



**City of Kingston
Report to Council
Report Number 18-193**

To: Mayor and Members of Council
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Luke Follwell, Director, Recreation & Leisure Services
Date of Meeting: July 10, 2018
Subject: Partnership – Francophone Secondary School

Executive Summary:

The City has been approached by the french public, Le Conseil des écoles publiques de l'Est de l'Ontario (CEPEO) and french catholic, Conseil des écoles catholiques du Centre-Est (CECCE) school boards of eastern Ontario to enter into a land sharing partnership with a future public neighbourhood park and their new secondary school which will be located in the West Village subdivision at Taylor Kidd Boulevard and Centennial Drive. The shared campus development is consistent with provincial policy planning which recognizes the benefits of community hub partnerships between boards, agencies and municipalities. The benefit to the municipality is expected to include access to a larger open space system which is expected to include more amenities than would have been otherwise available in the park. The school is expected to open in the fall of 2020.

Recommendation:

That Council approve a budget amendment for the development of a community park in West Village, 700 Gardiners Road, in the amount of \$1,025,000, to be funded \$902,726 from Development Charges and \$122,274 from the Municipal Capital Reserve Fund; and

That the Mayor and Clerk be authorized to enter into an agreement with the Conseil scolaire de district catholique du Centre-Est de l'Ontario and Le Conseil des écoles publiques de l'Est de l'Ontario for the development of a community park in West Village, for the funding amount up to \$1,025,000 in a form satisfactory to the Director of Legal Services; and

That the Mayor and Clerk be authorized to enter into an agreement with the Conseil scolaire de district catholique du Centre-Est de l'Ontario and the Conseil des Écoles Publiques de l'Est de

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l'Ontario for the shared use of future amenities on the new school site, subject to final negotiation, in a form satisfactory to the Director of Legal Services.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Jim Keech, President & CEO, Utilities Kingston ✓

Desirée Kennedy, Chief Financial Officer & City Treasurer ✓

Denis Leger, Commissioner, Corporate & Emergency Services ✓

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Options/Discussion:

The proposed shared park-school campus partnership includes a secondary school site and a future neighbourhood park at 700 Gardiners Road (formerly Nortel) subdivision lands. The school site is approximately 5.3 hectares in size and the neighbourhood park is approximately 1.5 hectares in size. The subdivision, known as West Village, is located west of Centennial Drive and south of Taylor Kidd Boulevard.

The school is being developed in a partnership between Le Conseil des écoles publiques de l'Est de l'Ontario (CEPEO) and the Conseil des écoles catholiques du Centre-Est (CECCE). The public side of the school will house secondary students from Mille-Iles and the catholic side of the school will house students from Marie-Rivier. There will also be a performing arts partner (theatre) in the project from the catholic board. The students will share common amenities such as the schoolyard, gymnasium, atrium, cafeteria, etc. The school is being developed to support 600 pupil places and is targeted to be under construction in 2019 and operational by the fall of 2020.

Terms of the Partnership

The City would enter into an agreement with the boards to outline access and responsibilities for each party in the partnership including, but not limited to the following:

- a. Development, consultation and construction
- b. Access to school site
- c. Access to park site
- d. Hours of access
- e. By-law application
- f. Maintenance
- g. Insurance/legal
- h. Programming and permitting

Typically, in hub partnerships, on shared exterior school park campuses, there is some restriction to public access on the school site during certain hours such as school hours or extracurricular time. This mechanism is used to ensure the security of the students and faculty. Depending on the final configuration of the campus plan, some of the park area is also expected to function as a school yard and may be restricted to the public for access during certain times of the day and week. Typically, evenings, weekends and summers are open for public access to an entire outdoor school park campus, but certain higher risk areas of the facility and site may have access restrictions beyond the normal school programming periods. The core neighbourhood park functions of some of the shared site are expected to remain open to the public at all times to allow for community use during weekdays. For example, the sports field may only be available to the public on evenings, weekends and summers, but a play structure, an open lawn and gathering area may be open to the public without restriction.

The school and parks campus outdoor amenities have only been developed to a conceptual phase but a secondary school for the boards typically has a full size soccer field with a running

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track around its perimeter, a basketball court and open areas conducive to ancillary sports and activities. Typical neighbourhood park amenities include open lawns or minor sports fields, play structures and pathways, benches and gathering spaces. The shared use and development of the site is expected to provide students and faculty with more resources for programming and curriculum and is expected to provide the community with additional outdoor public space and facilities. Public consultation, hosted by the boards and the City, would be undertaken this year to determine the final plan and amenities based on school need and public feedback.

Development and Operation Considerations

Significant analysis and negotiation will be required to determine the most efficient models for the responsibilities of the development and operations of the shared campus.

It is expected that the development of the project, led by the boards, would include the public consultation on the park and campus planning as well as the construction of the overall site project. This neighbourhood park is identified in the DC forecast and would be developed by the City in coming years. By partnering with the school boards, it is expected that efficiencies and economies of scale may be found in the development of the project resulting in better overall value for the City park dollars. It is also expected that an overall reduced burden of resourcing to execute the project will be experienced by the City compared to if the City were to undertake the park development process independently in a future year. If approved, the partnership would advance the delivery of the public land more quickly than previously anticipated and provide an earlier service level to future residents of the subdivision and also to residents of the existing adjoining subdivision lands. The adjoining subdivision lands are isolated from the existing parkland to the north of Taylor Kidd Boulevard and residents have long identified a need where they don't currently have access to parks in their walkable area.

Operations, maintenance, by-law and legal consideration would be analyzed to determine the most efficient approach to caring for the shared site. It is unknown at this time what the model of operations and maintenance will be, but it is expected that the school boards would generally be responsible for a scope that is consistent with their school yard amenities and site area and the City would be responsible for a scope that is consistent with the neighbourhood park amenities and site area. The delineation of responsibilities or contribution to maintenance may not align with the property boundaries and is dependent on the final layout of the campus and further negotiation.

In order to assist in maintaining good conditions, sports fields are allowed to rest and regenerate in the spring and fall when under typical City use and conversely, sports fields are usually rested in the summer when under typical school use. As the sports field in this shared campus partnership is expected to be used by the schools, sports clubs and the general public, it will likely receive usage throughout the usual rest periods and, as a result, it is expected that an uplifted level of maintenance on the sports field may be needed to support it in good condition. This model is achievable and has been in place on some sports field sites that school boards program directly to sport user groups in their off season, such as those at LaSalle Secondary School. It is not expected that the City would be responsible for a level of maintenance, enforcement or liability of the shared campus beyond what it would otherwise be responsible for if the City were to maintain the neighbourhood park independently.

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Existing Policy/By Law:

Not applicable

Notice Provisions:

Not applicable

Accessibility Considerations:

Not applicable

Financial Considerations:

The development of the park in West Village, 700 Gardiners Road, was anticipated in 2022 and captured in the long term capital budget in the amount of \$1,025,000, to be funded \$902,726 from Development Charges and \$122,274 from the Municipal Capital Reserve Fund.

Operational and maintenance responsibilities are dependent on the final layout of the campus and further negotiations with the boards are expected to begin in the fall of 2020. For the purpose of operational planning, the City would assume that it would maintain approximately 1.5 hectares of new parkland, consistent with neighbourhood park maintenance practices. Maintenance costs will be added to the Public Works budget forecast, beginning in Q4 2020, to provide the new level of service.

Contacts:

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Other City of Kingston Staff Consulted:

Damon Wells, Director, Public Works Services

Andrew Reeson, Associate Legal Counsel, Legal Services

Neal Unsworth, Manager, Parks Development, Recreation & Leisure Services

Lana Foulds, Manager, Financial Planning, Financial Services

Exhibits Attached:

Exhibit A Concept Plan



ESQUISSE DU CONCEPT • ESQUISSE DU CONCEPT • ESQUISSE DU CONCEPT



Zones d'activités sociales et physiques

- ① Gymnases et terrains de sport
- ② Plaza communautaire / cour d'entrée
- ③ Aires de jeu ouvertes et surfaces gazonnées
- ④ Stationnement pour vélos

Zones de vie saine

- ① Cafétéria, aires de repas communes, laboratoire culinaire et cuisine
- ② Jardin potager
- ③ Verger d'arbres fruitiers
- ④ Aire de compostage
- ⑤ Café-terrace extérieur
- ⑥ Classes extérieures

Zones d'activités écologiques

- ① Récolte de l'eau de pluie
- ② Jardin scientifique
- ③ "Central Park" méditation, jogging, rochers
- ④ Terrasse des arts
- ⑤ Revêtement de stationnement et débarcadère perméable

