Lower, Upper or single tier municipalities that are not CMSMs (Local City)
12. Local Service Boards
13. Indigenous Organizations:
 - Metis Nation of Ontario (MNO)
 - Chiefs of Ontario (COO)
 - Ontario Federation of Ontario Indigenous Friendship Centre (OFIFC)
 - Association of Iroquois and Allied Indians
 - Nishnawbe Aski Nation
 - Grand Council Treaty #3
 - Union of Ontario Indians
14. Crown-in-Right of Canada (Federal Government)



Phase 1 - Property Disposition

Circulation to Preferred Agencies (180-day period) - Ont. Reg. 444/98

- Adoption of a Board motion declaring the property surplus to the Board's needs and engage O. Reg. 444/98
- Issue a proposal to sell, lease or dispose of real property to the Preferred Agencies
- Proposal circulation period to Preferred Agencies is a 180-day process
- HWDSB holds a public information session within first 60 days of 180-day circulation period
- Preferred Agencies have 90-days to submit an Expression of Interest (EOI) and an additional 90-days to submit a bona fide offer
- No bona fide offer received at the conclusion of the 180-day period; Ministry and Board approval required to move to Phase 2; dispose of property to others

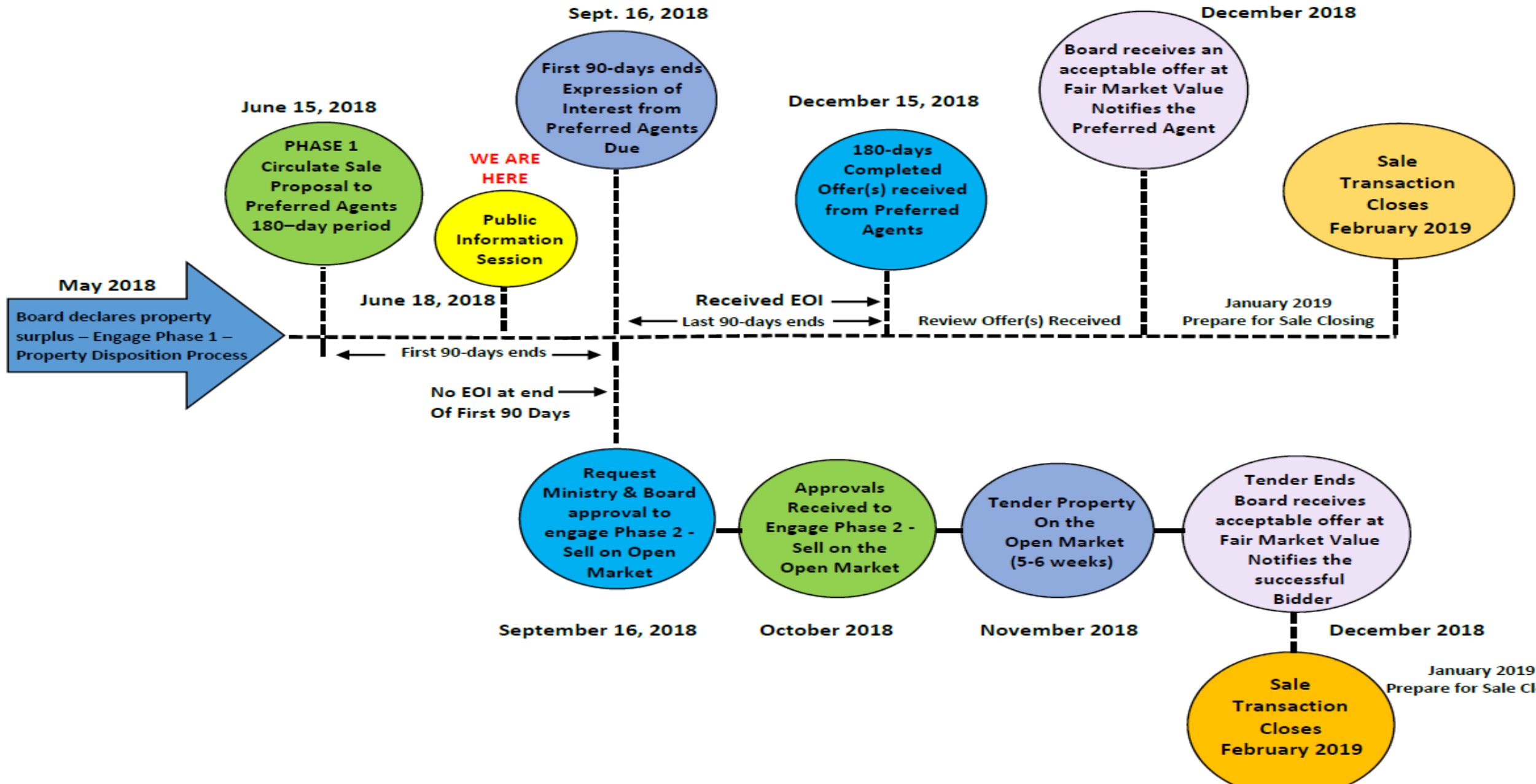


Phase 2 - Property Disposition

Sale of Property on the Open Market

- No expression of interest or bona fide offer was received from a Preferred Agent at the end of the 180-day circulation period
- Received Ministry and Board approval to move to Phase 2; dispose of property to others
- Sale of Board properties must be at “Fair Market Value”
- HWDSB engages a public tendering bid process (opening of tenders closed to the public)
- Sales transaction to be completed in a form satisfactory to the Board’s solicitor and Administrative directive
- Sale details are confidential and cannot be released to the public until after the transaction closing date

PROCESS TIMELINES





Questions



Answers

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Contact Information

Questions or concerns can be directed to:

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or

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