

CITY OF BURLINGTON

**GENERAL BROCK PARK COMMITTEE**

DATE OF MEETING: Wednesday, February 4, 2004.

PLACE OF MEETING: Senior's Centre, 7:00 p.m.

MEMBERS PRESENT: Councillor Jack Dennison (Co-chair), Amy Schnurr (Co-chair), Suzette Hastie, Sarah Merritt-Kellogg, Robert Moffat, Patrick Bunn, Katie Brown, John Bambury, Diane Peters, and Tony Mandalfino.

MEMBERS ABSENT: Rebecca Hodgson (regrets) and Mayor Rob MacIsaac (regrets).

STAFF PRESENT: Tim Dobbie, Charlotte O'Hara-Griffin, Sandra Young, Dennis Sisko

**CONFIRMATION OF MINUTES:**

The minutes of the meeting held Thursday, December 4, 2003, were approved as presented.

**REVIEW OF TIMELINES FOR THE DISPOSITION OF THE GENERAL BROCK SCHOOL SITE**

J. Dennison advised that Council approved the following recommendation.

CC-280-03 REQUEST OF THE HALTON DISTRICT SCHOOL BOARD TO PROVIDE THE CITY OF BURLINGTON UP TO ONE YEAR FROM THE DATE OF THE CLOSURE OF THE GENERAL BROCK SCHOOL IN ORDER TO EFFECTIVELY STUDY AND REVIEW OPTIONS FOR THE DISPOSITION OF THE GENERAL BROCK SCHOOL SITE

*THAT the Halton District School Board be requested to provide the City of Burlington up to one year, from the date of the closure of General Brock School, which can be extended by an additional six months by either party, in order to effectively study and review options for the disposition of the General Brock school site; and*

*THAT the City Manager be directed to ensure that the Halton District School Board is kept informed of the status of the review; and*

*THAT a copy of this resolution be forwarded to the Halton District School Board for their consideration.*

The Halton District School Board has been informed of the above recommendation and is in agreement with the timelines set out by City Council. With the stipulation that, on or before June 2004, the Committee must demonstrate that progress is being made to acquire an acceptable buyer for the site.

**INFORMATION/UPDATE FROM STAFF:**

**Open Space Policy Presentation:** C. O'Hara-Griffin (see attached)

Discussion pursued regarding ha/per 1000 with respect to the designated area outlined in Vision 90 (Lakeshore Planning area is the area from east of Guelph Line up to Fairview Street, taking in Sherwood Forest Park, east to Burloak and south to the lake) vs. Roseland (Guelph/Walkers, Lakeshore/Fairview).

- Vision 90: 2.5 ha/per 1000 population
- Roseland: Population (2001 Census) - 12,849
  - Tuck Park - 3.6 ha
  - Sioux Lookout - 0.70 ha
  - Port Nelson - 0.46 ha

The General Brock site is 10.58 hectares in gross land area. If the lands were to redevelop for low-density residential use, 5% of the land would be required for park dedication. This would equate to 0.529 hectares of land. If the land were to develop for medium density residential use, the park dedication amount would be based on 1 hectare of land for each 300 dwelling units. Based on typical medium density, there could be as many as 300 medium density units on the site thus resulting in park dedication of up to 1 hectare of land.

**Site Appraisal:**

The appraiser has been asked to review the site reconnaissance study and the building condition reports prepared by Phillips Planning and Engineering. The appraiser has also been asked to update his valuation to reflect a 2004 valuation date. The appraiser's update letter will be distributed when it is received.

**Technical Studies Update:**

**The Phillips Engineering Report:**

Building Assessment: Sound structure. Cosmetic improvements would be required, i.e. flooring, lighting, etc.

Mechanical Review & Roof: Studies will be at the cost of the buyer

Operating Costs on an annual basis: Staff has sent a request for information to the Board of Education, once received staff will forward the operating costs to the Committee.

Site Assessment: Traffic & servicing: infrastructure is sufficient for existing use as well as for expanded use.

Flood Plains: Larger area than originally expected (easement is included in the flood plain area)  
Approximately 3.5 ha. Useable site 22.5 ha

Halton District School Board agrees with the report as written.

C. O'Hara-Griffin stated that a staff report has been distributed to Council for their information. The report will not be formally presented to Council, but rather used as background material in the review of options.

**Post Secondary School Task Force:**

F. Agnew gave an update on the progress on the Task Force charged with the task of bringing a post secondary institution to Burlington.

In 2003 Council approved a motion for the Mayor to establish a Task Force to work on this initiative. There is representation from the following sectors; education, arts, industry & business, government, development, social services and community. The first meeting of the Task Force is scheduled for Friday, February 27, 2004.

The purpose of the Task Force is to look at the short-term and long-term (25 yrs) benefits an institution will bring to Burlington. Two summits are planned, late March with the community to present the vision and the second in co-ordination with the Burlington Economic Development Corporation (BEDC) with the business sector.

The Task Force is looking at a wide range of opportunities and the suitability of the General Brock is actively promoted as a potential site.

The Task Force will keep the General Brock Park Committee current with its progress.

**REVIEW OF PRINCIPLES AND CRITERIA:**

T. Dobbie will forward to the Committee, a copy of the City's criteria for the General Brock site, he suggested that the Committee hold-off on the development of their own criteria until they have viewed the City's. This will allow the Committee to streamline their criteria to be directed at a more specific area for consideration.

**KEY DATES:**

<b>Date</b>	<b>Action</b>	<b>Responsible</b>
<b>2004</b>		
March	Initial Draft of Options and Criteria proposed by City Staff	Staff
June (early)	Public Meeting: Preliminary discussions of Options	GBPC/Staff
September	Public Meeting: Proposed Options	GBPC/Staff
October	Report to C& CS and Council	GBPC
	2005 Capital Budget Discussions	Staff
<b>2005</b>		
Winter	Update Meeting Ctee/Staff re: potential need for Request for Expressions of Interest (RFEI)	GBPC/Staff
June	Progress Report to Halton District School Board	Staff

**COMMUNICATIONS:**

Newsletter: Late March/early April

**OTHER BUSINESS:****Expropriation of lands:**

City staff indicated that the expropriation issue would not be pursued further by the City due to the fact that, the preliminary staff opinion is:

- the 1966 expropriation pre-dates the referenced section of the Expropriation Act
- even if this section was applicable, the Board, as the approval authority, can pass a Board resolution which will immediately comply with the Act.
- there were likely full releases signed in 1966

The committee could act, on their own on this issue, but based on the above, city staff feel that it is a non-starter. Staff had raised the issue with Gerry Cullen, who indicated that their legal counsel would respond to this issue if formally raised by anyone.

**RFEI (Request for Expressions of Interest):** In other surplus school sites, RFEI's were distributed as follows - Letter to all those who asked to be on our mailing list - includes developers, private school organizations and other potential users that come to our attention, also advertised in The Post and construction trade magazine - directs interested parties to pick up package from the City.

**Breckin RFEI:** sent out in January with a mention of the General Brock Park site

The Committee discussed including the following items for consideration at a future meeting:

- List of options for the disposition of the site
- Evaluation/measurement criteria to be used to assess the various proposals
- Update on possible use for the site including enquiries (to be included as a “staple item” on all future agendas).
- Discussion on the exploring foundations that could assist in the purchase of the site.

**DATE OF NEXT MEETING:** Wednesday, April 14, 2004, Cedar Springs Health Racquet & Sports Club, 960 Cumberland Avenue, at 7:00 p.m.

*Note: The next meeting of the General Brock Park Committee (Strategy Group) is scheduled for Thursday, February 12<sup>th</sup>, Room 307, Third Floor, City Hall at 7:00 p.m.*

**ADJOURNMENT:** 9:30 p.m.

**ATTACHMENT:** Kitchener News Article