

**To:** Mayor and Members of Council

**From:** Tim Commisso, City Manager

**Cc:** Kevin Arjoon, City Clerk

**Date:** December 12, 2022

**Re:** **EICS-20-22 Robert Bateman Renovation and Conversion Project - Response to 'Staff Direction', to provide additional detail on Net New Square Area to City Programs**

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Environment, Infrastructure & Community Services considered Report Number: EICS-20-22 to Committee on December 8, 2022 and recommended approval by Council on December 13, 2022. The report outlined a recommendation for Council to approve the overall Phase 1 facility development and request to go to tender for the former Robert Bateman High School.

The Report and Committee presentation outlined the project scope and cost which summarized the proposed tenant spaces and City programs. EICS Committee passed the following staff direction from Councillor Kearns to provide additional information on Net New Areas to the City's overall facility program.

***That the City Manager report back by Council to verify the net new community space, retained space, and brand-new community space through the Bateman project***

**Response:**

The former Robert Bateman High School in total, amounts to 212,270 Square Feet (gross) of building space now owned by the City of Burlington. Programmable space is determined by '**net**' square foot area. Table 1 below provides the proposed space allocation for the building broken down for the partners and community accessible space. Table 1 also delineates what is considered retained and brand-new community space as requested in the staff direction.

Currently the Burlington Public Library and TechPlace lease privately owned commercial building space. The Burlington Public Library space is much larger than the existing leased space by approx. 8,800 sq ft of net new community space. Once integrated into the new building, rent for both of these tenants will be paid directly to the City and has been incorporated into the overall multi-year financing plan for the facility.

Previously, the gymnasiums were available for community use in the evenings and weekends. These gyms will now be available to the community 24/7 as program space.

**Table 1: Summary of Net New Community Space – Robert Bateman High School**

Facility Program Areas (Areas in Net Square Feet)				
	PHASE	Proposed building	Retained Space	Net New Community Program Space
<b>Facility Tenant Lease Space</b>				
Brock University – New Campus	P1	36,698		
HDSB Adult Ed Program & Courtyard	P1	31,221		
TechPlace – New Location	P1	4,928		
		<b>72,847</b>		
<b>Community Accessible Program Space</b>				
Burlington Public Library	P1	13,817	5,000	8,817
COB program space		19,361		19,361
- Centennial Pool	P1	17,000	17,000	
- Triple Gymnasium		11,132		11,132
COB common corridors & stairs	P1	42,628		42,628
Bike Storage - indoor	P1	612		612
<b>PHASE 1 Total</b>		<b>104,550</b>		<b>82,550</b>
<b>Phase 2 – Future Community Center/Partner Space</b>				
COB - Multi-Purpose space	P2	13,706		13,706
COB - Change rooms	P2	5,334		5,334
COB - workshops	P2	8,512		8,512
COB - Shell space	P2	8,409		8,409
Future Café		212		212
<b>PHASE 2 Total</b>		<b>36,173</b>		<b>36,173</b>
<b>Grand Totals Phase 1 and 2</b>		<b>213,570</b>	<b>22,000</b>	<b>118,723</b>

**Conclusions:**

Overall, the City will be increasing the facility owned portfolio of community accessible program space by approx. 118,700 Square Feet (Net) for Phase 1 and Phase 2, combined. In addition to this outcome, other significant qualitative benefits include:

- Major socio-economic and community investment attraction benefits related to the opening of a new major post-secondary Brock University campus in Burlington
- Creation of a new major community leisure and learning “hub” accessible by transit and other active transportation modes. Facility accommodates new larger Burlington Public Library branch and new TechPlace facility within a major City owned facility which will provide enhanced program and future partnership opportunities and support the long term return on investment to the City.