HWDSB/City of Hamilton Memorandum of Agreement in Stadium Precinct
Background

- Council correspondence from HWDSB received at February 27, 2013 Council meeting
- Staff requested to report back to GIC
Context

• Stadium Precinct Plan
• HWDSB Accommodation Review Committee (ARC)
• Recreation Needs Assessment
Stadium Precinct Plan

• Direction to develop a plan in December, 2011
• Linked to Neighbourhood Development Work
• February to June 2012 series of engagement meeting with residents and other key stakeholders
Stadium Precinct Plan

• Outcomes included:
  – Definition of “Precinct”
  – Description of the types of investments and activities that would build a more vibrant neighbourhood
  – High level analysis of the opportunities for development or re-development
The Stadium Precinct
A “Phased” Approach to Planning
Stadium Precinct Plan

• In late 2012 and into 2013 resident engagement continued to discuss demolition of Ivor Wynne Stadium and begin to develop more concrete plans regarding development and re-development opportunities.

• Desired outcome was to have full plan with costing and timelines by end of Q2 2013.
Recreation Needs a High Priority

- Need for programs for local children
- Pool currently not very accessible for all ages
- Skating – support for informal outdoor winter skating
- Gymnasium – need for “open gym” for dance, gymnastics, pick up sports (e.g., basketball, volleyball, etc.) and fitness programs for all ages
- General space needs for: art, music, computer labs (computer courses), kitchen (cooking classes), etc.
- Need of community room – parties, rentals
- Need for outdoor space for local sports as well as leisure activities
- Seniors – request for separate facility including a full range of recreational activities separate from a recreation centre for the community
HWDSB North ARC

• While the Precinct Plan has been developing the HWDSB had an ARC looking at the future of lower city schools
• On May 28, 2012 HWDSB Trustees ratified a motion to construct a new “centrally located” secondary school and close down SJAM, Delta and Parkview
• In January, 2013 the HWDSB received $31.8M for the construction of a new secondary school in the lower city
A Joint Initiative

• Construct an integrated facility that includes a new secondary school for approximately 1,250 students and a community centre including:
  – A “two tank” pool – lanes and leisure
  – Youth centre space
  – Dance/fitness space
  – Community rooms available for all ages
  – Access to triple gym and other amenities in the school
Rendering #2
Project Cost

• Estimated cost of $16-18M for community centre
• Class D Cost Estimate prepared by Clare Randall Smith Pendlebury Cost Consultants Ltd
• Cost based on current competitively tendered construction costs for Schools and Recreation Centres from data base of similar projects, including recent projects in the Hamilton and Burlington area
• Standard High School and Municipal Recreation Centre construction materials and methods were assumed for the most part
• The plans, renderings and project descriptions provided by Diamond Schmitt Architects were used as the basis for quantities.
• The costing includes a premium for the cladding system over conventional school board construction as represented on the renderings.
Recommendations

• Enter into an agreement to move forward on this joint initiative because:
  – It is less costly than developing a similar community centre independently
  – It advances neighbourhood revitalization in the Precinct
  – It leverages investments by HWDSB
  – It addresses needs in the area
Issues for Consideration

• Re-zoning is likely necessary
  – Site has two zoning classifications
• A portion of the area is privately held and a re-zoning application already in progress
• Funding
• Timing of construction
  – School must be open by August, 2016
  – Pan Am Games
Alternatives

- Decline to work with HWDSB on this joint initiative
- Revisit opportunities for community and recreation investments in Stadium Precinct when plan is presented
- HWDSB would look at other options within the Precinct or in other areas of the City to build the new secondary school
Questions