

# City of Mississauga

# Corporate Report



Date: April 20, 2020

To: Mayor and Members of Council

From: Paul Mitcham, P.Eng, MBA, Commissioner of  
Community Services

Originator's files:

Meeting date:  
May 27, 2020

## Subject

**Malton Hub License and Operations Agreement (Ward 5)**

## Recommendation

1. That the Commissioner of Community Services or designate, be authorized to negotiate and execute a License and Operations Agreement between The Corporation of the City of Mississauga as Licensor and Services and Housing in the Province (SHIP) as Licensee, for the planning, use and operation of the Malton Community Hub, as outlined in the corporate report entitled 'Malton Hub License and Operations Agreement' dated April 20, 2020 from the Commissioner of Community Services, in a form satisfactory to the City Solicitor.
2. That all necessary by-laws be enacted.

## Report Highlights

- The City has selected SHIP as the Lead Agency to manage and operate the Malton Hub.
- SHIP will be responsible to select Anchor Agencies to provide integrated services within the Hub that reflects the needs of the community.
- SHIP and the Anchor Agencies will be responsible to cover all operational expenses including internal maintenance and repair. The City will be responsible for all exterior building envelope and major systems maintenance and repair.
- The construction of the Hub is expected to begin in 2021 with the facility opening in 2022.
- The License and Operations Agreement would be for a five-year term with an option to renew for an additional five years, at an annual base license fee for one dollar (\$1.00) plus operation costs.

## Background

In January 2019, Regional Council approved the conversion of the Lincoln Alexander Secondary School Pool to a Community Hub that will provide services, programs and/or social and cultural activities that reflect the local community needs. The Region will provide a capital grant to the project and inform the hub development through integrated service development standards. The Peel District School Board will further inform the development, construction planning and programming to ensure it complements the needs of its secondary students.

In the fall of 2019, the City along with the representatives from the Region of Peel and the Peel District School Board selected SHIP through a competitive procurement process as the lead agency to manage and operate the Hub. SHIP has developed an operating model that includes a staffing plan, governance model and preliminary budget estimates for operational expenses (Appendix 1). They have also begun engaging with key stakeholders to compile a service inventory of services provided in the community and identify service gaps which will inform the competitive selection process for Anchor Agencies to operate out of the Hub.

## Project Methodology and Timelines

Timeframe	Project Phase
November 2019	Lead Agency Selected
Dec 2019 – March 2020	Development of License Agreement and Operating Model
May 2020	License and Operating Agreement to Council for Approval
Feb – June 2020	Key stakeholder and community engagement
June – August 2020	Anchor Agencies selection process
June 2020	Architect awarded to design the Hub
July 2021	Construction Start
November 2022	Public Opening

## Comments

The License and Operating Agreement between the City and SHIP will have a five year term with an option to renew for an additional five years. SHIP will be responsible for securing and managing all sub-licenses between the Anchor Agencies. The City will not charge SHIP a rental fee for occupying the building but will look to SHIP and the Anchor Agencies to cover all operational expenses including but not limited to staffing, internal maintenance and repair, cleaning and utilities. The City will be responsible for exterior building envelope and major system maintenance and repair.

## Strategic Plan

The Malton Hub project is aligned to our strategic pillar of Belong. It supports building a space that provides programs and services that meet the needs of the local community.

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## Financial Impact

The financial impact of the Malton Hub is a total of \$9 million in capital costs to renovate the building of which the Region of Peel will contribute \$6 million and the City will contribute \$3 million. PN 19425 has been set up for the City's portion of the renovation costs. The operating costs are estimated to be approximately \$400,000 annually which will be covered by SHIP and the Anchor Agencies.

## Conclusion

This report recommends that the City approve the License and Operations Agreement between the City and SHIP for a five year term with an option to renew for an additional five years at an annual base license fee of one dollar.

## Attachments

Appendix 1: Malton Hub Operating Model



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Paul Mitcham, P.Eng, MBA, Commissioner of Community Services

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