



Regular Meeting of Council
Additional Items

Date: December 13, 2022
Time: 1:00 pm
Location: Hybrid meeting- virtual and Council Chambers, City Hall

City Council meetings are now being conducted using a hybrid model, allowing members of Council, city staff and the public the option of participating remotely or in-person. We ask for your patience as we work through this new meeting model today. The meeting will be live web streamed, as usual, and archived on the city website.

Pages

10. Delegations:

- 10.1 *Jim Thomson will speak regarding Robert Bateman Highschool adaptive re-use project (EICS-20-22)*
- 10.2 *Michael Sobhi will speak regarding Update report regarding proposed inclusion of downtown properties on Burlington's Heritage Register (PL-78-22)*

17. Motion to Receive and File Information Items:

- 17.4 *Memorandum from Tim Commisso regarding Robert Bateman Renovation and Conversion Project - Response to Question by Councilor Stolte on Potential Impact to Future Strategic Lands Acquisition (EICS-20-22)* 1 - 4
- 17.5 *Correspondence from Catherine Wilson regarding Official Plan and Zoning By-law amendment applications for 1010 Downsview Drive and 355 Plains Road East (PL-79-22)* 5 - 5
- 17.6 *Correspondence from BILD Halton Chapter regarding City-initiated Official Plan amendment and approach in response to Bill 109 "More Homes for Everyone Act, 2022" (PL-69-22)* 6 - 13
- 17.7 *Correspondence from Julie Farnand regarding Official Plan and Zoning By-law amendment applications for 1010 Downsview Drive and 355 Plains Road East (PL-79-22)* 14 - 14
- 17.8 *Memorandum from Tim Commisso, City Manager regarding EICS-20-22* 15 - 16

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

To: Mayor and Members of Council

From: Tim Commisso, City Manager and Joan Ford, CFO

Cc: Kevin Arjoon, City Clerk

Date: December 12, 2022

Re: Report EICS-20-22: Robert Bateman Renovation and Conversion Project - Response to Question by Councilor Stolte on Potential Impact to Future Strategic Lands Acquisition

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

During consideration of the report, Councilor Stolte requested the City Manager and the CFO provide a response prior to Council regarding the potential impact of the approval of report EICS-20-22 on the acquisition of future strategic lands as identified in the Multi-year Community Investment Plan (MCIP - Report CM-03-22, April 6, 2022). Specifically, the question encompassed the financing of the former Robert Bateman High School renovation project related to the recommended use of tax supported debt in the amount of \$45.9M and whether that decision could potentially impact other future strategic land acquisitions planned for the next three years 2023 to 2025.

EICS Committee was made aware by Finance staff in the supplementary presentation to the report, that the City's overall debt and financial obligation limit (DFOL) would increase from 9.5% in 2021 to 13.6% in 2022, following which the limit is forecast to return to 9.9% in 2026 for Phase 1. As Council is aware the City's approved DFOL is 12.5% however provision is made in the policy to temporarily exceed the limit to a maximum of 15% for a maximum period of three years for major capital projects. As Council was also made aware by the CFO, the above projections are tied to actual future project debt issuance requirements for financing this major capital project.

Staff Response:

Staff including the CFO/Finance staff, Legal/Realty Services staff, EICS/Facility staff met with the City Manager to review the projections for potential strategic land acquisitions as forecast in the MCIP (See Appendix A for excerpt from MCIP). Our response as it relates to potential impacts on years 2023-2025 is summarized as follows based on the three (3) strategic focus areas outlined in the MCIP including:

- **Delivering Enhanced Community Benefits** – A total of \$25.0M was included in this focus area primarily targeting investments in strategic land for future city community, recreation and cultural facilities, and site amenities to support projected community population growth of 70,165 residents to the year 2051. Staff have reviewed the need for additional tax-supported debt financing and do not foresee a need from this particular financing source for strategic land acquisition in this area over the next three years. Should additional strategic land be required, staff will also look to acquire land through new partnerships including through the Burlington Lands Partnership.
- **Acquisition of Strategic Lands (e.g. parkland)** – Encompassing the most significant investment in strategic lands at an estimated \$105.0 M over the next eight years, this focus area does foresee some potential priority needs related to limited parkland acquisition required over the next three years. Staff will report back in closed session in Q1 2023 as it relates to these specific lands, including options related to Lasalle Park. In total, staff are estimating the immediate need for parkland acquisition over the next three years at an upset of \$5M and will consider all available funding sources in addition to tax-supported debt IF required in reporting back to Council. Staff have considered and currently forecast the future major land acquisition(s) of additional surplus school sites to not occur until the years 2026 and beyond.
- **Enhancing City Operations and Services** – An estimated total of \$20.5 M was projected for future acquisition of strategic lands and staff have identified that subject to Council support of the 2023 Budget for future leasing of lands, the need for outright acquisition of lands over the next three years would be significantly reduced and/or deferred to a future period beyond 2026.

Overall, the strategy to acquire future strategic lands to support the above three MCIP strategic focus areas will need to be proactive and responsive, including early identification and active pursuit of partnership opportunities both private and public sector.

In summary, although staff foresee a need to have Council consider some limited parkland acquisition needs over the next three years, in staff’s view, the anticipated need for additional tax supported debt financing does not impact the recommendation to proceed with the recommended financing strategy as outlined in Report EICS-20-22: Robert Bateman High School Renovation and Conversion Project.

APPENDIX A

Strategic Land a Key Element of Multi-Year Community Investment Plan

Strategic acquisition of land by the City is a high priority to effectively prepare for future growth, as it relates expanding and enhancing city services to serve future growth.

Table A provides a summary of preliminary community investment opportunities that were outlined in report CM-03- 22 (April 6, 2022). Preliminary high level cost estimates for land and new /renovated City facilities were made based on best known information available to date. As Council is aware, future

land values will be subject to change based on market value and competitiveness at time of acquisition and parcel size.

The summary provided in the MCIP is a high-level estimation of preliminary costs in 2022 dollars, and an estimation of timing. The initiatives are organized into three strategic focus areas; delivering enhanced community benefits, acquisition of strategic land (requiring no further facility development by the city) and supporting growth in city operations and services, as noted below.

Table A Summary of Preliminary Multi-Year Community Investment Plan - Development Type

		TOTAL
DELIVERING ENHANCED COMMUNITY BENEFIT	<i>Land</i>	\$ 25.0
	<i>Site/ Facility Development</i>	\$ 95.0
ACQUIRING STRATEGIC LAND	<i>Land</i>	\$ 105.0
EXPANDING CITY OPERATIONS & SERVICES	<i>Land</i>	\$ 20.5
	<i>Site/ Facility Development</i>	\$ 129.0
TOTAL LAND		\$ 150.5
		\$ 224.0
TOTAL		\$ 374.5

Note: In Millions

The total of all community investment opportunities amounts to a preliminary best estimate of \$374.5 million, over the period 2023-2030, comprised of the following:

Delivering Enhanced Community Benefits (\$120 million): includes potential future investments in strategic land, related city community, recreation and cultural facilities, and site amenities to address projected community growth to year 2051 including the provision of City services related to future development in the three Major Transit Station Areas (MTSA). Subject to the pending Council approval of the Robert Bateman High School land acquisition, this strategic focus area includes the major facility development investment required to complete the adaptive re-use of the site, inclusive of new City owned and operated Community Centers.

Acquisition of Strategic Lands (\$105 million): includes future land investments for City parkland needs and other non-City related land priorities, including but not limited to the provision of City owned land for the purpose of increasing the supply of attainable housing in the City. Subject to further reporting on all future potential surplus sites as directed by Council, this strategic focus area also includes an estimated investment cost for proactively addressing this anticipated land acquisition opportunity.

Expanding City Operations & Services (\$149.5 million): includes investments in strategic land and related operational facilities to support growth and ensure efficient and effective delivery of direct city services, including Transit, Roads, Parks and Forestry (RPF) and Fire services. Specific future major facility investment includes the expansion and/or upgrades to both the existing RPF Operations Center and Burlington Transit facility on Harvester Road; potential new Fire Station #9 (downtown); relocation/construction of Fire Station No. 4 (Appleby) and Fire Station No. 3 (Aldershot). All facility expansions will be informed by master plans and/or related strategies which will be presented to Council for their consideration and approval.

From: [REDACTED]
Subject: Lindley Common and 355 Plains Rd development
Date: Monday, December 12, 2022 7:47:50 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, I am an owner of [REDACTED] Lindley Common and putting forward comments/concerns about this development.

Very concerned about the number of storeys and ask that a greater number of storeys than the bylaw not be permitted.

These buildings are already going to negatively impact our daylight. Bylaws are to manage and to keep things under control!

The building in Lindley's backyard, 355 Plains Rd., is the back of the building proposed to face West? Do not want balconies on that West side as they will be so close to us it will be our backyard; please design so not balconies which may serve as smoking areas for tenants in our backyards.

As to retail, no food where again because of closeness of proximity, there is food odours or litter created.

What is the plan to support infrastructure for this development or just allowing to build with no thought to traffic, etc. and congestion.

Perhaps would have been better to build where strip club located closer to Waterdown RD.

Don't ruin Burlington/Aldershot with these decisions.

Thank you
Catherine Wilson

December 12, 2022

Mayor Marianne Meed Ward and Members of Council
City of Burlington
426 Brant St.
Burlington, ON
L7R 3Z6

Sent via email to clerks@burlington.ca

RE: CITY OF BURLINGTON RESPONSE TO BILL 109 AND AMENDMENTS TO THE PLANNING ACT.

12.3 (c) City-initiated Official Plan Amendment and Approach in Response to Bill 109 "More Homes for Everyone Act, 2022"

The Building Industry and Land Development Association (BILD) acknowledges that it is Council's intent to adopt item 12.3 (c) *City-initiated Official Plan Amendment and Approach in Response to Bill 109 "More Homes for Everyone Act, 2022"*. **For the reasons contained in this letter, we are submitting this request for deferral of the City's proposed changes in response to Bill 109.** For your reference, our previous submission that was provided to staff on December 5th is attached.

On behalf of our Halton Chapter members, BILD appreciates the opportunity to provide the following comments regarding this work.

Due to recent updates from the province and the anticipated new implementation date of July 1, 2023 for Bill 109 legislative requirements, BILD is requesting that Council defer its decision on the item and refer the matter back to staff. A deferral on this matter will provide staff with additional time to fully develop the proposed new pre-consultation system as originally intended by the legislation.

For example, on December 5th, City of Pickering Council referred the City's response to Bill 109 back to staff with the intention of having them report back to Council with clearer direction no later than June 30, 2023. We commend the City of Pickering for this approach and are encouraging other municipalities to consider it.

As well, the delay to the implementation date to July 1, 2023 will provide for additional time for the industry to better understand the expected next steps forward and avoid miscommunication regarding the processing of any already active or future development applications. A deferral on this item is crucial to ensure that the implementation of changes to the City's processes in response to Bill 109 can be communicated clearly to all stakeholders involved, especially considering that many municipalities in the GTA are responding to the legislative requirements in unique ways. Time will be needed for the industry to adjust to the impacts of these changes in order for the implementation to be successful.

We would like to reiterate our intent to continue to move forward with our municipal partners through a transparent and collaborative approach. We hope these process changes will be the start of new way of thinking, and working together that will benefit current and future generations.

Thank you again for the opportunity to submit these comments. As your community building partner, we trust that you will take them into careful consideration as you finalize this work.

Kind regards,

A handwritten signature in black ink, appearing to read "Victoria Mortelliti". The signature is fluid and cursive, written in a professional style.

Victoria Mortelliti, RPP, MCIP
Manager of Policy & Advocacy

CC: Kevin Singh, BILD Halton Co-Chair
Shane Cooney, BILD Halton Co-Chair
Paula Tenuta, SVP, BILD
Danielle Binder, Director, BILD
Members of the BILD Halton Chapter

The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,500 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.

December 5, 2022

Mayor Marianne Meed Ward and Members of Council
City of Burlington
426 Brant St.
Burlington, ON
L7R 3Z6

Sent via email to clerks@burlington.ca

RE: CITY OF BURLINGTON RESPONSE TO BILL 109 AND AMENDMENTS TO THE PLANNING ACT.

Statutory Public Meeting and Recommendation for a City-initiated Official Plan Amendment and Approach in Response to Bill 109 "More Homes for Everyone Act, 2022"

The Building Industry and Land Development Association (BILD) is in receipt of staff report PL-69-22 *City-initiated Official Plan Amendment and Approach in Response to Bill 109 "More Homes for Everyone Act, 2022*, as presented on the December 6th Community Planning, Regulation and Community committee agenda. We acknowledge that following this meeting this report will go to Council for adoption.

On behalf of our Halton Chapter members, BILD appreciates the opportunity to provide the following comments regarding this work.

Reflecting on *Bill 109, More Homes for Everyone Act, 2022*

We acknowledge that the purpose of *Bill 109, More Homes for Everyone Act, 2022* is to increase housing supply and choice for families and individuals across the province. According to the provincial government, Bill 109 is an attempt to implement some of the Housing Affordability Task Force's recommendations, as outlined in a report released in February this year. We also understand that we all have a role to play to ensure that the true intentions of this Bill are carried forward correctly.

The key amendment we are addressing through this correspondence is the proposed changes to the approval process for zoning by-law amendment and site plan applications, which would require municipalities to refund application fees on a graduated basis (i.e. 50%, 75% or 100% depending on the number of days following the application) if a decision is not made within the legislative timelines. This change would apply to applications made on or after the Province's extended timeline of July 1, 2023. The intent of this change is to incentivize municipalities to make timely decisions.

General Sentiments of the Legislative Timelines Amendment

BILD and our members recognize the pressure that this amendment creates for municipalities to uphold the legislative timelines that have lengthen over the years. We also recognize that BILD members too have a role to play to be in keeping with the timelines by being timely with their responses to application comments and other requests for information. With this amendment, both the industry and the municipalities have a collective interest to meet the timelines; developers' project proformas are based on municipal timelines as well, and any delay in the approval process can result in carrying costs incurred by our members and violations associated to purchase and sale agreements.

BILD's Response to the City of Burlington's Approach

As identified in the aforementioned staff report, and something that has been explored by some municipalities is that approach to frontload substantive issues that are identified in the project proposal prior to deeming an application complete. This also means that an applicant must ensure that a development application is complete prior to the start of the 'clock' of the legislative timeline. BILD and its members believe that parsing out large segments of the development application process before allowing the 'clock' to start on the legislative timelines is not in keeping with the spirit and intent of the legislation. It effectively removes the bulk of the process that would take the majority of the time to address in a typical development application.

As part of Bill 109, municipalities must adhere to the legislative timelines for the approval of a development application. As a matter of law, any policies or procedures that aim to circumvent or delay the typical timeline should be avoided. That means that municipalities must ensure that the application timeline is triggered once an application has been submitted. It also means that delaying the date that the clock starts on an application, through the pre-application or otherwise should also be avoided.

With respect to the proposed additional public engagement, BILD agrees that public engagement is critical to the development review and approval process. Many of our members across the GTA already conduct early consultation and feedback prior to the submission of a formal application. However, any extra-statutory pre-application consultation must remain voluntary, as a municipality cannot use this process as a means to prevent the lawful submission of an application and the commencement of applicable review periods under *the Planning Act*.

With respect to these themes, please find the enclosed correspondence from Cassels regarding the municipal implementation of Bill 109 on the topics of pre-application, complete application requirements and potential waivers.

Additional Considerations

Prioritizing Applications Submitted after July 1, 2023

BILD is concerned with the City's interpretation that an implication of Bill 109 would be that any application submitted after July 1, 2023 or an application not subject to the refund regime would be prioritized over existing applications already submitted to the City. Any application, whether it is subject to a refund or not, must be reviewed in the order they were submitted provided that developers are paying fees with the expectation that equal service will be provided. The City must investigate a more meaningful way to review all applications types.

Development Application Review Fees

We acknowledge that the City will undertake a review of Planning Application fees for 2023. As previously communicated to staff, BILD looks forward to the continued engagement with the City throughout this review.

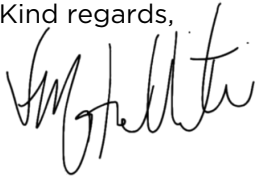
Final Sentiments

In 2021 and 2022, BILD and Mayor Meed Ward successfully hosted leadership meetings where we met as partners in prosperity and community building. Our goal was successful, and together we developed a forum of collaboration and transparency. We hope to continue these meetings in the new year.

As an industry, we would like to move forward with all our municipal partners to create a system of enhanced trust and collaboration to develop a transparent and cooperative development application process that works for all parties. Understanding that this is a seismic shift in process, it will take some time to identify best practices and create efficiencies. Some initial thoughts in this regard are to pre-qualify consultants such that there would only need to be cursory review of submitted materials and limiting council override on professional recommendations. The City's Terms of Reference exercise may lend itself to this effort.

We hope these process changes will be the start of new way of thinking and working together that will benefit current and future generations. Thank you again for the opportunity to submit these comments. We trust that you will take them into careful consideration and we look forward to the outcome of this work.

Kind regards,

A handwritten signature in black ink, appearing to read "Victoria Mortelliti".

Victoria Mortelliti, RPP, MCIP
Manager of Policy & Advocacy

CC: Kevin Singh, BILD Halton Co-Chair
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Cassels

December 2, 2022

Danielle Binder
Director, Policy & Advocacy
Building Industry and Land Development Association
20 Upjohn Road
Suite 100
Toronto, ON M3B 2V9

sleisk@cassels.com
Tel: +1 416 869 5411
Fax: +1 416 640 3218
File: 51989-3

Dear Ms. Binder,

Re: Bill 109 Implementation and the Pre-Application Process

You have asked us to consider generally the amendments to the pre-application consultation process a number of municipalities are proposing in response to Bill 109, *The More Homes for Everyone Act, 2022*. Commencing January 1, 2023, an increasing portion of application fees will be refundable if a municipality fails to make a decision within the applicable statutory timelines. We understand a number of municipalities are considering an enhanced pre-application process of detailed submissions, technical review and comment, and broader councillor and community engagement, prior to submission of an application under the *Planning Act* and the commencement of the statutory review period.

Bill 109 represents the first step in the Province's implementation of the recommendations of the Ontario Housing Affordability Task Force Report, meant to reduce overall cost, delay and cut red tape to achieve the goal of delivering 1.5 million new homes over the next 10 years. The clear purpose of the amendments is to encourage faster decisions to facilitate the delivery of housing.

We anticipate that enhanced consultation and cooperation between applicants and a municipality will be required in order to meet the timeframes imposed by the *Planning Act*, and that in many cases, applicants would prefer continued collaboration rather than a refusal and the need to pursue appeals to the Ontario Land Tribunal. There may be many applicants who will welcome early consultation and feedback prior to submission of a formal application. However, in our view, any such extra-statutory pre-application process must remain voluntary and a municipality cannot use this process as a means to prevent the lawful submission of an application and the commencement of the applicable review periods under the *Planning Act*.

Limits to the requirement to consult

Applicants have a statutory right to submit development applications to the applicable authority and to have these considered in accordance with the *Planning Act*, as well as other applicable policy and legislation. The only statutory pre-condition that a municipality may impose is a requirement to consult with the municipality prior to the submission of an application. In our view, the ordinary meaning of "consult" must be applied to determine the scope of permissible

pre-application requirements, commonly defined as seeking information and advice from another. Accordingly, the purpose and intent of this pre-application step is for municipalities to provide preliminary direction and advice in advance of the submission of a formal application and the commencement of the statutory review process and in our view does not include the ability to impose a non-statutory pre-application regime outside of the *Planning Act* or to otherwise prevent an applicant from exercising its statutory right to make an application.

Further, it is our view that the authority to require mandatory consultation with a municipality or planning board does not extend to mandatory consultation with review agencies, members of the public, or other persons and public bodies. The *Planning Act* has established these as municipal requirements and neither a plain and ordinary meaning or purposive interpretation of the *Planning Act* supports the imposition of additional requirements through the consultation process.

As stated by the then Ontario Municipal Board in *Top of the Tree Developments Inc, Re, 2007 CarswellOnt 7921*:

Yes, a Municipality can surely demand for materials and the information in the course of an evaluation of an application at any given time. There is and never was a legislative impediment for it to do so via its policy in an Official Plan. But the Municipality cannot demand it for the purpose of a complete application, and only pursuant to some tangential policy.

Limits on complete application requirements

While municipalities have the authority to require “other information and material” beyond the requirements prescribed under the *Planning Act*, such additional requirements for complete applications must be contained in adopted and in force official plan policies. Importantly, such requirements are limited to the submission of “information or material” and not a means to impose additional steps or processes, such as peer reviews or consultation, that a municipality does not have authority to impose directly.

Waiver Agreements

A number of municipalities have proposed a form of agreement for the withdrawal and resubmission of an application prior to the expiry of the legislated review period. In our view, while an agreement will not be enforceable to override statutory consequences, a voluntary agreement to withdraw an application in advance of a refund deadline may be possible, together with associated amendments to any applicable fee by-laws. However, we caution that the withdrawal and resubmission of an application will have significant implications under various statutes beyond the *Planning Act*, including but not limited to the *Ontario Heritage Act* and *Development Charges Act 1997*, that parties should be mindful of.

In summary, in our view, the establishment of additional mandatory requirements for submissions and engagement before otherwise valid applications will be received by a municipality for the purpose of preventing the statutory review period under the *Planning Act*

from commencing is contrary to the purpose and intent of the *Planning Act*, as amended, and beyond the authority of municipalities in Ontario and may be subject to judicial review.

We trust the foregoing is sufficient for your purposes. We would be pleased to respond to any further questions or concerns.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in cursive script, appearing to read 'S.L.', is positioned above the typed name.

Signe Leisk
Partner

SL/AP

From: [REDACTED]
To: [Mailbox, Clerks](#)
Subject: 355 Plains Rd- Coletera Development
Date: Monday, December 12, 2022 11:58:09 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a resident of Lindley Common. I am very concerned with the high rise condos Coletera are proposing behind my house, 355 Plains Rd and 1010 Downsview.

My concerns are the following:

Increased carbon footprint! This is a huge carbon footprint

Increase in residents (1000-2000) in an extremely small area

Increase in various environmental and health impacts (air pollution, congestion, and traffic accidents)

Increase and continuous pressure on existing infrastructure (water supply and drainage, transportation and road ways congestion, noise pollution)

Increase in crime

Increase in traffic-we will not be able to turn left out of our roadway as it will be extremely busy

Our Bylaw states 6 stories is the max, why are we considering 8.9. and 11. This is excessive. This is not even affordable living for most people.

Decrease in privacy and loss of trees

Potential decrease in value of my home

Decrease in sunlight

I understand the need for increase in housing so 6 stories is understandable, however, 8, 9, and 11 are not.

Thank you for your consideration,

Julie

Julie Farnand, B.Ed., M.Ed.

Co-op Specialist, Co-operative Education

Biotechnology

Chemical Engineering

Environmental Technician

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135 Fennell Ave West, Hamilton, ON, L9C 0E5

T: 905-575-2163 F: 905-575-2359

julie.farnand@mohawkcollege.ca



[Visit www.mohawkcollege.ca/CASLconsent if you would no longer like to receive emails from Mohawk College.](http://www.mohawkcollege.ca/CASLconsent)

Please consider the environment before printing this email.

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**

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
Facility Tenant Lease Space				
Brock University – New Campus	P1	36,698		
HDSB Adult Ed Program & Courtyard	P1	31,221		
TechPlace – New Location	P1	4,928		
		72,847		
Community Accessible Program Space				
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
PHASE 1 Total		104,550		82,550
Phase 2 – Future Community Center/Partner Space				
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
PHASE 2 Total		36,173		36,173
Grand Totals Phase 1 and 2		213,570	22,000	118,723

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.