

City of Mississauga

Corporate Report



<p>Date: April 18, 2023</p> <p>To: Chair and Members of General Committee</p>	<p>Originator's files:</p>
<p>From: Jodi Robillos, Commissioner of Community Services</p>	<p>Meeting date: May 10, 2023</p>

Subject

Cooksville Joint-Use Feasibility Study (Ward 7)

Recommendation

That the Corporate Report dated April 18, 2023 entitled “Cooksville Joint-Use Feasibility Study” from the Commissioner of Community Services be received for information.

Executive Summary

- The Cooksville Joint-use Feasibility Study was commissioned by the City of Mississauga and Peel District School Board (PDSB) and completed by CS&P Architects.
- The goal of the study was to determine the feasibility of a fully integrated Community Hub – community centre, public library, park and secondary school – on the site of T.L. Kennedy Secondary School and Sgt. David Yakichuk Park (P-263).
- The study determined that the proposed joint-use community hub is feasible on the lands of T.L. Kennedy S.S. (16.6 acres) and Sgt. David Yakichuk Park (3.86 acres). The site is appropriate in size and characteristics to accommodate a community centre, library, park and new secondary school for approximately 1,500 pupils.
- The shared-used program creates a cost-saving scenario as the shared spaces reduce the gross floor area by approximately 11% compared to two separate buildings, translating into potential capital cost savings.
- The current 10-year capital plan includes a provision of \$40M for a community centre and \$14.4M for a library in Cooksville. There is currently no funding earmarked for the park.

- Two iterations of site Concept A are presented in this report. Site Concept A.1 contains a reduction of recreation services with the exclusion of aquatics and fitness amenities. The total financial impact to the City for the construction of the facility is estimated at \$72.3M for Concept A and \$43.7M for Concept A.1 (based on 2021 market costs; subject to 28% cost escalation).

Background

The Cooksville Joint-use Study was commissioned by the City of Mississauga and Peel District School Board (PDSB) jointly and completed by CS&P Architects. While capacity exists currently in the Recreation and Library systems to service Cooksville residents, the 2019 Recreation Future Directions Master Plan identified the need for the feasibility study based on the projected population growth in 2028 and beyond. The Cooksville Library currently operates out of a small rented space that lacks adequate accessibility and programming space.

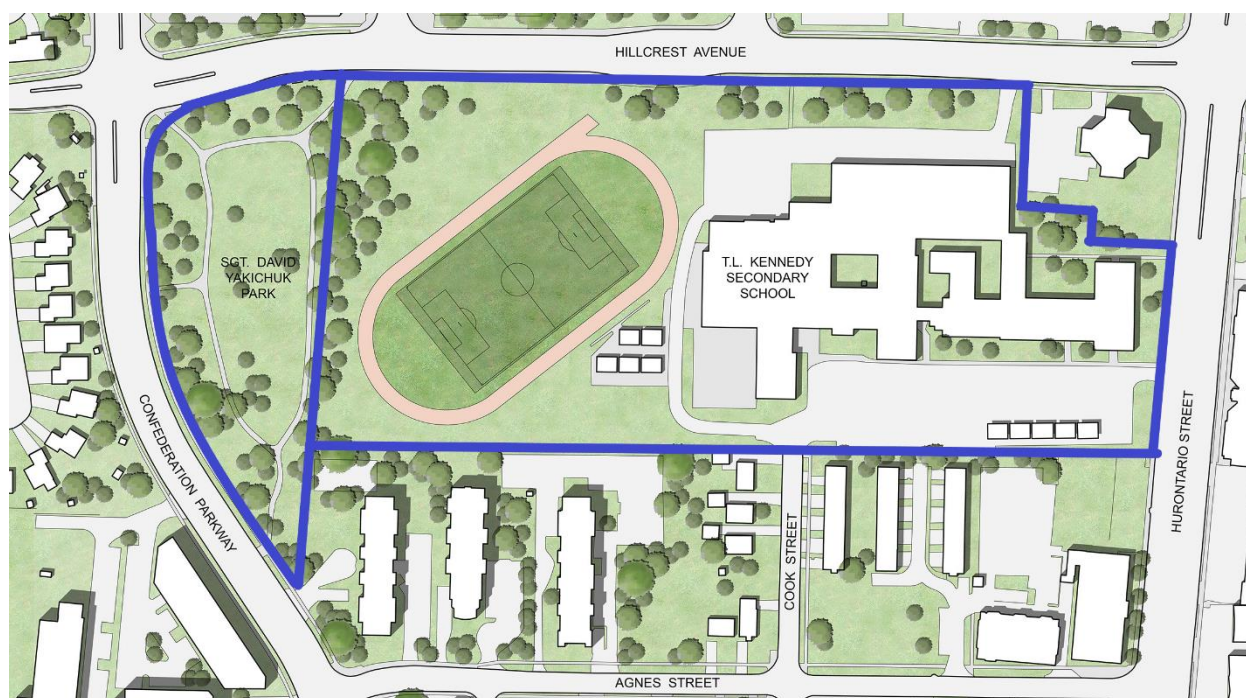
The 2019 Library Future Directions Master Plan recommended alignment with Recreation to explore co-location opportunities in Cooksville. Park planning studies have also identified that Cooksville has a significant deficit of parkland to serve the current and projected populations. As such, this study contemplates a facility that includes a secondary school, public library, community centre and park.

Cooksville is located in Service Area 5, which is the most populous of the six service areas. This area, with its approximately 199,100 residents (26% of total 2016 City population), is projected to accommodate a 60% share of city-wide population growth over the next 10 years.

The Cooksville Joint-Use Study considers the T.L. Kennedy S.S. (16.6 acres) and the adjacent Sgt. David Yakichuk Park (3.86 acres) sites, totalling 20.46 acres. T.L. Kennedy S.S. was constructed in 1953 and in 1985 the park was named in honour of Sgt. David Yakichuk, commemorating his 30 years of community safety advocacy with the Peel Regional Police and his significant contributions to the Cooksville community. The site is bordered by Hillcrest Avenue, Hurontario Street and Confederation Parkway, and is in close proximity to the Cooksville GO Station. High and low density residential communities are located to the north, south and west of the park. The site currently has a limited road network and low vehicular traffic.

The site slopes significantly, with a 9-metre grade change, from the high point on Hillcrest Avenue to the south boundary of the site. This major grade-change effects the usable area of the site for development and parkland as well as construction costs.

The following image shows the current T.L. Kennedy S.S. and Sgt. David Yakichuk Park sites:



Comments

The study is comprised of two phases consisting of a research report and final study. As part of the research report phase, the consulting team reviewed multiple master plans, including Vision Cooksville (2016), Dundas Connects Master Plan (2018), Cooksville Mobility Hub Master Plan Study (2011), Cooksville-Hurontario Master Plan (2010), Transportation Master Plan (2019) and Cycling Master Plan (2019). Community Services studies were also extensively reviewed, including the 2019 Future Direction Master Plans for Recreation, Library, and Parks, Forestry and Environment along with the Older Adult Strategy (2019) and Youth Plan (2019).

The final study concludes that the site comprised of T.L. Kennedy S.S. and Sgt. David Yakichuk Park is appropriate in size, location and characteristics to accommodate a joint-use community hub that includes recreation amenities, public library, park and secondary school. The site is also well-located close to multiple current and planned public transit nodes for easy access for both residents and PDSB students. The recreation amenities proposed will be validated through the 2024 Future Directions Master Plan with input from local Cooksville community groups.

It is expected that the co-location and shared-use of the community centre, park, library and secondary school on a single site will be more efficient, cost-effective and beneficial to all parties. The amenities identified for shared-use are the library, one double gym, track and field, and grade-level parking structure (located under the raised track and field). These proposed shared spaces result in a reduction of gross floor area of approximately 11% compared to two

separate buildings, translating into potential capital cost savings. This compact building footprint will also result in maximizing the parkland and open space on the site and in lowering long-term operating costs.

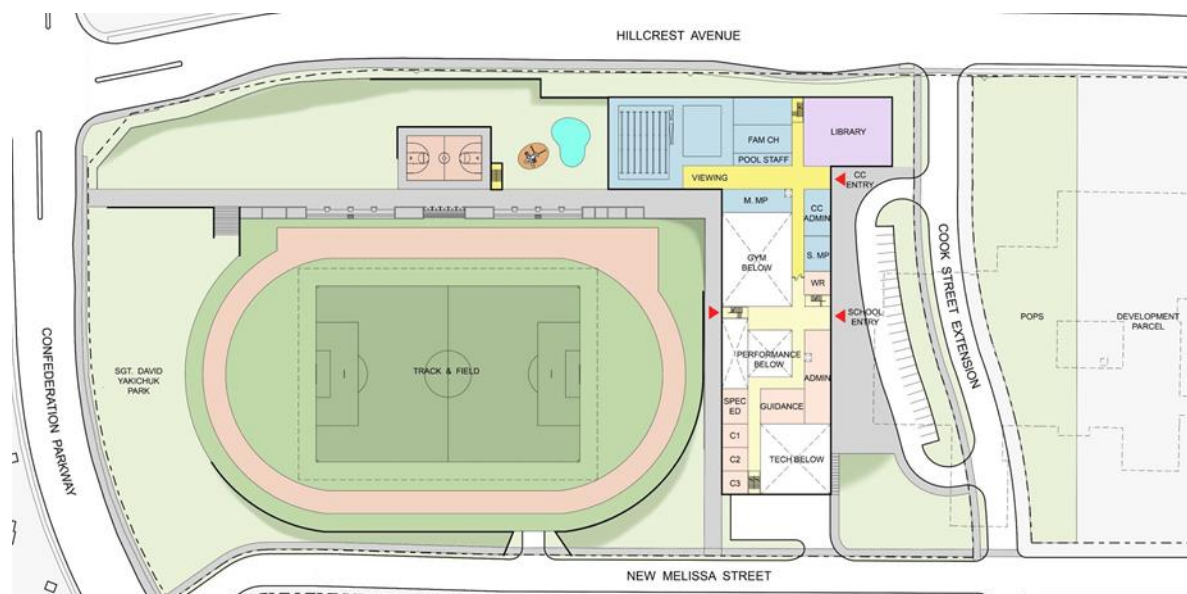
A detailed site analysis was undertaken to explore existing site conditions, zoning requirements, transportation issues, local development plans, and community connections. This information informed the conceptualization of five site options. After analysing the various site challenges and opportunities for each option, site concept A was chosen as the preferred approach.

Options

The site concepts envision a joint-use facility that not only meets the future needs of the Cooksville community, but most importantly creates a vibrant, inviting and multi-generational community hub.

Site concept A was unanimously agreed upon by the City and PDSB. Two iterations of Concept A were explored with a reduced space program in Option A.1, which excludes the pool and fitness room. Both options include a track and field with lit artificial turf, a grade-level parkade below the raised track and field, and a secondary school with an approximate 1,500 pupil capacity

Concept A (upper ground floor)

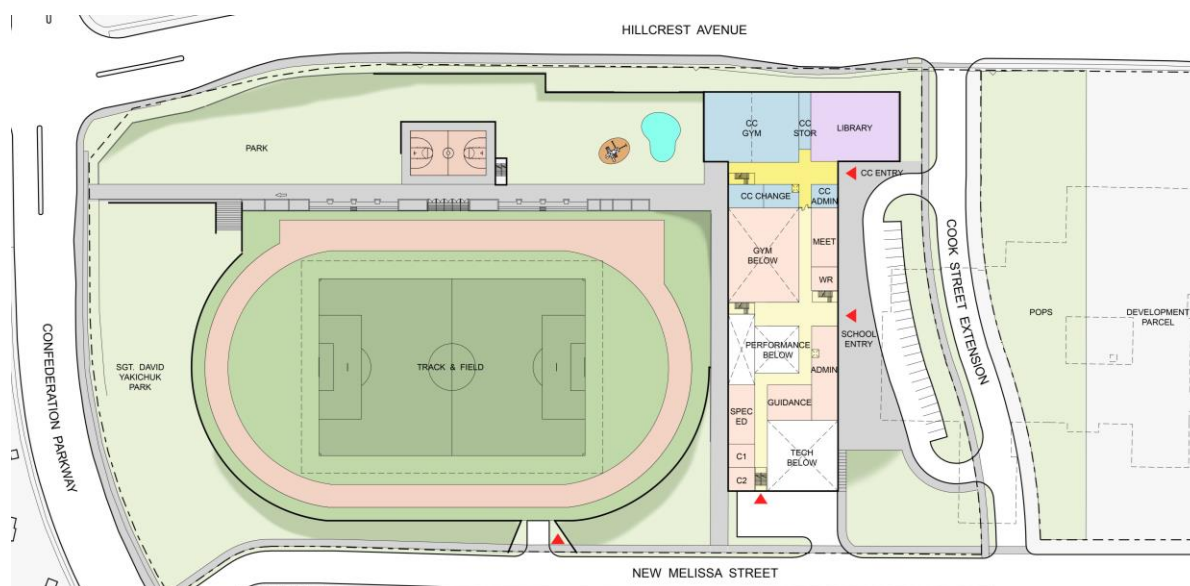


Library

- 16,824 SF with street frontage and access

Park	<ul style="list-style-type: none"> 2.95 acres (128,500 SF) with basketball court, spray pad and playground 3.56 acre (155,000 SF) shared-use track and field with lit artificial turf
Recreation	<ul style="list-style-type: none"> 61,947 SF community centre with double gym, pool, therapeutic tank, fitness studio, and meeting rooms

Concept A.1 (upper ground floor)



Library	<ul style="list-style-type: none"> 16,964 SF with street frontage and access
Park	<ul style="list-style-type: none"> 3.25 acres (141,550 SF) with basketball court, spray pad and playground 3.56 acre (155,000 SF) shared-use track and field with lit artificial turf
Recreation	<ul style="list-style-type: none"> 29,536 SF recreation centre with double gym and meeting rooms

The land to the East of the Cooks Street extension (approximately 5.8 acres) is allocated as the 'future development parcel.' PDSB's sale of this land and the use of proceeds of disposition is contingent on approval from the Board and the Ministry of Education.

Engagement and Consultation

The study engaged City and PDSB leadership and staff together in a variety of interactive explorations to co-imagine a joint-use facility. Multiple visioning sessions set the foundation for a joint City/PDSB vision, which informed all decisions and recommendations.

The City's steering committee and core team included staff across Recreation, PF&E and Library. Multiple levels of internal consultations were conducted with staff from Planning & Building and Transportation & Works to review the proposed site concepts and gather feedback. Facilities & Property Management validated the capital cost estimates and adjustments were made accordingly. Also, at the request of T&W, a transportation assessment was completed to evaluate future traffic impacts and the associated road network requirements to control the flow of traffic in and around the site, including traffic calming.

Community Services is in the process of refining its Future Directions plans which include consultation with the public and user groups. Updated growth projections, amenity and parkland needs will ultimately need to be reconciled with the concept plan in the feasibility study in order to solidify the program requirements and facility needs in Cooksville.

Financial Impact

The City and PDSB would agree to a capital cost sharing strategy with each partner responsible for the associated costs of their independent building spaces while the costs for a joint-use double gym and track and field are split 50/50. Site development costs (including the under track parking) are distributed between each of the partners – school, community centre, library and parks - based on agreed upon ratios.

The total financial impact to the City for the construction of the joint-use facility is estimated at \$72.3M for Concept A and \$43.7M for Concept A.1 (excludes aquatics and fitness amenities).

The following chart provides a summary of the City's portion of capital costs:

CONCEPT A	Recreation	Library	Parks
Total Project Costs*	\$ 52,477,100	\$ 14,065,100	\$ 5,798,200

CONCEPT A.1	Recreation	Library	Parks
Total Project Costs*	\$ 23,947,400	\$ 13,817,800	\$ 5,886,300

Funding	\$ 40,000,000	\$ 14,400,000	Unfunded
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The estimated total project costs include applicable hard costs (construction of the site and building) and soft costs. New roads, with an estimated construction cost (not including soft costs) of approximately \$7M, are excluded from the totals above.

The order of magnitude construction cost estimate was prepared in 2021 by an independent cost consultant. Taking into consideration current market conditions, the construction costs are subject to an estimated 28% cost escalation.

As illustrated above, the 10-year capital plan includes a provision of \$40M for a community centre and \$14.4M for a library in Cooksville.

There is currently no funding earmarked for the park. As such, the existing funding gaps are as follows:

Funding Gaps	Recreation	Library	Parks	Total
Option A	\$ 12,477,100	\$ -	\$ 5,798,200	\$ 18,275,300
Option A.1	\$ -	\$ -	\$ 5,886,300	\$ 5,886,300

It is important to note that the City will continue to own the land designated as parkland and PDSB will continue to own the land used for the joint-use building. PDSB requires approval from the Board and the Ministry of Education to fund this project through the proceeds of disposition from the sale of the proposed development parcel.

The study also identifies the future need for a lease agreement to be negotiated between the City and PDSB for the community centre and library components of the facility, should the project move forward. In addition, the partners will need to establish a joint-use agreement for the facility to set out the terms and conditions for shared use, including scheduling, communications protocols, and operations and maintenance responsibilities.

The City will continue to work with the PDSB to refine costs and options for the site. This design represents a much more urban school and recreation facility including the provision of parking under a raised track and field facility. Extensive consultation is required between the Board and the Ministry of Education to determine the Board's ability to execute on an urban joint-use model in this location.

Conclusion

A joint-use community hub is achievable and would provide greater benefit to the community than stand-alone buildings on stand-alone sites. It provides the opportunity for shared amenities like the library, gym, and track and field. With its compact footprint, the facility will ultimately reduce individual space needs and operating costs to both the City and PDSB.

Users of the joint-use facility would benefit from sharing and exposure to new activities at the community centre and library. Families can participate in multiple different activities on the same site, and multi-generational community connections are enhanced and encouraged through the building design.

Ultimately the Ministry of Education and Peel District School Board would need to jointly approve a funding model for this facility in order for the City to become a partner in a joint-use facility. Additionally, as outlined in the 2019 Recreation Future Directions Master Plan, City staff will continue to explore other facility partnership opportunities in Cooksville.

A handwritten signature in black ink, appearing to read "Jodi Robillos", is written over a horizontal line.

Jodi Robillos, Commissioner of Community Services

Prepared by: Tiffany Teslyk, Business Advisor, Business Planning