



## Welcome to the Public Information Session Wednesday July 7, 2021

### Property Disposition Process *for*

Elizabeth Bagshaw Elementary School;  
Glen Echo Elementary School;  
Green Acres Elementary School;

Nora Frances Henderson Secondary School (Vacant Land); and  
R.L. Hyslop Elementary School



## HWDSB Land Acknowledgement

The Hamilton-Wentworth District School Board recognizes that many Indigenous nations have deep-rooted relationships with the land of present-day Hamilton. We acknowledge our presence on the shared territories of the Haudenosaunee Confederacy, Anishinaabe and the Mississaugas of the Credit First Nation. We recognize the long history of First Nations, Métis and Inuit Peoples of Canada.



## Agenda

- Introductions
- Brief Presentation – Property Disposition Process
- Questions & Answers



## Introductions

Ellen Warling

- Manager of Planning, Accommodation & Rentals  
Facilities Management Department  
Hamilton-Wentworth District School Board

Brenda Khes

- Associate Planner, GSP Group

Marc Davidson

- Property Planner, Planning & Accommodation  
Facilities Management Department  
Hamilton-Wentworth District School Board









## Property Details

- The subject property is located northwest of the intersection of Albright Road and Harrisford Street, immediately abutting the Red Hill Parkway. The surrounding land uses are residential to the south and the Red Hill Neighbourhood park to the east.
- The School is a 2 storey design that was constructed in 1969. It is approximately 88,503 sq. ft. in size situated on a 6.0<sup>+/-</sup> acre site with <sup>+/-</sup> 360 ft. of frontage along Albright Road.
- In June 2016 the East Hamilton City 2 Pupil Accommodation Review (PAR) concluded with the Board of Trustees passing Resolution #16-93 for closure of Elizabeth Bagshaw pending receiving Ministry funding for a new JK-8 elementary school on the Glendale Campus and that the boundaries between the new Glendale Campus and Sir Wilfrid Laurier be modified.
- Elizabeth Bagshaw School closed with the opening of the new school on the Glen Brae site in 2021.







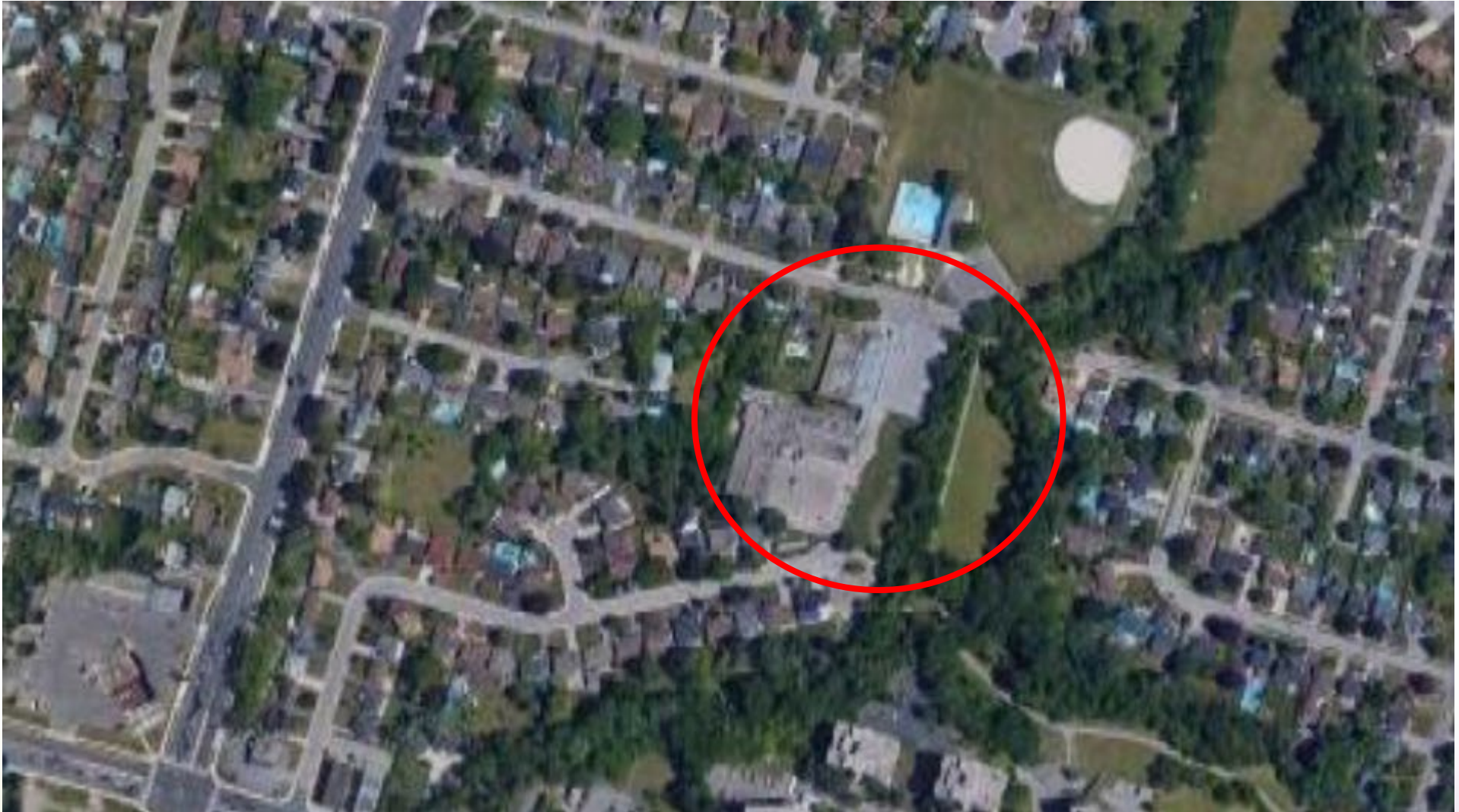




## Property Details

- The subject property is located northwest of the intersection of Rainbow Drive and Glen Echo Road. The surrounding land uses are residential to the east, with the Glen Echo Park situated to the west and south and abutted by Glendale Secondary School to the north.
- The School is a 1 storey design that was constructed in 1961 with an addition in 1965. It is approximately 28,573 sq. ft. in size situated on a 3.09<sup>+/-</sup> acre site with <sup>+/-</sup> 450 ft. of frontage along Glen Echo Road.
- In June 2016 the East Hamilton City 2 Pupil Accommodation Review (PAR) concluded with the Board of Trustees passing Resolution #16-93 for closure of Glen Echo pending receiving Ministry funding for a new JK-8 elementary school on the Glendale Campus and that the boundaries between the new Glendale Campus and Sir Wilfrid Laurier be modified.
- This site was severed at the City of Hamilton Committee of Adjustment on February 27, 2020.
- Glen Echo School is slated for closure with the opening of the new Viola Desmond Elementary School on the Glen Brae site in 2021.





curiosity

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possibility



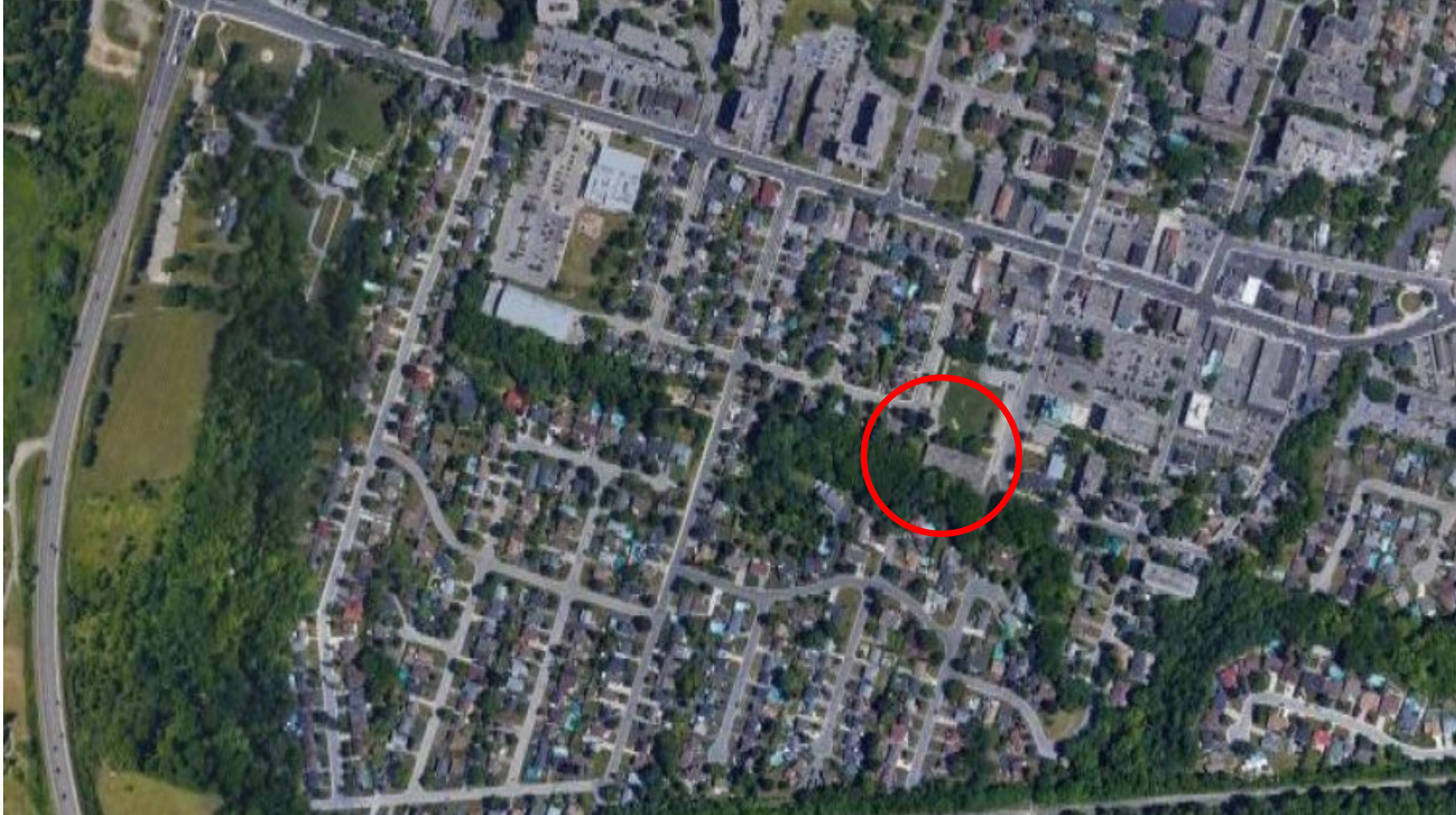




## Property Details

- The subject property is situated south of Randall Avenue and north of Faircourt Drive. The surrounding land uses are predominately residential, with the Green Acres Outdoor Pool situated immediately north.
- The School is a 1 storey design that was constructed in 1956, with additions in 1963 and 1968. The School is approximately 37,882 sq. ft. in size situated on a 4.56<sup>+/-</sup> acre site with <sup>+/-</sup> 350 ft. of frontage along Randall Avenue.
- In June 2016 the Lower Stoney Creek Pupil Accommodation Review (PAR) concluded with the Board of Trustees passing Resolution #16-93 for closure of Green Acres School pending receiving Ministry funding for a new JK-8 elementary school on the existing Collegiate School site.
- Collegiate ES will close with the opening of the new addition and renovations on the Collegiate site in 2021.











## Property Details

- The subject property is located east of First Street South and west of Lake Avenue. The surrounding land uses are natural environment to the south and residential/commercial uses to the north, east and west.
- The School is a 2 storey design that was constructed in 1965. The site is approximately 24,450 sq. ft. in size situated on a 2.17<sup>+/-</sup> acre site with <sup>+/-</sup> 407 ft. of frontage along Lake Avenue.
- In June 2016 the Lower Stoney Creek Pupil Accommodation Review (PAR) concluded with the Board of Trustees passing Resolution #16-93 for closure of R. L. Hyslop School pending receiving Ministry funding for a new JK-8 elementary school on the existing Collegiate School site.
- R.L. Hyslop Elementary School closed with the opening of the new addition and renovation on the Collegiate site in 2021.











## Property Details

- The subject property is located on the south side of Rymal Road East, to the west of Upper Sherman Avenue. The surrounding land uses are residential to the north and west, commercial to the east and abutted by the new Nora Frances Henderson Secondary School to the south.
- These lands were purchased May 15, 2017 through the land acquisition for the new Nora Frances Henderson Secondary School
- A temporary access was established across these lands for construction purposes.
- This separate piece of land is no longer required as the new Nora Frances Henderson Secondary School opened on October 13, 2020 and Upper Sherman Road is the primary access for the new school.



## 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 one of the Board's sources 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 Bodies 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 2.4  
<https://www.hwdsb.on.ca/wp-content/uploads/2012/05/Property-Disposition.pdf>  
<https://www.hwdsb.on.ca/wp-content/uploads/2012/05/Property-Disposition-Procedure.pdf>



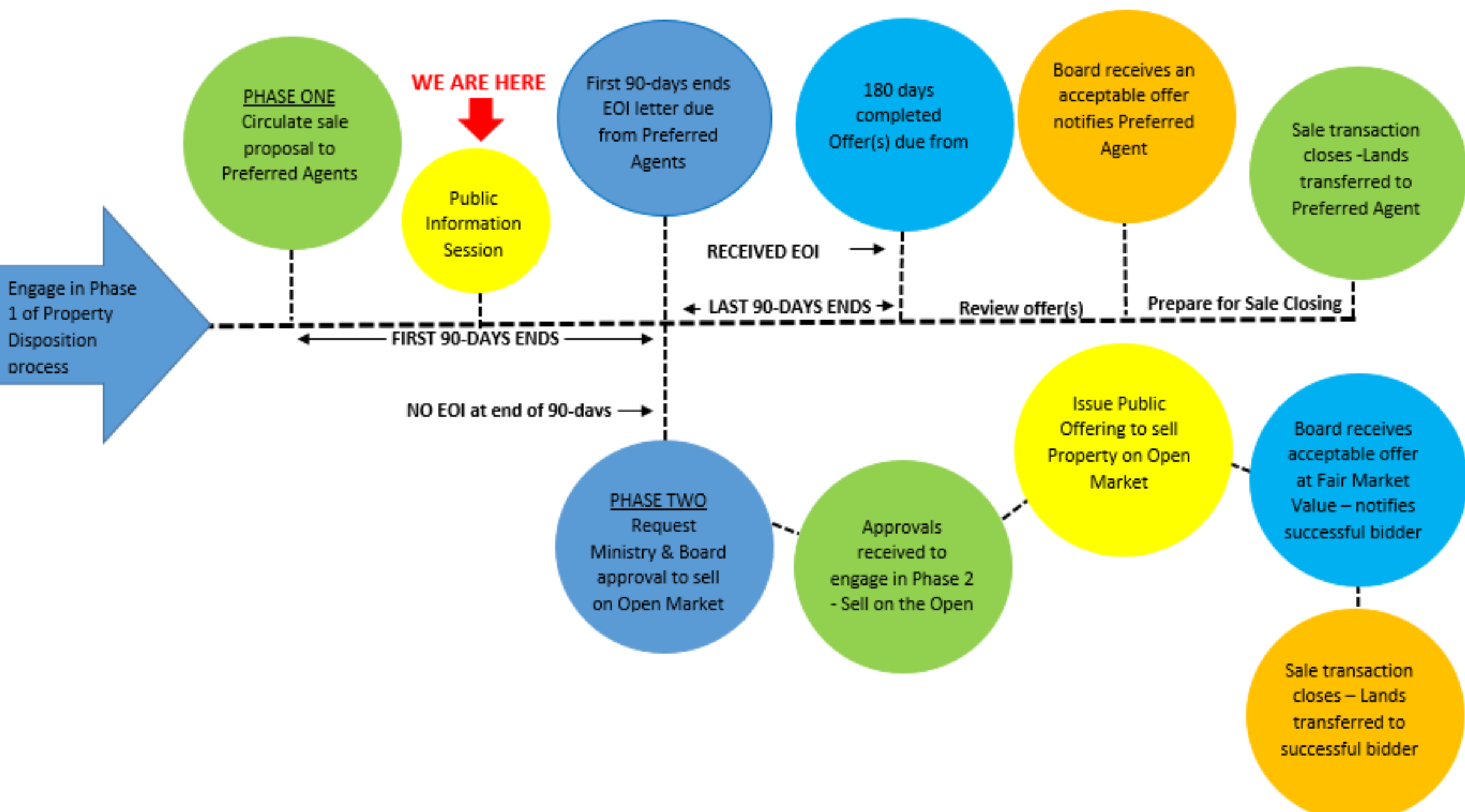
## Ont. Reg. 444/98 – List of Preferred Bodies

*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 Bodies 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:
  - 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)



## Process Timeframe





## **Expressions of Interest for these properties are due by July 26, 2021**

### **Phase 1 - Property Disposition**

#### **Circulation to Preferred Bodies (180-day period) - Ont. Reg. 444/98**

- Adoption of a Board motion declaring the property surplus to the Board's needs and engagement of O. Reg. 444/98
- Issue a proposal to sell, lease or dispose of real property to the Preferred Bodies
- Proposal circulation period to Preferred Bodies is a 180-day process
- HWDSB holds a public information session within first 60 days of 180-day circulation period
- A Preferred Body has 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 is 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 any of the Preferred Bodies 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 offering bid process (opening of offers received through the public offering process is 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



# Questions



# Answers

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possibility





## Contact Information

Questions or concerns can be directed to:

Ellen Warling – [ewarling@hwdsb.on.ca](mailto:ewarling@hwdsb.on.ca)

*or*

Marc Davidson – [mdavidso@hwdsb.on.ca](mailto:mdavidso@hwdsb.on.ca)

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