



ST. CLAIR CATHOLIC
DISTRICT SCHOOL BOARD
Lighting the Way ~ Rejoicing in Our Journey

REPORT

SUBJECT: ST. HELEN SCHOOL ACCOMMODATION REVIEW
ALTERNATIVE USE OR DISPOSITION OF SCHOOL

SUBMITTED TO: ST. HELEN SCHOOL REVIEW COMMITTEE

DATE OF MEETING: October 1, 2002

PREPARED BY: George Cyrenne, Consultant

PRESENTED BY: George Cyrenne, Consultant

BACKGROUND:

Board policy 7.4 requires that a report be made on the alternative use or disposition of any school which is closed.

When considering the future of St. Helen School, the Board has a number of options which could be pursued.

ALTERNATIVE USES:

Schools are community facilities, built to serve the education needs of students. But as surplus buildings, they can fulfill a variety of uses. The active participation of several partners can make the future use of surplus school buildings even more viable.

The following is a list of possible alternative uses for a surplus school building. However, it should be noted that because St. Helen School is situated in a residential area, zoning bylaws may restrict its future use:

- (1) Local parish or Diocese use
- (2) Private school
- (3) Nursery school and/or day-care
- (4) Adult Education facilities
- (5) Community Centre
- (6) Youth Recreation Centre
- (7) Community College or University annex
- (8) Federal, Provincial or Municipal offices
- (9) Teacher Centre
- (10) Health or Dental Clinic
- (11) Library
- (12) Local utility office
- (13) Service or sports clubs
- (14) Administration offices
- (15) A school required by another school board
- (16) Conversion to rental units
- (17) Mothball school and retain for future growth

STEPS REQUIRED WHEN DISPOSING OF SURPLUS PROPERTIES:

There has been speculation that the Board has already made plans to sell the St. Helen School property and profit from the sale. Regulation 444/98 prohibits any pre disposition of schools while a school is still in use. After a school is determined to be no longer required for Board purposes a detailed process must be adhered to. In some cases the Board has no option but to transfer the school and site to a neighbouring school board or the Ontario Realty Corporation at "no cost". In all cases the Board must comply with the Education Act and Regulations and the following steps are followed when disposing of surplus properties:

- 1) The Board must declare that the building and property are no longer required for Board purposes and formally state it in a resolution.
- 2) A proposal (letter) must be sent to all public bodies in the area which are listed under Section 3 (3) of Reg. 444. Public bodies include local organizations such as other school boards, community colleges, universities, Ontario Realty Corporation, Federal Public Works & Services Branch, local municipal and county governments.
- 3) To ensure that the pupil places from the vacant school are removed from the Ministry of Education's pupil capacity listing, it is necessary to offer the school and property at "no cost" to the neighbouring school boards and to the Ontario Realty Corporation. All other public bodies may make an offer using "fair market value" as a guideline in negotiating a price.
- 4) The Board must allow 90 days for area public bodies to respond.
- 5) If there is no interest from the other public bodies within 90 days, and only after written evidence has been provided to the Minister of Education that notice was given and no offer was received, the building and property can be sold or leased to the general public.
- 6) If a sale or lease is not made within 3 years of the expiration of the 90-day period, the Board must go through the process again.
- 7) An independent certified appraiser is used to establish a range for the fair market value of the building and property.