

Property Disposition

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 adheres to Ontario Regulation 444/98 and ensures our partners and the community are made aware of the sale of any Board lands through the disposition process. This allows stakeholders time to work with their community partners to evaluate their interests in the land for their neighbourhood.

Use of Proceeds of Disposition

In June 2015, the Ministry of Education released the Proceeds of Disposition (POD) Policy which incorporates several changes to 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 on building 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 process is a two-phased approach that circulates the property for 180 days to a defined list of preferred bodies. During the first 60 days of the circulation to preferred bodies, HWDSB staff hold a public information session to inform the public of the process. If no offer or agreement is reached with a preferred body, the property enters phase 2 and 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.

For up to date information regarding current properties for sale, sold properties and properties in the process of disposition please visit HWDSB's [Property Webpage](#).

Property Acquisition through Educational Development Charges

Educational Development Charges (EDCs) are a primary source of funding site acquisition needs for a school board experiencing growth within its jurisdiction. The effective implementation date for the board’s EDC by-law is July 6, 2019. 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 July 5, 2019 in relation to a building or structure for below ground or above ground construction. The By-law will expire on July 5, 2024.

Under the EDC legislation, HWDSB is required to determine its growth-related needs resulting from new residential development over a 15-year future planning period (2018-19 to 2032-2033). Based on this assessment, the following rates were imposed on July 6, 2020:

- \$1,573 per residential unit
- \$0.43 per square foot of gross floor area of non-residential development (subsequent increase each year of the By-law – see [By-law No. 19-1](#))

The following table depicts future school sites identified through the 2019 EDC by-law background study. School sites with the status of purchased have been acquired by HWDSB using EDC funding. Sites with designated status have been identified through City of Hamilton secondary plans and have not been purchased by HWDSB. Sites with the status APS have a signed agreement of purchase and sale with a set closing date. Finally, school sites with the status of TBD have not been identified in municipal planning documentation and the exact locations are still to be determined.

Elementary Sites

| Name | LTFMP Planning Area | Location | Status | Estimated Acquisition |
|----------------------------------|----------------------------------|---------------------|------------|-----------------------|
| First Rd W & Green Mountain Rd W | 14 – Upper Stoney Creek | Upper Stoney Creek | Purchased | - |
| 3169 Fletcher Rd | 14 – East Glanbrook | Binbrook | Designated | 2025 |
| Mountain Brow Rd & Skinner Road | 2 – Flamborough | Waterdown | Purchased | - |
| Ancaster – Mount Hope Area | 10 – Ancaster/6 – West Glanbrook | Ancaster/Mount Hope | TBD | 2026 |
| Elfrida Site | 14 – East Glanbrook | Elfrida/Glanbrook | Designated | 2026 |
| Site near 257 Jones Rd | 8 – Lower Stoney Creek | Fruitland/Winona | TBD | 2029 |
| Mount Hope | 6 – West Glanbrook | Mount Hope | Designated | 2030 |
| Second Elfrida Site | 14 – East Glanbrook | Elfrida/Glanbrook | TBD | 2033 |

Secondary Sites

| Name | LTFMP Planning Area | Location | Status | Estimated Acquisition |
|------------------------|---------------------|-------------------|--------|-----------------------|
| Elfrida Secondary Site | Secondary - South | Elfrida/Glanbrook | TBD | 2033 |

For more information on Educational Development Charges please visit HWDSB’s [EDC Webpage](#).



Vacant Properties

The Hamilton-Wentworth District School Board owns vacant sites around the City of Hamilton. These may be used as future school locations or be sold at a later date. HWDSB also owns two additional sites used for parking. The following is an inventory of vacant sites owned by the Hamilton-Wentworth District School:

Vacant Property

| Name of Site | Municipal Address | Acres |
|----------------|----------------------------------|-------|
| Falkirk West | Upper Paradise Rd. , Hamilton | 6.00 |
| Pleasant Grove | 2339 5th Concession Rd. W., Troy | 0.50 |

Parking Sites

| Name of Site | Municipal Address | Acres |
|-------------------------------|---|-------|
| Bennetto Parking Site | 400 John St. N., Hamilton also 88 Ferrie St., Hamilton | 0.80 |
| Bernie Custis SS Parking Site | 60 Balsam Ave. N., Hamilton | 1.61 |

Holding Properties

Holding The following properties have been identified as holding properties in the Board’s Property Strategy:

- Sir Isaac Brock
- Sir John A. MacDonald
- Hill Park Learning Centre
- Ancaster High School

These holding properties are held in the Board’s inventory. There is no intention to declare these properties surplus or move forward through Ont. Reg. 444/98 – Disposition of Surplus Real Property. The rationale to include these two Sir Isaac Brock and Sir John A. Macdonald properties as holding schools is for future growth opportunities, as these locations are situated in areas where there is potential for future residential growth, and also in areas where HWDSB has aging schools that are nearing the end of their life-cycle. Hill Park Learning Centre is presently being utilized by HWDSB for continuing education, welcome centre, special education programming as well as home to the HWDSB Archives.