



Welcome

Public Information Session
Tuesday March 30, 2021

Property Disposition Process
for
Beverly Central
Dr. J. Seaton
Queen's Rangers
Spencer Valley



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 at the intersection of Concession 4 West and Westover Road with the surrounding land uses being predominantly agricultural. The site is situated immediately west of the Century Pines Golf Club.
- The School is a 1 storey design that was constructed in 1939, with additions in 1959 and 1971. It is approximately 22,260 sq. ft. in size situated on a 3.5^{+/-} acre site with ^{+/-} 460 ft. of frontage along Concession 4 West and ^{+/-} 380 ft. of frontage along Westover Road.
- In May 2014 the West Flamborough Pupil Accommodation Review (PAR) concluded with the Board of Trustees passing Resolution #14-85 for closure of Beverly Central school pending construction of a new JK-8 elementary school. The new Rockton Elementary School consolidated the Dr. John Seaton and Beverly Central schools.
- Beverly Central closed June 2020.







Property Details

- The subject property is located on the west side of Seaton Road between Safari Road and Highway #8. The surrounding land uses are predominantly agricultural and the property is situated north-east of the Rural Hamlet of Sheffield.
- The School is a 1 storey design that was constructed in 1968. It is approximately 37,775 sq. ft. in size situated on a 14.25^{+/-} acre site with ^{+/-} 860 ft. of frontage along Seaton Road.
- In May 2014 the West Flamborough Pupil Accommodation Review (PAR) concluded with the Board of Trustees passing Resolution #14-85 for closure of Beverly Central school pending construction of a new JK-8 elementary school. The new Rockton Elementary School consolidated Dr. John Seaton and Beverly Central schools.
- Dr. John Seaton School closed June 2020.



Queen's Rangers Elementary School





Property Details

- The subject property is located on the south side of Governors Road, east of Highway #52 (Copetown Road) and west of Slote Road. The surrounding land uses are natural environment and residential uses. The site is situated on the easterly boundary of the Rural Hamlet of Copetown.
- The School is a 1 storey design that was constructed in 1956, with an addition in 1960. The site is approximately 15,070 sq. ft. in size situated on a 7.4^{+/-} acre site with ^{+/-} 475 ft. of frontage along Governors Road.
- In May 2017 the Ancaster Pupil Accommodation Review (PAR) concluded with the Board of Trustees passing Resolution #17-96 for closure of Queen's Rangers School pending receiving Ministry funding for a new JK-8 elementary school on the existing C. H. Bray site, now renamed Spring Valley.
- Queen's Rangers School was the holding school for Spring Valley students (formerly C.H. Bray) during the construction period.







Property Details

- The subject property is located on the west side of Old Brock Road, south of Highway #5 and west of Brock Road. The surrounding land uses are natural environment and residential uses. The site is situated in the northerly portion of the Rural Hamlet of Greensville.
- The School is a 1 storey design that was constructed in 1967. The site is approximately 33,450 sq. ft. in size situated on a 8.3^{+/-} acre site with ^{+/-} 500 ft. of frontage along Old Brock Road.
- In May 2014 the West Flamborough Pupil Accommodation Review (PAR) concluded with the Board of Trustees passing Resolution #14-85 for closure of Spencer Valley School pending receiving Ministry Funding for construction of a new JK-8 elementary school on the former Greensville School site.
- Spencer Valley closed in January 2021 with the opening of the new Greensville Elementary 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>

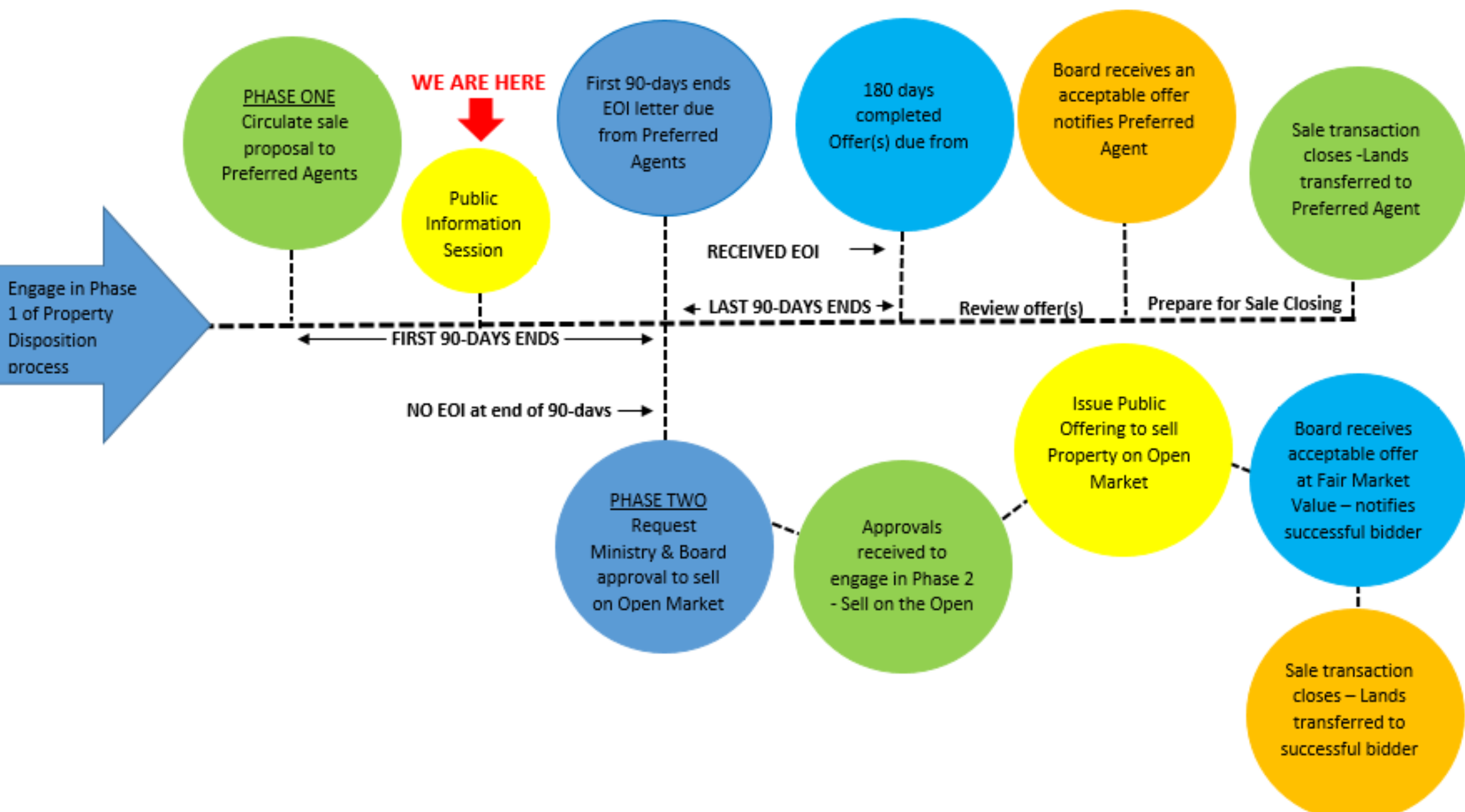


Ont. Reg. 444/98 – List of Preferred Bodies

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 May 3, 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

curiosity

creativity

possibility



Contact Information

Questions or concerns can be directed to:

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or

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