



CITY OF HAMILTON
COMMUNITY AND EMERGENCY SERVICES DEPARTMENT
Recreation Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	June 3, 2015
SUBJECT/REPORT NO:	Agreements with Hamilton Wentworth District School Board for the Creation of Two Community Hubs (CES15030) (Ward 14)
WARD(S) AFFECTED:	Ward 14
PREPARED BY:	Chris Herstek (905) 546-2424 ext. 4689 James O'Brien (905) 546-2424 ext. 2065
SUBMITTED BY:	Joe-Anne Priel General Manager Community and Emergency Services Department
SIGNATURE:	

RECOMMENDATION

- (a) That the City of Hamilton enter into a joint development and construction agreement with Hamilton-Wentworth District School Board (HWDSB), and all necessary ancillary agreements, for the design and construction of community space to be located at the site of the new Greensville Elementary School located at 625 Harvest Road Greensville, Ontario in a form satisfactory to the City Solicitor and acceptable to the General Manager of Community and Emergency Services;
- (b) That City Staff be directed to enter into negotiations with HWDSB, to execute a cost sharing contribution agreement for the design and construction of a new community space to be located at the site of the new Greensville Elementary School located at 625 Harvest Road, Greensville, Ontario in a form satisfactory to the City Solicitor with content acceptable to the General Manager of Community and Emergency Services, at a projected cost of \$1,800,000 to be funded from the following sources:
 - (1) \$259,200 from the Development Charges Recreation Reserve #110320
 - (2) \$400,000 from the Flamborough Capital Reserve #108032
 - (3) \$1,140,800 to be debt financed and included in the City's 2016 Capital Budget Forecast;
- (c) That the City of Hamilton enter into a joint development and construction agreement with HWDSB, and all necessary ancillary agreements, for the design and construction of community space to be located at the site of the City owned land at the Beverly Community Centre located at 680 Highway 8, Rockton,

**SUBJECT: Agreements with Hamilton Wentworth District School Board for the
Creation of Two Community Hubs (CES15030) (Ward 14) - Page 2 of 9**

Ontario in a form satisfactory to the City Solicitor and acceptable to the General Manager of Community and Emergency Services;

- (d) That City Staff be directed to enter into negotiations with HWDSB, to execute a cost sharing contribution agreement for the design and construction of a new community space to be located at the site of the new Beverly School located on City land at 680 Highway 8, Rockton, Ontario at a projected cost of \$1,800,000 to be funded from the following sources:
 - (1) 90 percent (\$1,620,000) from the Development Charges Reserve Fund #110320
 - (2) 10 percent (\$180,000) from Flamborough Capital Reserve #108032;
- (e) That City Staff be directed to enter into negotiations with the HWDSB, to execute any other necessary agreements, including leases, licences, shared use, reciprocal rights, and/or cost sharing agreements necessary to affect the cooperative use of the collective lands and facilities over the terms of the lease, on terms and conditions deemed appropriate by the General Manager of Community and Emergency, and in a form satisfactory to the City Solicitor;
- (f) That the City of Hamilton enter into an operating agreement with the Greensville Optimist Club for the new community space located at the new Greensville Elementary School site in a form satisfactory to the City Solicitor and content acceptable to the General Manager of Community and Emergency Services;
- (g) That staff be directed to investigate options for the operation of the new community space to be located at the Beverly Arena site and report back to the Emergency and Community Services Committee; and,
- (h) That the Mayor and City Clerk be authorized and directed to negotiate and enter all necessary agreements, content acceptable to the General Manager of Community and Emergency Services, in a form satisfactory to the City Solicitor.

EXECUTIVE SUMMARY

Hamilton Wentworth District School Board (HWDSB) began the West Flamborough Accommodation Review in 2013 to determine long term facility needs within this area. At the conclusion of the review, the Board of Trustees approved the construction of two new schools to be located at the current Greensville Elementary School site and the Beverly Community Centre site. The Trustees also directed school board staff to investigate partnership opportunities at both sites for the creation of community hubs.

On April 22, 2015, City Council directed staff to investigate the feasibility of a partnership with HWDSB to provide recreational programming opportunities at both school sites and allow for the construction of the new Beverly school on City land.

**SUBJECT: Agreements with Hamilton Wentworth District School Board for the
Creation of Two Community Hubs (CES15030) (Ward 14) - Page 3 of 9**

The new Greensville Elementary School would be built at its current location at 625 Harvest Road in Greensville and the new Beverly Elementary School is proposed to be built on City owned land at 680 Highway 8, Rockton.

The construction of two new schools in Ward 14 provides an opportunity for the City of Hamilton to construct, in partnership with HWDSB, dedicated community program space at each site as well as access to the school gymnasiums that can be utilized by residents all year round. The estimated cost of design and construction of the community spaces at each site is \$1,800,000.

The program elements of these joint projects would include:

- A new 350 student elementary school
- 3,800 square foot fully accessible community space
 - Divisible multi-purpose room
 - Kitchen
 - Office Space
 - Storage
 - Washrooms

The Greensville project will also see the construction of a new 3,400 square foot library. The Hamilton Public Library Board has endorsed to enter into a partnership with the City of Hamilton and Hamilton-Wentworth District School Board. These newly created community hubs will offer multi-generational, multi-use space that create a coordinated service model that best serves the community.

The Province of Ontario is currently focusing on partnerships among community organizations and other groups for the creation of community hubs. These hubs can be a school, a neighbourhood centre, or another public space that offers coordinated services such as education and social services. The Premier in her mandate letters to her Ministers of Community and Social Services, Education, Health and Long Term Care, Municipal Affairs and Housing, and Minister Responsible for Seniors, highlighted the importance of these Hubs. The Province is currently developing a comprehensive framework for adapting existing public assets to become community hubs.

The Greensville Optimist Club is a community based service club supporting the youth of the village of Greensville. The aim of the club is to aid and encourage the development of youth, and that the belief in one's self in service to others will advance the well-being of the community.

It is recommended that the City enter into an operating agreement with the Greensville Optimist Club to manage, operate and program the new community space to be located at the Greensville Elementary School on behalf of the City of Hamilton. This responsibility will include opening and closing the facility, entering into partnerships to provide social and recreational programming and renting the facility to residents and community groups for various functions.

**SUBJECT: Agreements with Hamilton Wentworth District School Board for the
Creation of Two Community Hubs (CES15030) (Ward 14) - Page 4 of 9**

Staff will investigate options for the operation of the new community space to be located at the Beverly Community Centre and report back to a future Emergency and Community Services Committee with a recommendation.

Should Council choose not to enter into cost sharing contribution agreements for the design and construction for community hubs with Hamilton-Wentworth District School Board for the Greensville and Beverly locations then Council would need to still address recommendation (c) as an independent item for the construction of a new Elementary School on City owned property located at 680 Hwy 8, Rockton, Ontario.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial:

There are two specific Capital Projects contained in Report CES15030 for Council's consideration. They are as follows;

- (a) Community Space (design and construction) located at the site of the new Greensville Elementary School located at 625 Harvest Road, Greensville, Ontario at a projected cost of \$1,800,000 to be funded:
 - (1) \$259,200 from the Development Charges Recreation Reserve #110320
 - (2) \$400,000 from the Flamborough Capital Reserve #108032
 - (3) \$1,140,800 to be debt financed and included in the City's 2016 Capital Budget Forecast;

- (b) New community space to be located at the site of the new Beverly School located on City land at 680 Highway 8, Rockton, Ontario at a projected cost of \$1,800,000 be funded:
 - (1) 90 percent (\$1,620,000) from the Development Charges Reserve Fund #110320
 - (2) 10 percent (\$180,000) from Flamborough Capital Reserve #108032.

After funding both of these projects, Development Charges Recreation Reserve #110320 is forecast to have \$100,000 remaining, and Flamborough Reserve #108032 is forecast to have \$189,000 remaining.

Operating costs for the new Greensville and Beverly Community Centres is projected at \$25,000 per location and staff will be investigating efficiencies and opportunities to realign costs from existing facilities, which will limit the need for new funding requests that increase the tax base for operation of these new community assets.

**SUBJECT: Agreements with Hamilton Wentworth District School Board for the
Creation of Two Community Hubs (CES15030) (Ward 14) - Page 5 of 9**

Any proceeds from any future sale of the Greensville Hall, if approved by Council, will be used to reduce the debt financed and included in the City's 2016 Capital budget forecast.

Staffing: There are no staffing implications associated with Report CES15030

Legal: All agreements will be in a form acceptable to the City Solicitor.

HISTORICAL BACKGROUND

Throughout the 2013/2014 school year, HWDSB conducted a West Flamborough Accommodation Review. Upon completion of the accommodation review, the Board of Trustees approved two recommendations:

- **Recommendation 1:** the consolidation of Beverly Central and Dr. Seaton schools into a new school. A more central school location for the consolidated schools was identified as the Beverly Community Centre.
- **Recommendation 2:** the consolidation of Greensville and Spencer Valley schools. This recommendation consolidates these schools into a new school on the Greensville site in partnership with the Hamilton Public Library.

In March of 2015, HWDSB received confirmation of \$7,500,000 in funding from the Ministry of Education for a new school to support the consolidation of Beverly Central and Dr. Seaton schools. The Ministry of Education also committed \$2,500,000 for an expansion at Spencer Valley School, consolidating it with Greensville into one location.

On March 30, 2015, the Board of Trustees unanimously approved the following motion:

That in order to be in line with the board accommodation decision and the ministry funding commitment, the board directs staff to explore funding scenarios for the Greensville site project, in consultation with our partners at the City and the library board.

HWDSB engaged both the City of Hamilton and the Hamilton Public Library to investigate the feasibility of creating a partnership. The Beverly and Greensville Elementary School projects would provide these communities with new educational facilities, access to community space and a new library at the Greensville site.

On April 22, 2015, City Council directed staff to investigate the feasibility of a partnership with HWDSB to provide recreational programming opportunities at both school sites and allow for the construction of the new Beverly school on City land.

The staff from the Recreation Division and the Corporate Assets and Strategic Planning Division, Public Works Department has been working with HWDSB and the Hamilton Public Library staff to develop the program, agreements and budget for the projects.

**SUBJECT: Agreements with Hamilton Wentworth District School Board for the
Creation of Two Community Hubs (CES15030) (Ward 14) - Page 6 of 9**

The result of this collaboration will be the construction of two elementary schools and two new community hubs for Greensville and Beverly.

The Greensville Optimists have been serving the community out of Greensville Hall for many years, far preceding amalgamation and continue to work to provide opportunities and experiences focused on children and youth in the community. The Greensville Hall located at 283 Brock Road, Greensville, in Ward 14, is a heritage building built in 1875 that has been the main Recreation asset in this community. The Use, Renovation and Replacement Study of the Hamilton Recreation and Public-Use Facilities, prepared by Monteith Brown Planning Consultants (ECS07068(b)) 2008, recommended the removal of Greensville Hall from the City inventory of assets in the time period of 2009-2011. Staff will be reviewing options for this facility once the construction of the new facility has been completed.

The Beverly community's main recreation asset is the Beverly Arena located at 680 Highway 8, Rockton, in Ward 14. This facility has a multipurpose community room located on the second floor with a capacity of approximately 220, but is not accessible. In the 2008 Use, Renovation and Replacement Study of the Hamilton Recreation and Public-Use Facilities it was recommended that the Beverly community develop a new senior's space and should be integrated into a community centre facility. Based on this recommendation an accessible multi-use, multi-generational space will meet this recommendation, while increasing the overall access to recreation services to the Beverly community. The existing community room located at Beverly Arena will continue to operate as a viewing location and multipurpose space associated with the ice users of the arena and will continue to be rentable by the community. The new accessible community hub space will allow increased programming and activities in the Beverly community.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

In accordance with the City of Hamilton By-law #13-317, Procurement Policy #12 – Cooperative Procurements, all agreements will follow the identified legislated requirements.

RELEVANT CONSULTATION

Staff from the Financial Planning and Policy Division of the Finance and Corporate Services Department provided the information for the financing of the two capital projects.

Legal Services Division of the City Manager's Office advised staff of the necessary agreements required for the two projects.

Staff from the Corporate Assets and Strategic Planning Division of Public Works Department provided the construction estimates and project budgets for the two projects.

**SUBJECT: Agreements with Hamilton Wentworth District School Board for the
Creation of Two Community Hubs (CES15030) (Ward 14) - Page 7 of 9**

The Ward Councillor has assisted City staff in developing the partnership with Hamilton-Wentworth District School Board.

The senior staff, Board Chair, and Trustees of Hamilton-Wentworth District School Board have worked collaboratively with City staff to develop the partnership required to develop the two community hubs and the framework required for the projects to move forward.

The members of the Greensville Optimist Club were consulted on the proposed operating agreement and the development of a community hub in Greensville and support the initiative moving forward.

Hamilton Public Library staff were consulted on the Greensville project and support the joint initiative with the City of Hamilton and Hamilton-Wentworth District School Board to create a community hub at this site.

ANALYSIS AND RATIONAL FOR RECOMMENDATION

The City of Hamilton and HWDSB have a long history of partnerships across the City. The creation of community hubs will benefit and enhance the lives of the residents in the Greensville and Beverly areas. The two proposed projects and associated agreements will strengthen the partnership between the City of Hamilton and Hamilton Wentworth District School Board.

The partnership represents the mandates set by the Joint City of Hamilton and Hamilton-Wentworth District School Board (HWDSB) Liaison Committee which are:

1. To strengthen the relationship between the City and HWDSB
2. To assist in addressing issues affecting governing bodies
3. To promote increased co-operation, synergies and efficiencies between City Council and HWDSB
4. To explore common interests
5. To better understand and co-ordinate services
6. To increase and maintain regular communication
7. To work in a spirit of co-operation to further the mission of the City and HWDSB
8. Joint initiatives and outcomes will align with Hamilton being the “Best Place to Raise a Child”
9. To develop ongoing collaborative and timely public communication strategies reflective of common purpose, work in progress and outcomes
10. To monitor the work plan developed by staff from the memorandum of understanding 2009

The proposed operating agreement with the Greensville Optimist Club allows the City to leverage a partnership with a community based service club. The benefits of this partnership include:

**SUBJECT: Agreements with Hamilton Wentworth District School Board for the
Creation of Two Community Hubs (CES15030) (Ward 14) - Page 8 of 9**

- Cost avoidance to the City. The operating agreement will transfer the ongoing operating costs to the Optimist Club.
- Opportunity to offer recreation and community based programs currently not offered.
- The Optimist Club can expand the programs offered for youth in the community with the ability to utilize the school's gymnasium.

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.
- 1.6 Enhance Overall Sustainability (financial, economic, social and environmental).

Strategic Priority #2

Valued & Sustainable Services

WE deliver high quality services that meet citizen needs and expectations, in a cost effective and responsible manner.

Strategic Objective

- 2.2 Improve the City's approach to engaging and informing citizens and stakeholders.
- 2.3 Enhance customer service satisfaction.

Strategic Priority #3

Leadership & Governance

WE work together to ensure we are a government that is respectful towards each other and that the community has confidence and trust in.

Strategic Objective

- 3.1 Engage in a range of inter-governmental relations (IGR) work that will advance partnerships and projects that benefit the City of Hamilton.

- 3.4 Enhance opportunities for administrative and operational efficiencies.

APPENDICES AND SCHEDULES ATTACHED

None