

8.16



Hamilton

Construction in the Stadium Precinct

September 4, 2014



Overview of Council Direction

- City Manager, in conjunction with the Mayor and Ward 3 Councillor supervise conversations among those responsible for the future of the Scott Park lands
- To be included in the conversation were Bernie Morelli Centre, new high school, Jimmy Thompson Pool, parking requirements, playing fields and open spaces
- Timely report made back to Council



Actions Taken Based On Direction

- City staff met several times with HWDSB staff to explore construction alternatives
- Updates were provided to the Mayor, Ward Councillor and City Manager on progress
- City staff from various departments reviewed options to determine most viable direction from a City perspective
- On August 25, 2014, City and HWDSB representatives met to review the process and timing of reports to both Council and the Board of Trustees



Stadium Precinct

- Defined by Community in 2012
- Full Precinct defined as Sherman to Glendale, Tracks to Main
- Agreement to focus on area from Lottridge to Gage, tracks to King for initial projects and investment (Phase 1&2)





Our Current Situation at Scott Park

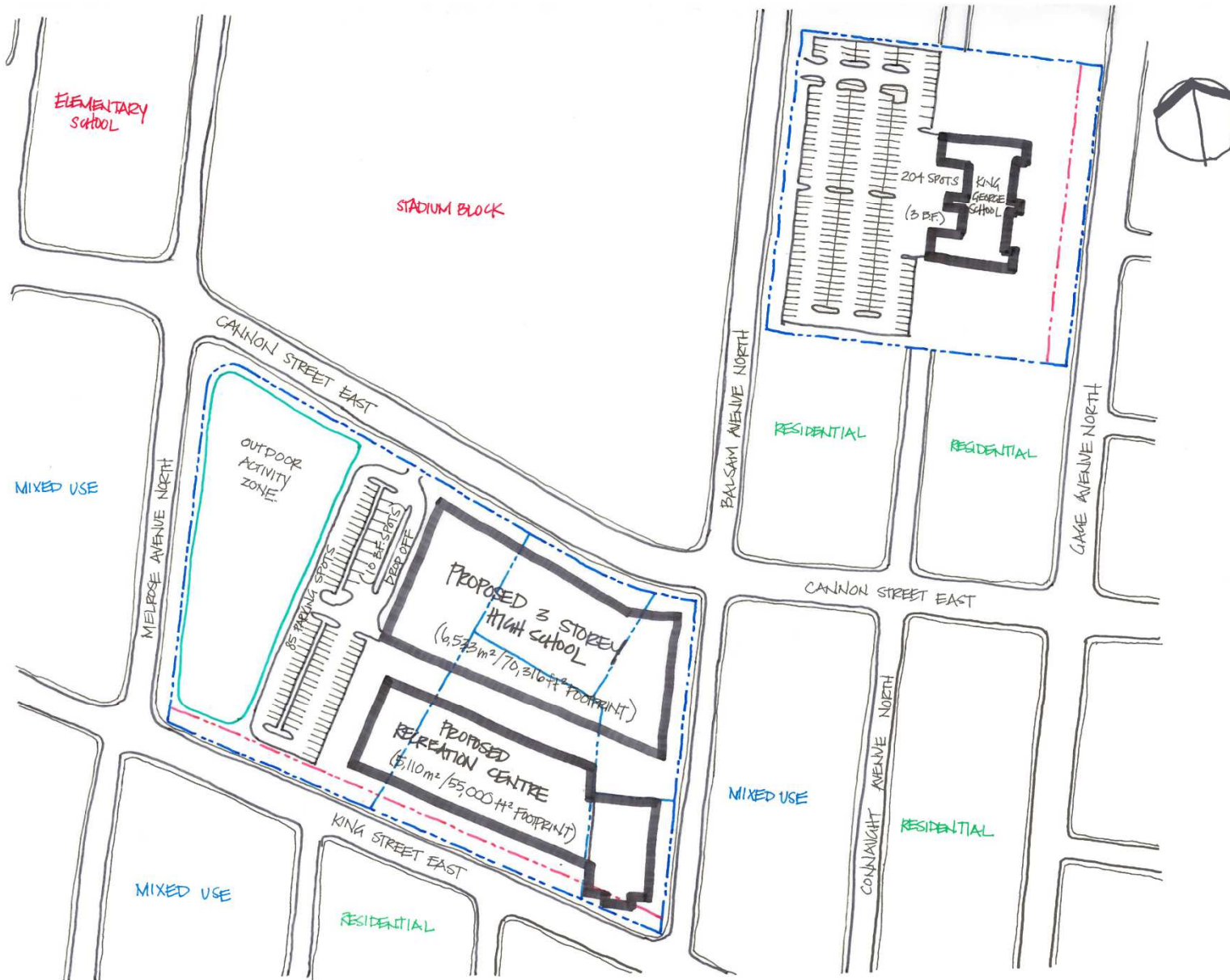


Property Line

0 0.005 0.01 0.02 0.03 0.04 Kilometers

Planning and Accommodation 2013

Proposed Construction Layout



SK-4

Total Site Area: 7.05 Acres
 HWDSB Site Area: 1.65 Acres
 City Site Area: 5.40 Acres

Note: Massing study only,
 applicable zoning to be reviewed

MSA

157 Catharine St. N., Hamilton, ON L8L 4S4
www.msarch.ca T 905.526.6700 F 905.526.0906



Elements Included in This Approach

- Two storey Bernie Morelli Centre
- Three storey high school
- Onsite parking for Bernie Morelli Centre (85 spaces + 10 BF)
- Green space (no playing fields)
- Offsite parking at former Parkview site (204 spaces + 3 BF)
- 50-50 split of cost of new Brian Timmis Field at Dominion Glass site
- Demolition of Scott Park Arena, former Parkview and Scott Park Schools in fall 2014



Implementation Considerations

- Rezoning of the entire site is necessary
- Two traffic signals required (Cannon/Balsam and King/Balsam)
- HWDSB requires additional 0.18 acres of land for new school footprint
- “Land swap” required to accommodate the new positioning of buildings
- Relocation of baseball
- Storm Water Management can be addressed through design
- Level of integration of Jimmy Thompson pool



“Pros” of This Approach

- Meets Council objective of fully separate facilities
- Design would look more integrated (height, positioning, etc.)
- More onsite parking for Bernie Morelli Centre
- Large offsite parking for use by HWDSB and City
- Largely conforms to Precinct Master Plan developed in 2013



Challenges of This Approach

- Land swap is necessary
- Baseball diamonds cannot be accommodated at Scott Park



Scott Park Baseball

- Scott Park Baseball would prefer to stay at Scott Park
- Long history of playing at Scott Park
- Impact of moving to a new location is unknown but fear is that some families will find it a barrier
- Games currently occur 6 days/week (May to end of Aug)
- Baseball will be impacted by Pan Am (2015) and construction (2016, 2017) regardless of layout of buildings



Scott Park Baseball

- Staff have identified short and long term mitigation strategies
- Short term possibilities include Montgomery Park (3.6km east of Scott Park) which does not have baseball programming currently and has other amenities besides the baseball diamonds (spray pad, washrooms, shelter)
- Long term potential is at Dominion Glass site (less than 1km from Scott Park)



Recommendation Summary

- Design and build based on presented layout
- Work with HWDSB to demolish Scott Park Arena and former Scott Park school (fall 2014)
- Work with HWDSB to design Bernie Morelli Centre and new high school (construction to be separate)
- Facilitate the sale of approximately 0.18 acres of land at Scott Park to HWDSB
- Begin City initiated rezoning of Scott Park



Timing and Next Steps

- Committee decision today and Council decision September 10, 2014
- HWDSB Board of Trustees meeting end of September, 2014
 - Both bodies need to agree on construction approach or revert to “status quo” which would have each entity construct on their own land
- Jimmy Thompson pool report to come to committee and council in the future
- Construction completion target is September 2017



Hamilton

Questions