

Surplus School Update

Environment, Infrastructure & Community Services Committee
Addendum to report CM-26-21 Robert Bateman High School Surplus
School Site Update
November 15, 2021



Agenda

- City Manager Comments
- Surplus School Process Overview
- The Site
- The Colliers Mandate
- Proposed Outcomes
- Potential Space Allocation
- Strategic Considerations
- Next Steps
- Discussion



City Manager Comments

- Strategic land acquisition successes
- Long-term perspective
- The Bateman site has strategic challenges associated with an outdated and purpose-built high school in excess of 200,000 square feet
- Preliminary due diligence is being completed on the Bateman site



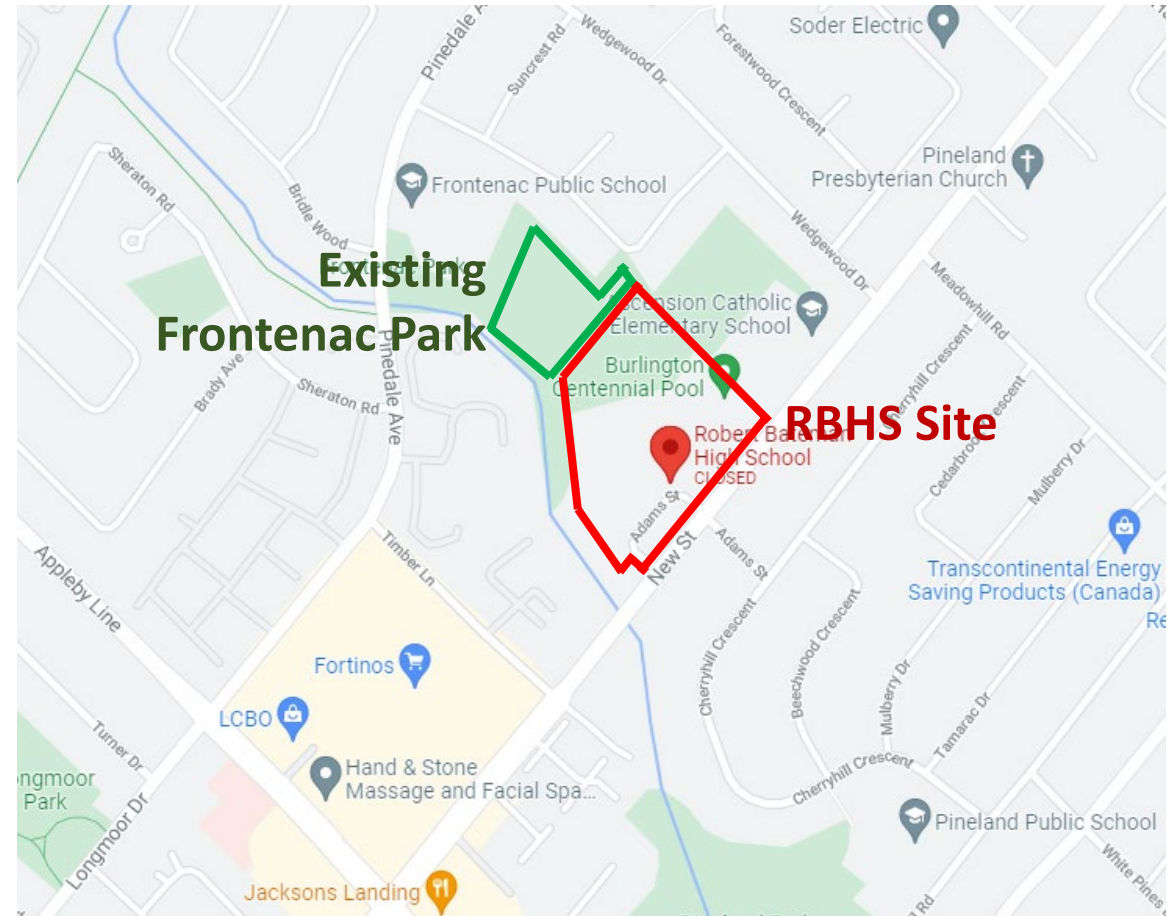
Surplus School Process Overview

- Sale is governed by O. Reg. 444/98: Disposition of Surplus Real Property and Acquisition of Real Property of the Education Act
 - HDSB to lease or retain approximately 39,000 sq.ft.
- Process
 - Notice of Surplus Property received from HDSB on June 16, 2021
 - Expression of interest submitted by City in advance of September 14, 2021 (completed)
 - Offer to be submitted by mid-December
- This presentation focuses on due diligence to inform the offer to purchase Robert Bateman High School



The Site

- Robert Bateman High School (RBHS) site
- 5151 New Street
- 12.79 acres
- 212,270 sq. ft. school
 - Includes Burlington Centennial Pool
- Adjacent to Frontenac Park



The Site – Location in City



The Colliers Mandate

Colliers Project Leaders was retained to conduct due-diligence analysis of the Robert Bateman High School site including:

- Consult with stakeholder organizations
- Develop the program for potential uses
- Develop preliminary design options to show how the program could be achieved and phased
- Assess the building condition, including asbestos and other hazards
- Estimate the cost to build and operate the options
- Assess the planning and zoning impacts of the potential uses



Proposed Outcomes

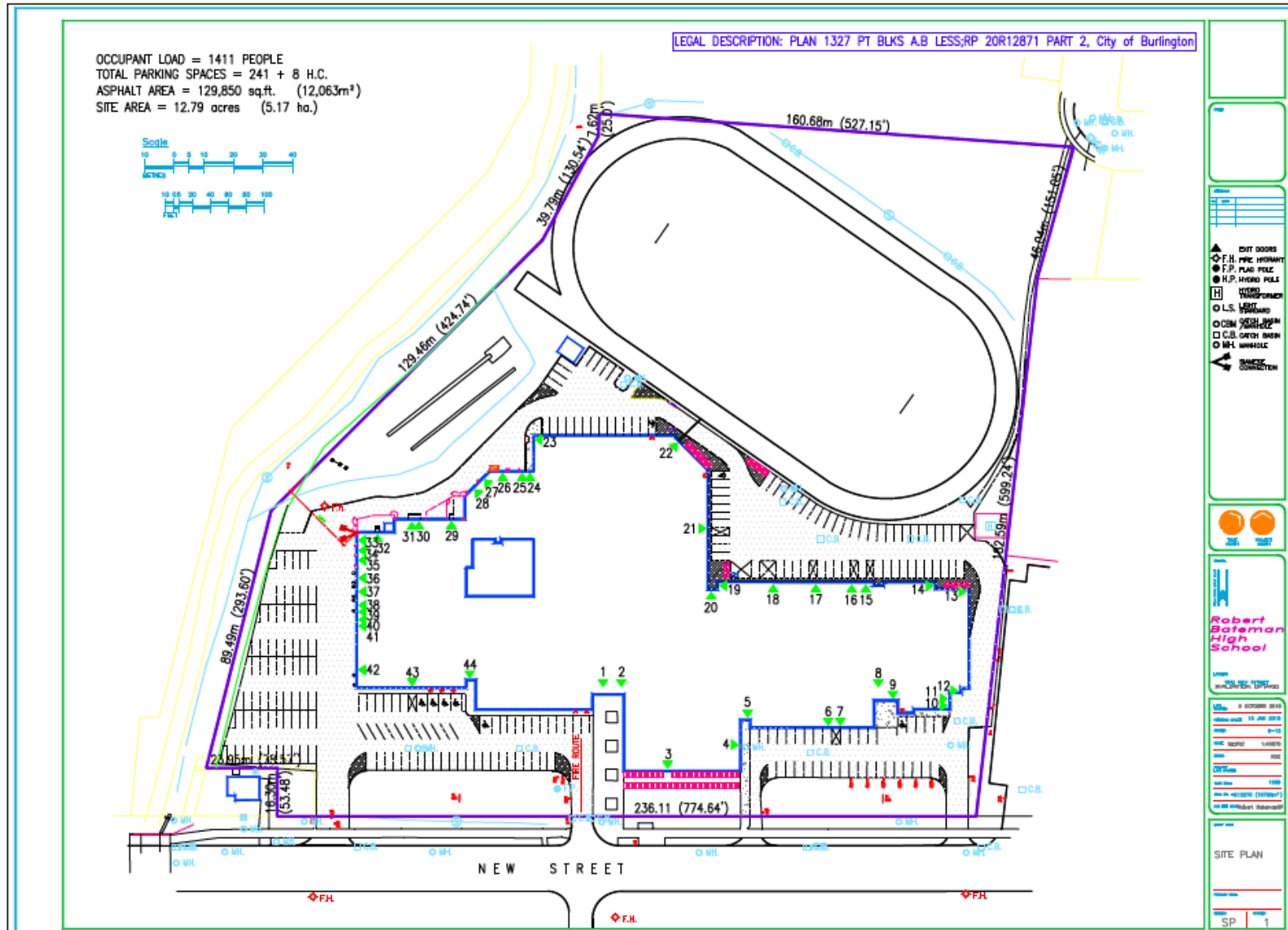
- Achieve community recreation needs
 - Retain Pool
 - City control of gym, public greenspace
 - Provide new flexible programming areas (i.e. expanded City community center)
- Formal partnership with Brock and start classes by August 2023
- Relocation of Burlington Public Library (BPL) – New Appleby Branch
- Relocation of TechPlace
- Create a sustainable signature community hub – focus on *learning and active living*
- A viable business model and final business plan
- Supports Net-Zero Carbon



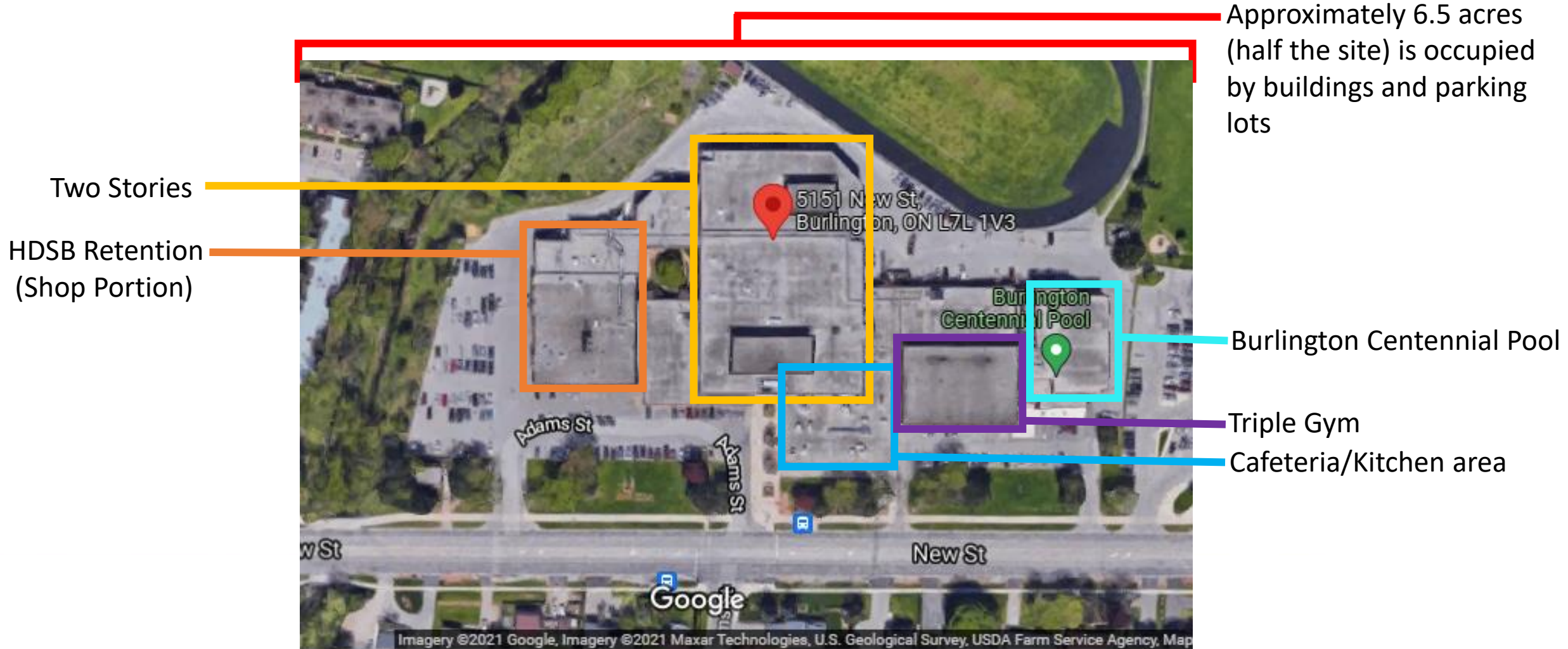
The Site - Aerial View



The Site - Existing Site Plan



The Site – Key Built Features



Potential Space Allocation

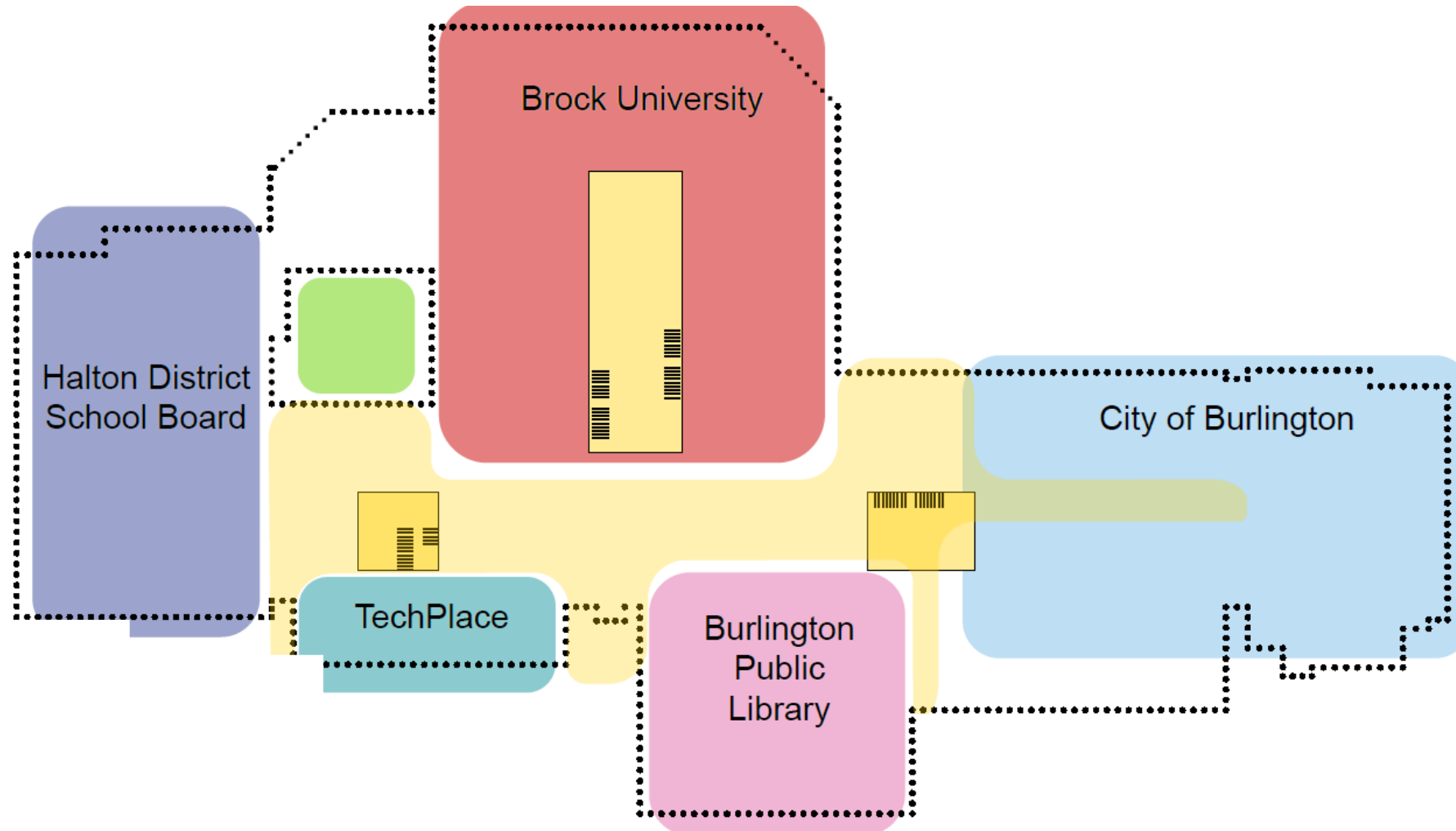
Subject to detailed review and confirmation

- Burlington Centennial Pool
- Former triple gym
- Other community spaces
- Brock University (Faculty of Education)
- HDSB Adult Secondary Education
- Burlington Public Library – Appleby Branch relocation
- TechPlace – relocation



Conceptual Floor Plan

Subject to detailed review and confirmation



Strategic Considerations

- Completion of due diligence/need for additional work
- Issues under detailed review
 - Business plan/Funding
 - Parking
 - Partners' schedules
 - Stakeholder and community engagement
 - Cost of renewal
 - Carbon neutrality



Next Steps

- Reports
 - December 6 - CSSRA Closed Session
 - Q1 2022 - Final Business Plan
- Offers to be submitted mid-December
- Due Diligence
 - Completion of due diligence/additional due diligence studies
 - Community engagement – process/timing subject to confirmation



Q&A

