



CITY OF HAMILTON
COMMUNITY AND EMERGENCY SERVICES DEPARTMENT
Recreation Division

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| TO: | Chair and Members Emergency & Community Services Committee |
| COMMITTEE DATE: | June 9, 2014 |
| SUBJECT/REPORT NO: | Field Renovations on Adjacent Lands (CES14021) (Wards 7 & 9) |
| WARD(S) AFFECTED: | Wards 7 & 9 |
| PREPARED BY: | Brad Walker 905-546-2424 Ext. 4610 |
| SUBMITTED BY: | Joe-Anne Priel General Manager Community and Emergency Services Department |
| SIGNATURE: | |

RECOMMENDATION

- (a) That the City of Hamilton negotiate and enter into a Licence Agreement with the Hamilton Wentworth Catholic District School Board (HWCDSD), based on the terms, to have access and continued use of City of Hamilton owned property adjacent to school board lands located at 200 Acadia Drive, Hamilton for the purpose of renovating and housing a portion of the current sports field on two properties owned separately by the HWCDSD and City of Hamilton;
- (b) That the City of Hamilton negotiate and enter into a Licence Agreement with the Hamilton Wentworth District School Board (HWDSB), based on the terms, to have access and continued use of City of Hamilton owned property adjacent to school board lands located at 108 Highland Road West, Hamilton for the purpose of renovating and housing a portion of the current sports field on two properties owned separately by the HWDSB and City of Hamilton;
- (c) That the Mayor and City Clerk be authorized and directed to execute separate Licence Agreements between the City of Hamilton, the HWDSB and HWCDSD for use of the respective shared properties located at 200 Acadia Drive, Hamilton and 108 Highland Road West, Hamilton, in a form satisfactory to the City Solicitor; and,
- (d) That the General Manager of Community and Emergency Services or designate be granted the delegated authority to approve any changes to the Licence Agreement between the City of Hamilton and the HWDSB and the City of Hamilton and the HWCDSD and to execute any related or ancillary documentation as may be required to give effect thereto, in a form satisfactory to the City Solicitor.

EXECUTIVE SUMMARY

St. Jean de Brebeuf Catholic Secondary School (HWCDSB) was opened in 1988. At that time the property owned by the school board was not large enough to support the placement of a full sports field. The Board accessed part of City of Hamilton owned land adjacent to the school property to construct a sports field however no agreement was executed. The property has been in utilized and maintained by the Board since the school opened in 1988. The St. Jean de Brebeuf grading and drainage plan/site map is attached as Appendix "A" to Report CES14021.

The HWCDSB has reviewed their current sports fields and concluded that the sports field at St. Jean de Brebeuf Catholic Secondary School needs to be completely renovated due to current natural turf conditions, drainage and grading in order to provide a high quality facility for competitive play and school programming. The school board has requested permission from the city to renovate the field given that part of the field is located on city owned land. The current field is adjacent to City of Hamilton property known as Billy Sherring Park which currently houses four natural turf pitches and other park facilities.

Saltfleet District High School (HWDSB) was opened in 1996. It was determined prior to construction of the high school that the school board did not own enough land to accommodate the construction of a full sports field. Saltfleet School Information Report and Construction Preliminary Plan is attached as Appendix "B" to Report CES14021. The HWDSB requested, and was granted permission by the former Municipality of Stoney Creek through Committee on November 8, 1994 to construct part of the sports field on adjacent city owned lands. These lands had been designated by the Municipality of Stoney Creek as future parkland. The land boundaries are shown on Appendix "B" to Report CES14021.

The HWDSB recently completed a review of the sport facility at Saltfleet District High School concluding that the sports field needs to be renovated due to current natural turf conditions, drainage and grading in order to provide a high quality facility for competitive play and school programming. The school board has requested permission from the city to renovate the field given that part of the field is located on city owned land.

Licence agreements will be executed with both school boards that will cover off access to the city owned properties for the purpose of maintaining sports fields in those locations. The Agreements will also cover off ongoing community access to the fields as well as the school boards' responsibility for ongoing field maintenance.

Alternatives for Consideration –Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: There are no financial implications associated with Report CES14021.

Staffing: There are no staffing implications associated with Report CES14021.

Legal: There are no legal implications associated with Report CES14021.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

West Mountain Area (Heritage Green) Secondary Plan - Urban Hamilton Official Plan
Saltfleet District High School is located in the West Mountain Area (Heritage Green) Secondary Plan as shown in Appendix “C” to Report CES14021. The part of the sports field owned by the school board is designated on the land use plan as “*Institutional*”. The part of the field owned by the city is designated as “*Community Park*”.

Community parks are meant to provide opportunities for more intense recreation amenities, with parking, easy access and support buildings which require larger land areas. The continued use of the city owned land for a sports field would reduce the amount of land available for a future community park. However, access to the track and sports field would assist in addressing community recreational needs in a manner consistent with the use of parkland.

RELEVANT CONSULTATION

Consultation with the HWCDSB (Controller of Plant) and HWDSB (Accommodation and Planning staff) have been completed. Both boards are prepared to move forward as outlined above.

Public Works (Parks) staff was consulted on the proposed renovations to the fields. They are supportive of continuing the existing arrangements at both school sites and have identified that they have no concerns with the current locations and how they are utilized. However, Parks staff identified that there could potentially be some ongoing liability concerns due to the schools conducting their programs on City of Hamilton property. The agreements with each of the school boards will contain adequate insurance and indemnity provisions to mitigate these concerns.

Risk Management staff will ensure the final agreements include appropriate insurance and indemnity provisions.

ANALYSIS AND RATIONAL FOR RECOMMENDATION

The HWCDSB and HWDSB currently utilize the subject properties for the purpose of athletics and events and have done so for many years without issue (HWDSB site – 18 years, HWCDSB site – 26 years). The continued use of the city owned portion of these properties for sport fields will allow the school boards to renovate and upgrade the existing fields. The upgrades will ensure continued access to quality sport fields for the communities in which the sport fields are located.

Licence agreements with both the HWDSB and HWCDSB will stipulate that each respective school board be responsible for the following:

1. Design work and associated costs for land and construction.
 - a. Construction of turf field playing spaces.
 - b. Construction/revitalization of current running tracks.
 - c. Drainage connection from adjacent field spaces.
 - d. Restored surroundings to same state or better.
2. Ongoing maintenance of lands.

ALTERNATIVES FOR CONSIDERATION

None

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

Strategic Priority #1

A Prosperous & Healthy Community

WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.

Strategic Objective

- 1.2 Continue to prioritize capital infrastructure projects to support managed growth and optimize community benefit.
- 1.5 Support the development and implementation of neighbourhood and city wide strategies that will improve the health and well-being of residents.

APPENDICES AND SCHEDULES ATTACHED

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| Appendix "A" to Report CES14021: | HWCDSB: St. Jean de Brebeuf grading and drainage plan/site map |
| Appendix "B" to Report CES14021: | HWDSB: Saltfleet School Information Report and Construction Preliminary Plan |
| Appendix "C" to Report CES14021: | West Mountain Area – Heritage Green Secondary Plan |