

Jessica Brennan MLS, MSW  
Chair of the Board  
905-527-5092 ext. 2279



October 17, 2014

Mayor Bratina  
City of Hamilton  
71 Main Street West  
Hamilton, ON L8P 4Y5

Dear Mayor Brantina,

At our Board Meeting held on Monday September 29, 2014, Hamilton-Wentworth District School Board Trustees approved the following motion related to the North School Site:

RESOLUTION #14-98: That the following report of the Special Standing Committee - September 22, 2014 be approved, including:

**9. North School Site Update**

**CARRIED** on the following division of votes:

In favour (9) Trustees Bishop, Brennan, Glauser, Hicks, Johnstone, Orban, Simmons, Turkstra and White.  
Student Trustees Tobias-Murray and Kamran.

Opposed (1) Trustee Mulholland.

Please find attached a copy of the report that was approved.

In terms of the demolition of Scott Park Secondary School, I wholly anticipate demolition will take place prior to the Pan Am games and the lot will be available for parking.

The Board of Trustees looks forward to working with the City of Hamilton on this project.

Sincerely,

A handwritten signature in cursive script that reads 'Jessica M. Brennan'.

Jessica Brennan  
Chair of the Board  
Hamilton-Wentworth District School Board



## EXECUTIVE REPORT TO STANDING COMMITTEE

**TO:** STANDING COMMITTEE

**FROM:** Dr. John Malloy, Director of Education

**DATE:** September 22, 2014

**PREPARED BY:** Daniel Del Bianco, Senior Facilities Officer

**RE:** North Secondary School Site Location

Action

Monitoring

**Recommended Action:**

- a) That the new north secondary school be located at the southwest corner of Cannon Street East and Balsam Street with associated parking located on the former Parkview Secondary School site and the playfield constructed, in conjunction with the City of Hamilton, on the former Dominion Glass site (Appendix-A).
- b) That the Superintendent of Business be authorized to enter into all relevant land use agreements for the purposes executing the necessary transactions as outlined in this report, provided that:
  - 1) The HWDSB is in compliance with the various provisions of the Education Act;
  - 2) All terms and conditions in the Agreements are in a form satisfactory to the Board's solicitor and;
  - 3) The HWDSB has received Ministry of Education approvals as required.

**Rationale/Benefits:**

The proposed recommendation would see the construction of the new north secondary school (3-storey, 1,250 pupil places, approx. 167,000 sq/ft) stretching west along Cannon Street East from the Balsam Street corner (Appendix-B) and the new Bernie Morelli Centre fronting onto King Street from the Balsam Street corner. The balance of the property would consist of limited on-site parking (including barrier free spaces) and green space. Aside from the barrier free spaces, all other school related parking would be located on the former Parkview Secondary School site.

**Land-Exchange/ Purchase**

The proposed recommendation would require the HWDSB to purchase +/-0.18 acres of land from the City of Hamilton to accommodate the footprint of the new north secondary school (+/-1.65 acres) on the preferred location south of Cannon Street. Additionally, a "land-exchange" with the City would be required in order to facilitate the location and construction of the new Bernie Morelli Centre (fronting onto King Street) on a portion of the expropriated former Scott Park site.

**Design and Construction:** For continuity of design, the HWDSB and City staff will work to retain the same architect to design a working concept for the lands in question and both facilities where feasible. Construction will be separately tendered. The reconfiguration of the new north secondary school south of Cannon Street will enable HWDSB to better locate the school with a wider footprint in accordance with its preferred design elements. The City has agreed to initiate a zoning by-law amendment to address the land use planning needs for both developments.

**Demolition:** The demolition of both Scott Park school and Scott Park Arena will proceed in the Fall of 2014 under a common RFP process. The vacant sites (including Parkview) would be made available for parking during the Pan Am games.

**Playfields:** The playing field for the new north secondary school will be located at the City's Dominion Glass site that is currently being redeveloped. It is proposed that the HWDSB and the City jointly construct the new, artificial turf for Brian Timmins Field (Appendix-A).

**Parking:** Parking for the new north secondary school will be situated on the former Parkview Secondary School site. Preliminary designs estimate that the Parkview site will be able to accommodate approximately 200 parking spaces. Barrier free parking will be made available at the school location.

**King George:** King George is not impacted under this scenario and could potentially be declared surplus by the Board in the future. The City is moving forward with the heritage designation process.

**Timing:** Construction of the new north secondary school will commence immediately following the completion of the Pan Am games in the Summer of 2015, with a target opening date of September 2017.

The recommended configuration of locating the new north secondary school and the Bernie Morelli Centre on the same site, as outlined above, provides the HWDSB and the City of Hamilton with a viable solution for both new facilities over the short- and long-term.

**Background:**

In February 2013, Hamilton-Wentworth District School Board (HWDSB) received \$31.8 million in funding for the construction of a 1,250 pupil place secondary school to be centrally located between Sir John A. Macdonald and Delta secondary schools. The approval to construct a new secondary school came as a result of an 18-month secondary school accommodation review process which recommended the closure of Sir John A. Macdonald, Delta and Parkview secondary schools and the construction of a new facility. The Ministry of Education approved funding for the project under the condition that the new school would be operational by September 2016.

On October 28, 2013 the Board approved the following motion which located the new north secondary school on the Parkview/ King George site with associated parking on the Scott Park site. Since that time the HWDSB has expropriated the former Scott Park site (1.47 acres); however the potential designation of the former King George school has presented a number of challenges and delayed the start of this project.

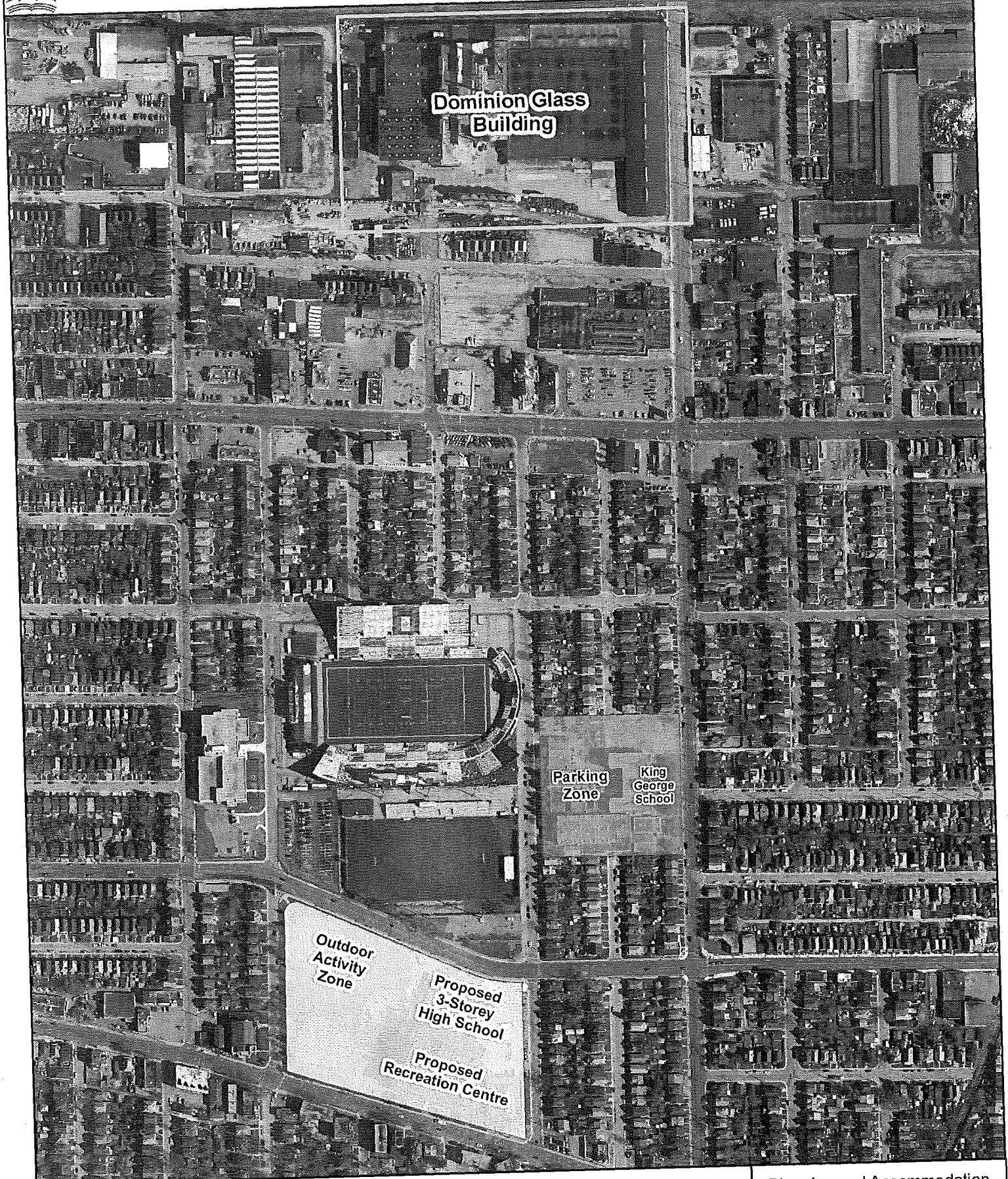
City Council, at its meeting of June 25, 2014 approved the following motion: "That the City Manager, in conjunction with the Mayor, as he wishes, and the Ward 3 Councillor, be asked to supervise discussions among the following, and not limited to, organizations responsible for the future of the current Scott Park Lands including the Bernie Morelli Seniors Centre, the school site, Jimmy Thompson Pool, parking requirements for current and future needs, playing fields and open spaces, and that a timely report be made back to Hamilton City Council through its appropriate committees."

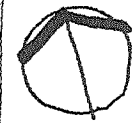
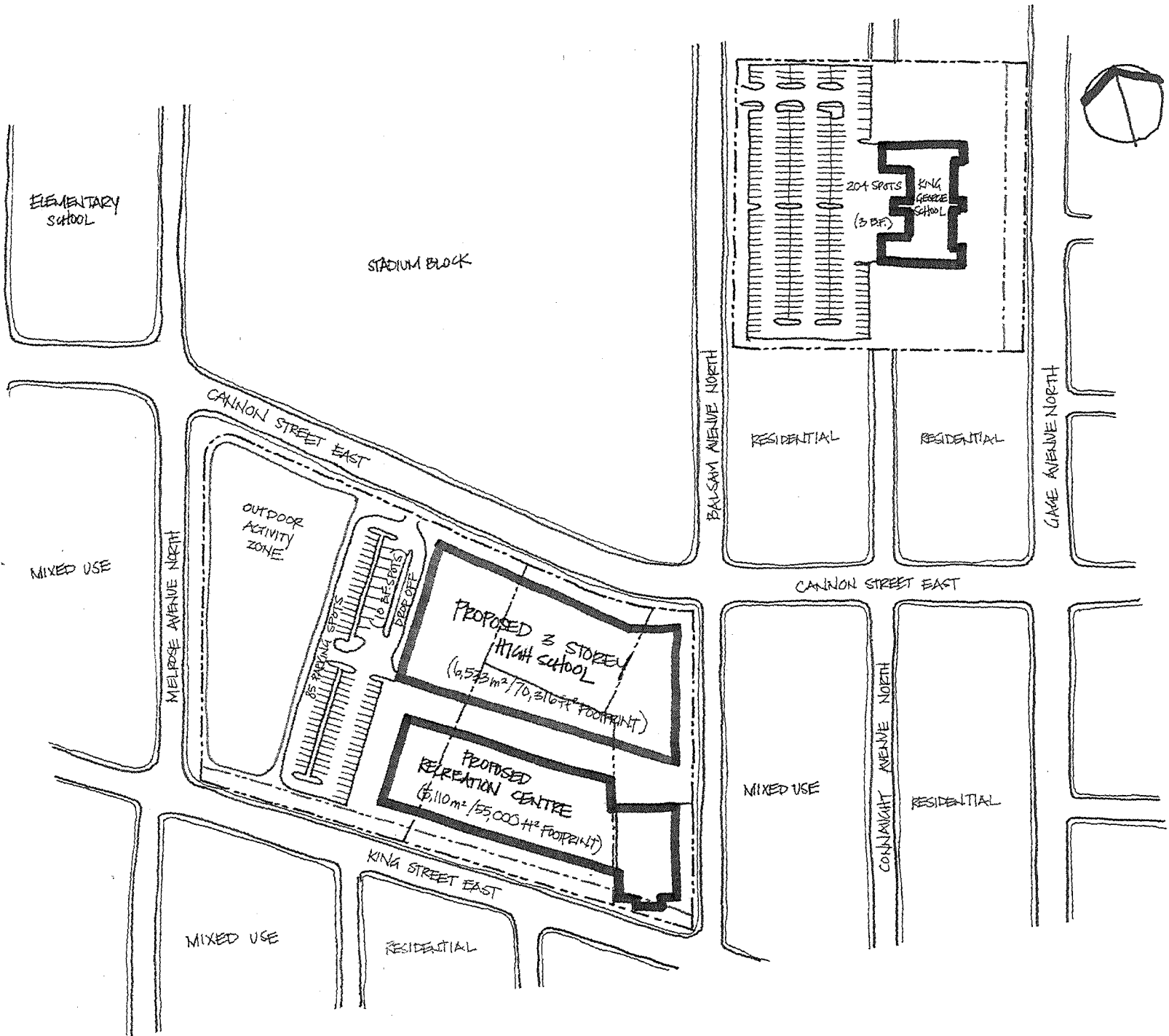
HWDSB and City staff members met several times and with the assistance of McCallum Sather Architects Inc. (MSA) developed the following recommendations and the proposed site massing plan (Appendix B). At their meeting on September 10, 2014, City Council passed the following motions related to construction projects in the Stadium Precinct. The complete report prepared by the City of Hamilton has been included as Appendix-C of this report.

- a) That City of Hamilton, design and build the Bernie Morelli Centre and related amenities including parking and green space in accordance with building massing drawing attached as Appendix B to Report CM14014;
- b) That the City work with the Hamilton-Wentworth District School Board (HWDSB), in accordance with City of Hamilton By-law #13-317, Procurement Policy #12 – Cooperative Procurements, to secure a contractor to complete the demolition of Scott Park Arena and the former Scott Park Secondary School;
- c) That the City work with the Hamilton-Wentworth District School Board (HWDSB), in accordance with City of Hamilton By-law #13-317, Procurement Policy #12 – Cooperative Procurements, to secure a proponent to complete the design of the Bernie Morelli Centre and the new secondary school;
- d) That the city owned lands as identified through Report CM14014, be declared surplus to the requirements of the City of Hamilton in accordance with the “Sale of Land Policy By-law”, being By-law No. 14-204;
- e) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to sell approximately 0.18 acres and to undertake the necessary land exchange with the Hamilton Wentworth District School Board in accordance with the “Sale of Land Policy By-law”, being By-law 14-204;
- f) That the Mayor and Clerk be authorized and directed to execute any necessary documents related to the sale of land, in a form satisfactory to the City Solicitor; and,
- g) That Planning and Economic Development Department staff be directed and authorized to proceed with a City initiated rezoning of the subject lands to facilitate the proposed Bernie Morelli Centre and new secondary school.
- h) That Report CM14014, respecting Construction Projects in the Stadium Precinct, including recommendations (a) through (g), be forwarded to the Hamilton-Wentworth District School Board for their consideration.

The recommended configuration approved by Council on September 10, 2014 mirrors the Pan Am Precinct Master Plan (May 2013) and is in keeping with the expectations and discussions held between the City and the local community.

# New North Secondary Site





# 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

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Hamilton

**CITY OF HAMILTON**  
**CITY MANAGER'S OFFICE**

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	September 4, 2014
<b>SUBJECT/REPORT NO:</b>	Construction Projects in the Stadium Precinct (CM14014) (Ward 3)
<b>WARD(S) AFFECTED:</b>	Ward 3
<b>PREPARED BY:</b>	Paul Johnson 905-546-2424 ext.5598 Janice Atwood-Petkovski 905-546-2424 ext.4636 Rom D'Angelo 905-546-2424 ext.4617 Steve Robichaud 905-546-2424 ext.4281 Jack Brown 905-546-2424 ext.2723 Chris Herstek 905-546-2424 ext.4689 Bill Farkas 905-546-2424 ext.7019
<b>SUBMITTED BY:</b>	Chris Murray City Manager
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That City of Hamilton, design and build the Bernie Morelli Centre and related amenities including parking and green space in accordance with building massing drawing attached as Appendix B to report CM14014;
- (b) That the City work with the Hamilton-Wentworth District School Board (HWDSB), in accordance with City of Hamilton By-law #13-317, Procurement Policy #12 – Cooperative Procurements, to secure a contractor to complete the demolition of Scott Park Arena and the former Scott Park Secondary School;
- (c) That the City work with the Hamilton-Wentworth District School Board (HWDSB), in accordance with City of Hamilton By-law #13-317, Procurement Policy #12 – Cooperative Procurements, to secure a proponent to complete the design of the Bernie Morelli Centre and the new secondary school;
- (d) That the city owned lands as identified through Report CM14014, be declared surplus to the requirements of the City of Hamilton in accordance with the "Sale of Land Policy By-law", being By-law No. 14-204;

**SUBJECT: Construction Projects in the Stadium Precinct (CM14014) (Ward 3) -  
Page 2 of 8**

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- (e) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to sell approximately 0.18 acres and to undertake the necessary land exchange with the Hamilton Wentworth District School Board in accordance with the "Sale of Land Policy By-law", being By-law 14-204;
- (f) That the Mayor and Clerk be authorized and directed to execute any necessary documents related to the sale of land, in a form satisfactory to the City Solicitor; and,
- (g) That Planning and Economic Development Department staff be directed and authorized to proceed with a City initiated rezoning of the subject lands to facilitate the proposed Bernie Morelli Centre and new secondary school.

### **EXECUTIVE SUMMARY**

City Council, at its meeting of June 25, 2014 approved the following: "That the City Manager, in conjunction with the Mayor, as he wishes, and the Ward 3 Councillor, be asked to supervise discussions among the following, and not limited to, organizations responsible for the future of the current Scott Park Lands including the Bernie Morelli Seniors Centre, the school site, Jimmy Thompson Pool, parking requirements for current and future needs, playing fields and open spaces, and that a timely report be made back to Hamilton City Council through its appropriate committees."

It was determined that a possible alternative placement of the Bernie Morelli Centre and the high school on the Scott Park property could be achieved. The recommended configuration is illustrated in Appendix B to Report CM14014.

It is important to note that the recommended configuration in Report CM14014 requires approval from both Council as well as the HWDSB Board of Trustees. If Report CM14014 is approved at General Issues Committee and ratified at Council then this recommended configuration would be presented to the HWDSB Board of Trustees at the end of September. If this configuration is not approved by either organization then the approach to construction will revert to the "status quo" which is that the City will build the Bernie Morelli Centre on City owned land at Scott Park.

The recommended configuration includes a two storey 55,000 square foot (approximately) Bernie Morelli Centre along King Street East stretching west from the Balsam Street corner. The new high school would be a three storey building stretching west along Cannon Street East from the Balsam Street corner. The configuration would provide up to 85 on-site parking spaces and additional barrier-free spaces. The remaining land at Scott Park would be green space.



**SUBJECT: Construction Projects in the Stadium Precinct (CM14014) (Ward 3) -  
Page 3 of 8**

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Additional parking would be provided at the current Parkview Secondary School site. The current school would be demolished and an estimated 204 parking spaces would be constructed.

The playing field for the new secondary school would be located at the Dominion Glass site that is currently being redeveloped. It will include the new Brian Timmis Stadium and additional community recreation amenities. The HWDSB will contribute 50% of the costs for the construction of the new Brian Timmis Field.

In order to accommodate the increased pedestrian traffic to the new school and Bernie Morelli Centre, it is proposed that traffic signals be installed at the corner of King and Balsam and the corner of Cannon and Balsam. The costs of these signals will be shared by the HWDSB and the City.

To accommodate the new school, the HWDSB will require an additional 0.18 acres. It is recommended that the City sell this property to the HWDSB.

Under the recommended configuration, the Bernie Morelli Centre will be constructed on land expropriated by the HWDSB. This will require the City "swapping" parcels of land with the HWDSB in order to accommodate optimal site utilization. The determination of the compensation will carry on without involving or financially implicating the City in any way. The process of determining compensation does not impede a land swap because the land is now owned by the HWDSB.

Based on the concept plans provided, a preliminary zoning review has been undertaken. The proposed Bernie Morelli Centre and the proposed high school would require variances to the zoning by-law regulations with respect to building height, setbacks and parking. Planning staff have recommended that the appropriate course of action would be to change the zoning on the HWDSB lands to a Community Institutional I2 Zone in Zoning By-law 05-200 which permits a secondary school. Through this rezoning process, off-site parking permissions could be incorporated into a site specific zoning by-law which would allow for the required parking for the secondary school to be provided on the Parkview lands. A City initiated zoning by-law amendment would be consistent with the approach taken to facilitate the redevelopment of Ivor Wynne Stadium.

As both the City and the HWDSB would like to demolish existing buildings (the former Scott Park School and Scott Park Arena) in the fall of 2014, it is recommended that the demolition occur concurrently. It is also recommended that given the close proximity of the new secondary school to the Bernie Morelli Centre that the design of the facilities be coordinated and procured together as well. Construction would then be separately tendered.

This configuration will necessitate the re-location of the baseball diamonds currently located at Scott Park. Recreation staff have identified other baseball diamonds to accommodate the Scott Park baseball program in the short term (during Pan Am

**SUBJECT: Construction Projects in the Stadium Precinct (CM14014) (Ward 3) -  
Page 4 of 8**

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Games and construction at Scott Park) and the new park at Dominion Glass is an option in the long term.

***Alternatives for Consideration – Page 7***

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:**

The City would realize revenue from the sale of 0.18 acres of land to the HWDSB for the construction of the new secondary school. All other costs associated with the construction of the Bernie Morelli Centre have already been approved in previous reports.

**Staffing:**

There are no staffing implications associated with Report CM14014.

**Legal:**

The configuration presented in Appendix B to Report CM14014 requires the City to construct the Bernie Morelli Centre on land currently owned by the HWDSB. This land was expropriated earlier this year. The HWDSB owns the land but has not yet completed the negotiations regarding the value of the land to be provided to the previous owner. The City will not be involved or financially implicated in the compensation determination of the expropriation. The land swap will enable the City and the HWDSB to configure the new secondary school, the Bernie Morelli Centre, and requisite parking in a manner that optimizes utilization of the site.

**HISTORICAL BACKGROUND**

On September 11, 2013, Council approved a report that provided funding for the construction of a community and senior's centre in the Stadium Precinct. The facility was later named the Bernie Morelli Centre and was to be constructed on City owned land at Scott Park. The property at Scott Park is just over 7 acres and the City of Hamilton owns 5.25 acres. 1.47 acres was privately owned and then expropriated by the HWDSB for parking for the new secondary school in the Stadium Precinct. A map of the current Scott Park lands and the components of the property are provided in Appendix A to Report CM14014.

The HWDSB had planned to build the new secondary school on the site of the former King George Elementary School and the Parkview Secondary School. Construction of a school on this site became more challenging when the City initiated a heritage designation of the former King George Elementary School. The HWDSB has explored the viability of building a five storey school on the 1.47 acres of property they own at Scott Park.

**SUBJECT: Construction Projects in the Stadium Precinct (CM14014) (Ward 3) -  
Page 5 of 8**

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While the HWDSB could proceed with an application to construct a school at Scott Park on the land they own, the direction received on June 25, 2014 provided staff from the City and HWDSB to explore alternative options for the massing of the school and the Bernie Morelli Centre at Scott Park.

Staff from the HWDSB and the City have met several times. City staff have provided updates to the Ward Councillor and the Mayor as per the direction from Council. On August 25, 2014, a meeting of HWDSB and City representatives was held to review the process and timing of reports to both City Council and the HWDSB Board of Trustees.

### **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

Working with the HWDSB to jointly demolish Scott Park Arena and the former Scott Park School will require staff to work with the Procurement Manager to properly tender this work. Under City of Hamilton By-law #13-317, Procurement Policy #12 – Cooperative Procurements, 'The City may participate with other government bodies, public authorities, conservation authorities, municipalities, academia, schools and hospitals (MASH sector) in cooperative acquisition ventures for Goods and/or Services when it is in the best interests of the City to do so. Such cooperative procurements shall require the prior written approval of the Procurement Manager.' In these circumstances, the procurement procedures and policies of the entity initiating the procurement process will be followed.

The sale of land to the HWDSB will be handled in accordance with the "Sale of Land Policy By-law", By-law #14-204.

### **RELEVANT CONSULTATION**

Staff from the Recreation Division of Community and Emergency Services were consulted on the building configurations. They are in favour of the recommended configuration as it provides on-site parking for the community/senior's centre and allows enough space for the construction of the centre itself. Additional parking at the former Parkview school will allow for ample parking for residents accessing the centre. Recreation staff also have provided options for the relocation of Scott Park baseball.

Staff from Public Works were consulted and are in support of the recommended configuration. They provided input regarding the placement of new traffic signals which are included in the recommended approach. They also reviewed the configuration from a storm water management perspective.

The President of the Scott Park Baseball Association was consulted on the impact of the various configurations and has met with member of the Association's Executive. They are not in favour of the recommended configuration. The preferred outcome would be to keep baseball at Scott Park. There is concern that some families will not travel to a new location.

**SUBJECT: Construction Projects in the Stadium Precinct (CM14014) (Ward 3) -  
Page 6 of 8**

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The Legal Services Division of the City Manager's Office was consulted regarding any potential implications of the HWDSB's expropriation of land at Scott Park currently underway.

The Real Estate Section of the Economic Development Division of the Planning and Economic Development Department was consulted regarding the sale of the land required to build the school (approximately 0.18 acres) and their input is reflected in the recommendations of Report CM14014.

Planning staff within the Planning and Economic Development Department were consulted and provided an overview of the planning implications of the recommended configuration and a recommended course of action.

### **ANALYSIS AND RATIONAL FOR RECOMMENDATION**

In response to the direction provided by Council in July, staff from the City and HWDSB explored how the various components at Scott Park could fit together best from a design and use perspective. With limited space available, the goal was to better locate the facilities on the site. The recommendation to have a two storey community/senior's centre and a three storey school will be less imposing than the potential for a five storey school (on the former Scott Park school land) with a two storey community/senior's centre next to it.

From a planning perspective, the site will need to be re-zoned to accommodate the new buildings, parking and green space. The Scott Park lands are zoned Community Park P2 Zone in Zoning By-law 05-200 and the former Scott Park High School lands are zoned "C" (Urban Protected Residential) District in Zoning By-law No. 6593.

Recreation uses are permitted in the P2 Zone and a community centre is a permitted use in the "C" District. The proposed Bernie Morelli Centre would be permitted on the lands zoned P2 Zone and "C" District.

A school (either elementary or secondary) is a permitted use in the "C" District but is not a permitted use in the P2 Zone.

The proposed Bernie Morelli Centre and the proposed high school would require variances to the zoning by-law regulations with respect to building height, setbacks and parking. Planning staff have recommended that the appropriate course of action would be to change the zoning on the HWDSB lands to a Community Institutional I2 Zone in Zoning By-law 05-200 which permits a secondary school. Through this rezoning process, off-site parking permissions could be incorporated into a site specific zoning by-law which would allow for the required parking for the secondary school to be provided on the former Parkview school lands. A City initiated zoning by-law amendment would be consistent with the approach taken to facilitate the redevelopment of Ivor Wynne Stadium.

**SUBJECT: Construction Projects in the Stadium Precinct (CM14014) (Ward 3) -  
Page 7 of 8**

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The inclusion of on-site parking was considered critical to the use of the community/senior's centre. While a large number of spaces would be available at the former Parkview school site, the distance from that lot may be a barrier – particularly to older adults.

The inability to construct baseball diamonds at Scott Park under this configuration was a significant discussion item and in the end it was determined that alternative locations for baseball exist in this area of the city. It is also important to note that the baseball at Scott Park will need to relocate for 2015 as a result of the Pan Am Games and then in 2016 and 2017 due to construction of the school and Bernie Morelli Centre (regardless of configuration). The best short term option for baseball is Montgomery Park which is approximately 3.5km to the east of Scott Park. Diamonds and club house facilities are in place and staff could explore options to support families to travel by public transit to this site. Long term, the new park at Dominion Glass provides a potential option for baseball.

The recommended configuration mirrors the Pan Am Precinct Master Plan presented in May, 2013. At that time a school/community centre with some on-site parking was proposed on the east side of Scott Park with green space on the west side. A larger parking lot was proposed at the former Parkview school and it was suggested that land be purchased to create a large new outdoor recreation space. As such, staff believe that the configuration in Appendix B is in keeping with expectations and discussions held with the community.

### **ALTERNATIVES FOR CONSIDERATION**

The primary alternative explored by staff was a configuration that would keep two baseball diamonds at Scott Park. To achieve this, a number of "trade-offs" may be required. The height of buildings (particularly the school) may need to be increased to shrink the footprint of on the site. On-site parking would need to be scaled back or eliminated, also.

The primary "pro" for this configuration is that it maintains baseball at Scott Park. Scott Park Baseball has a long history there and the location is central to many of the families who enrol themselves or their children in baseball.

The primary "con" for this configuration is the impact it has on the design of the buildings and amenities such as parking. For older adults, the lack of on-site parking may result in a barrier to accessing the Bernie Morelli Centre. For comparison, the Sackville Senior's Centre has 99 spaces (plus 15 barrier free spaces) on-site. Staff also believe that baseball would be better suited for a different park setting. The new park at Dominion Glass would be an ideal setting as it is a large area and is being designed as a recreational site. In the short term Montgomery Park is currently available for baseball (there is no consistent programming at that park at the moment) and renovations will be occurring to the club house.

**SUBJECT: Construction Projects in the Stadium Precinct (CM14014) (Ward 3) -  
Page 8 of 8**

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The Financial, Staffing and Legal implications of this alternative are the same as the implications for the recommended option.

**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**

- 1.5 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**

Appendix A – Current configuration of land at Scott Park

Appendix B – Recommended configuration of school, community/senior's centre, parking and green space