



SUBJECT: Former Robert Bateman High School – Communication and Engagement update

TO: Environment, Infrastructure & Community Services Cttee.

FROM: Recreation, Community and Culture

Report Number: RCC-10-23

Wards Affected: all

File Numbers: 925-01

Date to Committee: June 1, 2023

Date to Council: June 13, 2023

Recommendation:

Receive and file recreation, community and culture department report RCC-10-23 Former Robert Bateman High School - Communication and Engagement update; and

Direct the Director of Corporate Communications and Engagement and the Director of Recreation, Community and Culture to execute the communications and engagement tactics included as Appendix A or recreation, community and culture department report RCC-10-23.

PURPOSE:

Vision to Focus Alignment:

- Increase economic prosperity and community responsive city growth
 - Building more citizen engagement, community health and culture
 - Deliver customer centric services with a focus on efficiency and technology transformation
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Background and Discussion:

The City of Burlington has purchased the former Robert Bateman High School building and site. With sustainability and community-building in mind, the City of Burlington is repurposing the existing Robert Bateman High School into a City-owned multi-purpose

community-focused asset that will align with the City's objective of being net-zero carbon by 2040. The reuse and conversion of the former secondary school will have extensive interior renovations including renewal of all major building systems and exterior site and building modifications required to support the intended community uses.

When the renovation is complete, tenants including Brock University, Burlington Public Library, Halton District School Board, Tech Place and City of Burlington will move into the building and begin offering services. There is currently parking, a small woodlot associated with the adjacent Appleby Creek Valley and a track with a football field (inside the track) located on the site. The building and property will remain in public ownership. In addition to the existing pool and gymnasiums and the new enhanced common areas of the building there will be approximately 21,000 square feet of new dedicated community recreation space and approximately 9,000 square feet of temporary recreation space that do not have defined uses at this time and that would form part of Phase 2 of the project.

At the Environment, Infrastructure and Community Services Committee meeting of March 2, 2023; council provided staff with various staff directions:

SD-11-23: "Direct the Executive Director of Environment, Infrastructure & Community Services to report back to committee in Q2 with an overall timeline of tender, construction, and decision points for committee and council, for both phase 1 and phase 2."

SD-09-23: "Direct the Director of Communications and Engagement and Director of Recreation, Community and Culture to pause engagement with the community on the greenspace until a fulsome public engagement plan for the project is developed.

Direct the Director of Communications and Engagement and Director of Recreation, Community and Culture to commence simultaneous engagement with the community on the indoor uses of the facility and create a plan to be brought back for approval no later than May 2023. The plan should include the addition of, but not limited to, a series of no less than two in person/hybrid information and documented feedback sessions, as well as other methods to be held by end of Q3 2023 to ensure the public is well informed and engaged on both Phase One and Phase Two of the Robert Bateman Community Hub Project."

In this report, staff are bringing forward for council's awareness a draft communication and engagement plan addressing tactics, including, and not limited to, those outlined in SD-09-23.

Project Schedule

On April 18, 2023, council approved the tender award for the Renovation and Conversion of the Former Robert Bateman High School (EICS-23-09). The high-level project timelines are as follows:

Phase 1 Projected Project Schedule

Timeline	Deliverable
May 2023	Contract award / construction mobilization
June 2023 - April 2025	Phase 1 interior construction
October 2023	Parking options report
November 2023 - March 2024	Phase 1 amended site design & site plan approval
April 2024 - April 2025	Phase 1 exterior site works
April 30, 2025	Substantial performance and occupancy Phase 1
May 2025 - August 2025	Tenant fit up
June 30, 2025	Phase 1 construction contract total completion, including all deficiencies
September 2025	Phase 1 tenant program commencement

Phase 2 Anticipated Project Schedule – Subject to Budget Approval

Timeline	Deliverable
Q3 2023	Public visioning sessions (as per Appendix A)
Q3 - Q4 2023	Request for Expressions of Interest (RFEI) for community use of indoor space
Q1 2024 - Q1 2025	Design, site plan, building permit
Q2 2025	Tender Phase 2 construction
Q3 2025 / 18 months prior to occupancy	Space Allocation for community use
Q3 2025 - Q4 2026	Phase 2 construction mobilization
Q1 2027	Substantial performance and occupancy Phase 2
Q2 2027	Total completion, including all deficiencies

The communication and engagement tactics and milestones are structured around these construction critical dates. In addition to this, there are other various engagement opportunities for the community as it relates to recreation programs and indoor/outdoor recreation amenities. In this report, and specifically in Appendix A, staff have outlined the connections with the Parks and Recreation Cultural Assets Master Plan (PRCAMP) and the Direct Delivered Program Review and wherever possible are drawing synergies between these various engagement opportunities.

Specifically, Appendix A identifies the engagement tactics as it relates to allocation of space for community use. Staff are planning a visioning exercise followed by a Request for Expression of Interest (RFEI). The RFEI will look for alignment with the community and council's vision for the facility and will be open to organizations looking for exclusive or dedicated space. The process will require interested parties to briefly state their space interest at the new community centre. Following the RFEI, staff will review the interest and provide an update to council. Subsequently and 18 months prior to the expected construction completion date, staff will begin the process of allocating space with the goal of striking a balance between existing user group expansion, new community offerings and expansion and/or re-allocation of various city direct-delivered programs; all with the goal of realizing the community vision. In the event of competing interest, staff may wish to proceed with a Request for Proposal (RFP).

Strategy/process/risk

Engaging people on issues that affect their lives and their city is a key component of a democratic society. Public involvement encourages participation, actions, and personal responsibility. Burlington's commitment to public engagement is reflected in its [Community Engagement Charter](#), adopted by City Council. The Charter establishes the commitments, responsibilities, and concepts of the relationship between the City of Burlington and the residents of Burlington related to public engagement. The goal of community engagement is to lead to more informed and, therefore, better decision-making.

Staff appreciate council's wish to roll out comprehensive and extensive engagement efforts with the community on this project. Specifically, in Appendix A, staff have outlined a chart for both indoor and outdoor engagement opportunities respectively; the chart includes timing, milestone, messages, stakeholders, and level of engagement expected. Engagement efforts began in Spring 2022 with the development of a project page on the City's engagement portal [Get Involved Burlington](#). In addition to the project page, residents have been kept updated on the project including seven media releases and five staff reports. Upcoming milestones include various visioning exercises with the community (in person and virtual) over the summer months and will be followed by a Request for Expression of Interest (RFEI) in early fall where community groups will be

invited to share their interest in space at the new community centre. Engagement efforts for the indoor space will be centered around the spaces identified for community use; this space includes:

- ~ 14,000 square feet of open community space located near the back of the building.
- ~ 7,000 square feet of shop space located on the west side of the building.
- Potential Additional ~ 9,000 square feet of shell space that would be temporarily available to the community. It is intended to be used as expansion space by one of the partners in the next few years.

A map of these various spaces, with exact dimensions, is included in Appendix B.

Engagement on the outdoor amenities is currently paused and scheduled to resume following the investigation for accommodating additional parking as indicated in SD-08-23

“Direct the Executive Director of Environment, Infrastructure & Community Services, to work with the Director of Transportation, and the Executive Director of Community Planning Regulation and Mobility to report back to council by Q4 2023 with costs and timelines related to alternatives to accommodate additional parking for the Project inclusive of Phases 1 and 2 that minimizes impact to the existing greenspace, including but not limited to:

1. Amending the city-wide zoning bylaw related to parking or granting council Public Authority to amend the requirements where circumstances warrant.
2. Construct structured parking on the existing built area of the site.
3. Providing layby parking on New Street in front of Bateman.
4. Exploring shared and leased parking options with nearby sites.
5. Providing time limited on-street parking signed for the community centre uses.
6. Provide additional parking requirements utilizing permeable materials.

Other options”.

Options Considered

This project represents a significant investment by the City to retain this site in public ownership for a variety of community uses and to address the current and future recreation needs of our community. As such, it is important that this investment is accompanied by a thorough and complete communication and engagement plan (Appendix A). In developing the plan, staff considered working through existing and established engagement efforts to maximize the potential reach; examples of this include the various master plans and reviews mentioned in the background section of

this report as well as community events such as Food for Feedback, connections with Council advisory groups and community and sport user groups, to name a few.

Financial Matters:

Total Financial Impact

Communication and engagement tactics that will be rolled out for phase 1 and 2 of this project, including but not limited to the ones identified in Appendix A will require funding. Staff estimate the cost to be approximately \$100,000 and it will be funded from prior approved capital.

Other Resource Impacts

This project is a large undertaking for City staff, as is the engagement and communication efforts. Various staff members will be engaged and required to carry out the various efforts outlined in Appendix A, including but not limited to staff from:

- Recreation, Community and Culture
 - Communications and Engagement
 - Customer Experience
 - Engineering
 - Parks Design and Construction
 - Transportation
 - Transit
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Climate Implications

The impacts of climate change will be considered carefully as part of the construction project and engagement efforts. The project aligns with the Council approved Climate Action Plan and our commitment to reducing our carbon footprint by building more efficient - low carbon buildings, using renewable energy, accommodating electric powered vehicles and equipment, improving recycling practices, reducing the use of paper for promotional material and other strategies and practices.

Engagement Matters:

Staff are bringing forward this report to share with council the detailed plan for communication and engagement tactics related to the Former Robert Bateman High

School adaptive reuse project. As outlined in Appendix A, various groups will be engaged along the way, including, but not limited to community user groups, community members, partners outlined in the background section, Council advisory groups, council, City staff, and others, etc.

Conclusion:

This report has provided information on Phase 1 and Phase 2 to the project schedule and presented a robust plan to engage the community, groups and organization regarding the uses, layout, and program offerings at this new recreation centre.

Respectfully submitted,

Emilie Cote

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Appendices:

- A. Former Bateman Communication and Engagement Plan (May 2023)
- B. Former Bateman Floor Plans (May 2023)

Report Approval:

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.