



Hamilton

**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



Hamilton

# Context

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



Hamilton

# 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



Hamilton

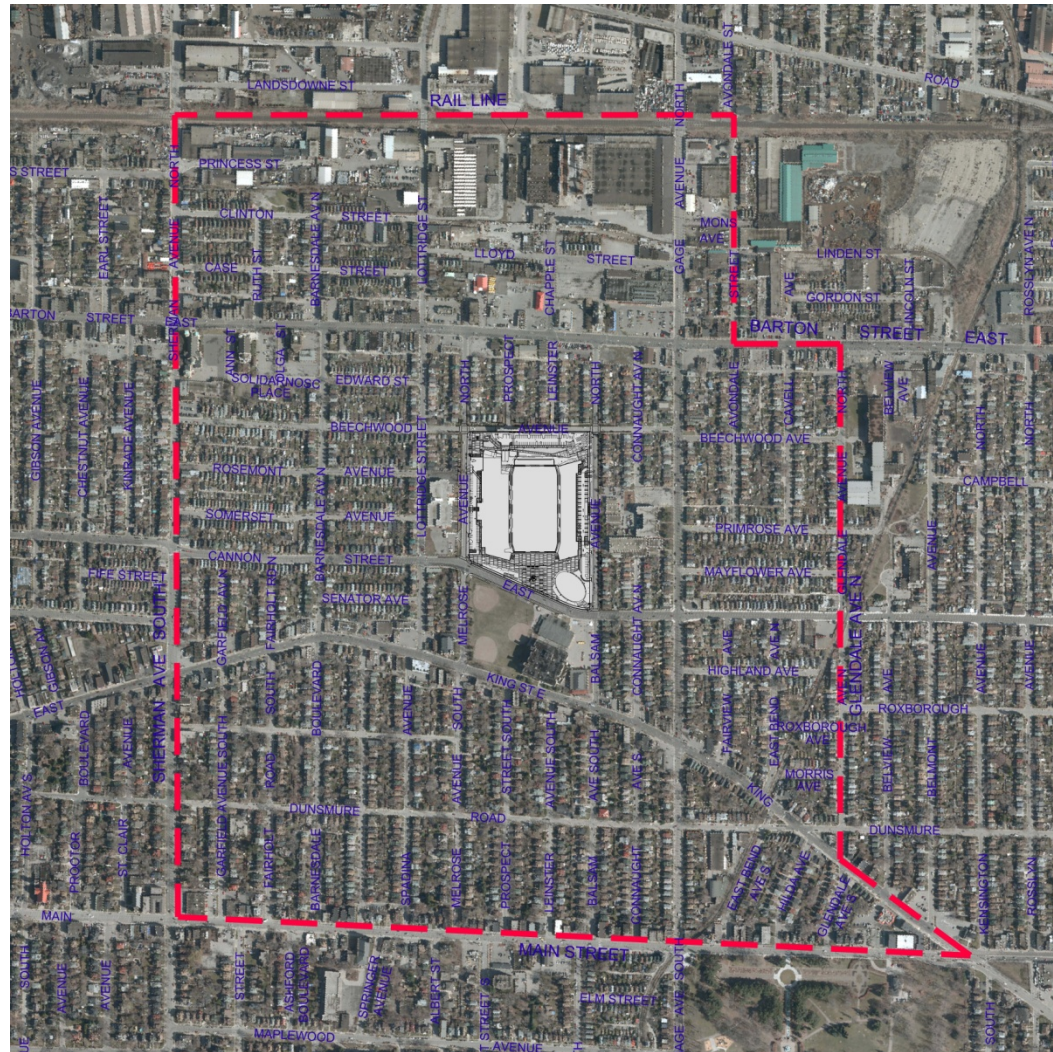
# Stadium Precinct Plan

- 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



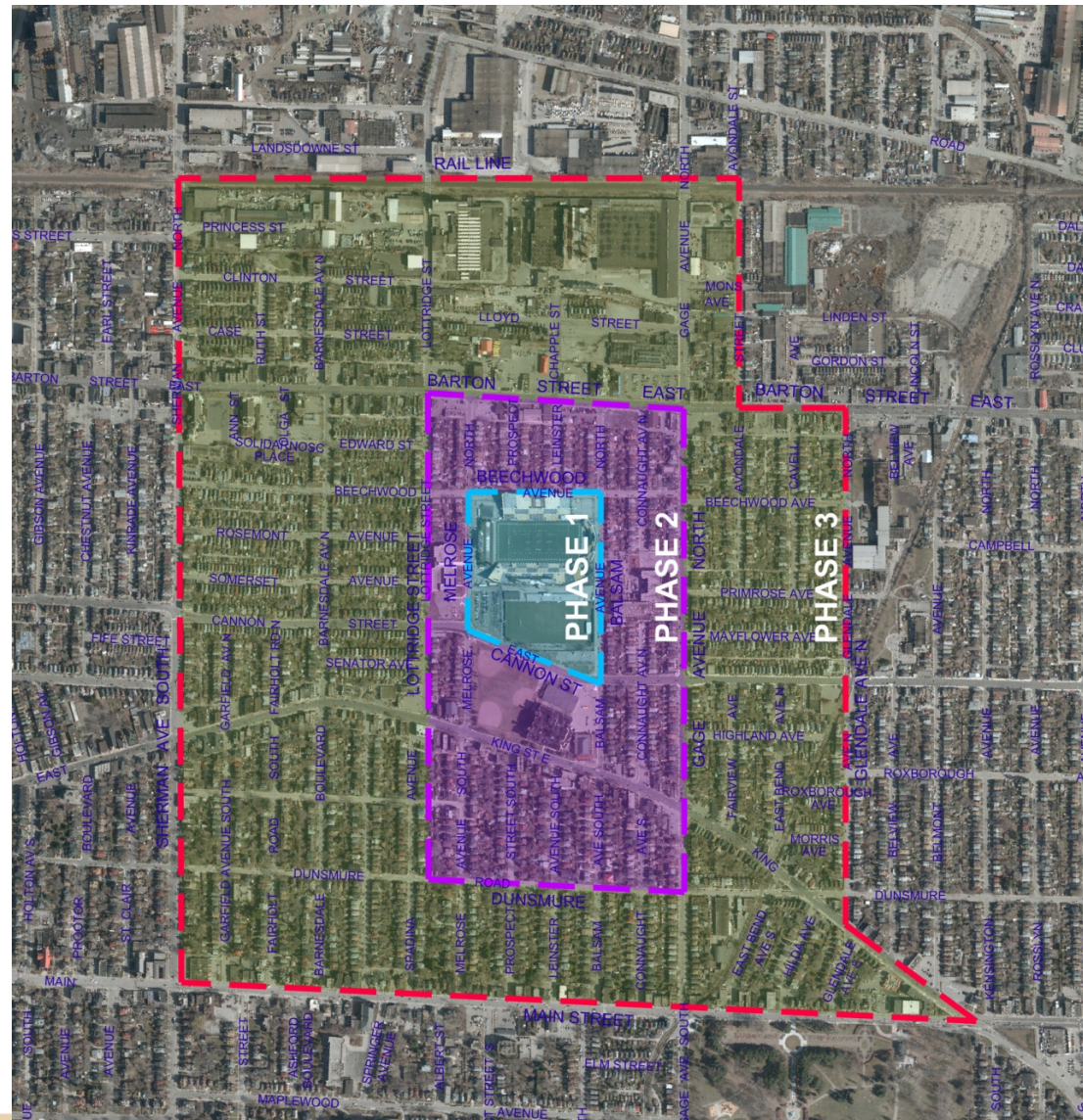
Hamilton

# The Stadium Precinct



Hamilton

# A “Phased” Approach to Planning



Hamilton



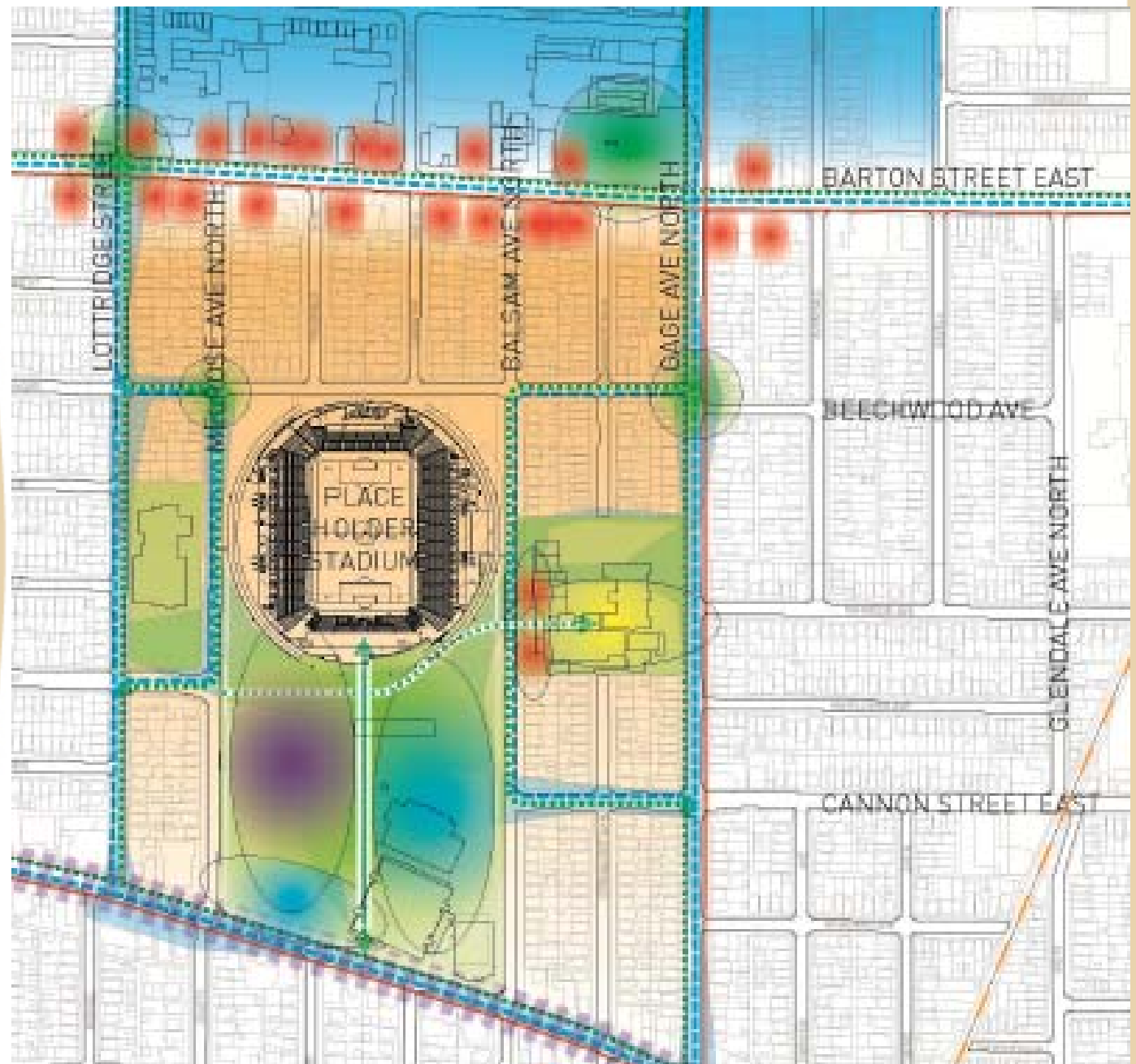
Hamilton







Hamilton



# 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



Hamilton

# 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 (eg. 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



Hamilton

# 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



Hamilton

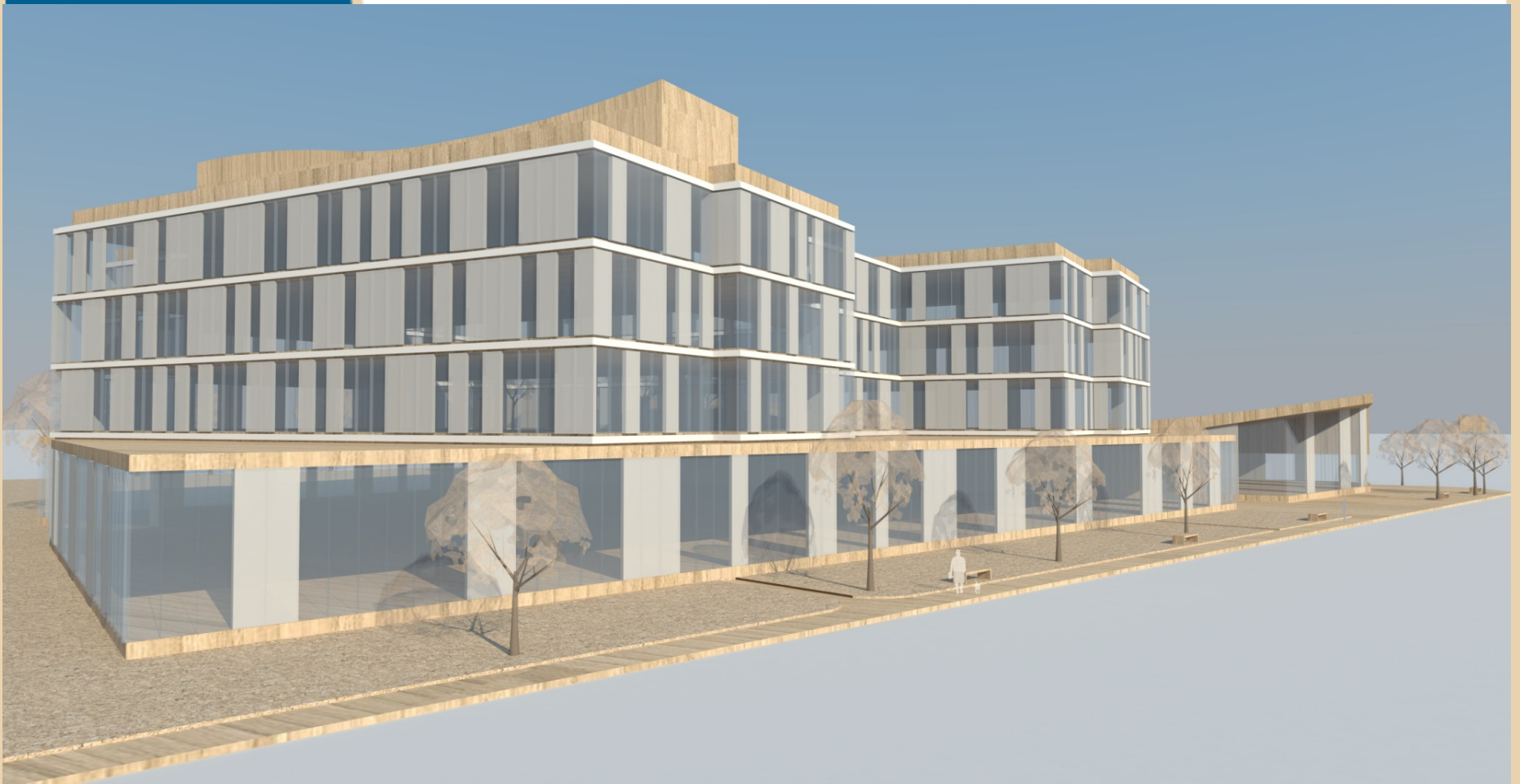
# A Joint Initiative

- 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

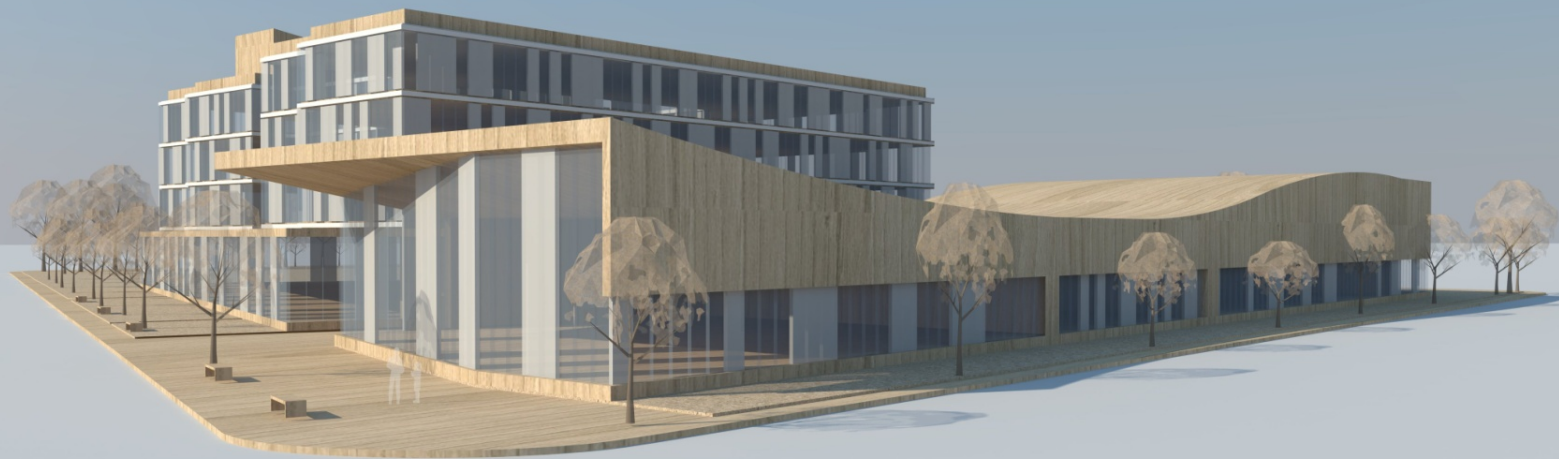


Hamilton

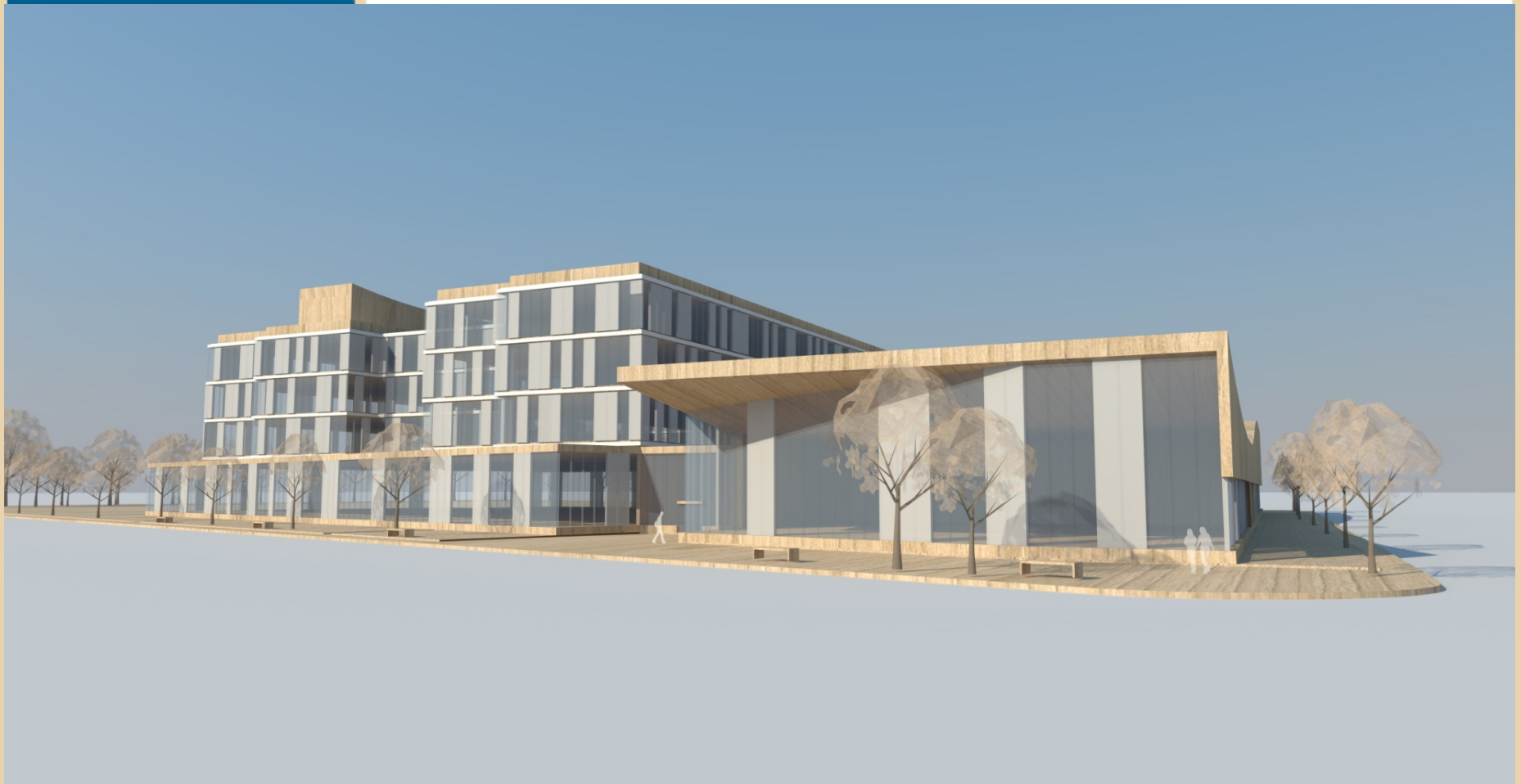
# Rendering #1



# Rendering #2



# Rendering #3





# 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.



Hamilton

# 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



Hamilton

# 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



Hamilton

# 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



Hamilton

# Questions



Hamilton