

Date: 2021-09-22

Subject: **Approval for Authority to Sign the Youth Hubs Funding Agreement with the Region of Peel**

Contact: Yvonne Sinniah, Manager Strategic Community Development and Program Partnerships, Recreation, 905.874.3371

Report Number: Community Services-2021-940

Recommendations:

1. THAT the report from Yvonne Sinniah, Manager Strategic Community Development and Program Partnerships, Recreation, dated September 22, 2021, to the Committee of Council meeting of September 22, 2021, re: **Approval for Authority to Sign the Youth Hubs Funding Agreement with the Region of Peel** Community Services-2021-940 be received; and
2. That the Commissioner, Community Services, be delegated authority to execute a funding agreement with The Regional Municipality of Peel related to the development of the Century Gardens and Susan Fennell Youth Hubs, and any amendment(s) to such agreement, subject to the content of such agreements being satisfactory to the Director, Building Design and Construction (BDC), and the Director, Recreation, and in a form acceptable to the City Solicitor (or designate).

Overview:

- To secure Regional funding, City of Brampton Recreation Staff developed a feasibility study on the Brampton Community Youth Hubs and submitted this study to the Region of Peel on November 1, 2019 (see *Appendix A*).
- On November 14, 2019, City of Brampton staff presented to Regional Council on the Brampton Community Youth Hubs Feasibility Study (see *Appendix B*). This presentation and related discussions concluded with Regional Council requesting that the Commissioner of Human Services complete a Needs Assessment to validate the Youth Hub Feasibility Study proposed by the City of Brampton.
- On March 12, 2020, Janice Sheehy, Commissioner of Human Services provided an overview of the Brampton Community Data Summary Report,

regarding the City of Brampton's two proposed community youth hubs (see *Appendix C*). The Region's Community Data Summary report was in agreement with the City of Brampton's Youth Hub Feasibility Study confirming the multiple challenges youth are experiencing in the two proposed locations.

- The Region of Peel 2020 budget included a capital expenditure of \$6.0M allocated to the City of Brampton for the development of two Community Youth Hubs - Project #205691 and #205651, attached as *Appendix D* to this report.
- The total estimated costs for the development of these youth hubs is \$15.41M. The City's 2020 Capital Budget included \$2.06M for the design of the youth hubs, with additional funding of \$1.35M approved in 2021 through a council report. The remaining \$12M for construction will be requested as part of the 2022 Capital Budget submission, subject to Council approval. The Region of Peel will provide \$6.0M to offset the City's design, development and construction budget for these hubs.
- Currently, the Region of Peel has drafted a funding agreement to transfer the \$6.0M over the course of the development of both hubs, after the completion of milestones agreed on by both the Region and the City staff.

Background:

The City of Brampton has one of the fastest growing populations in Canada with over 52% of Brampton residents born outside of Canada. In 2016, Brampton had a total population of 593,368, an increase of 13.3 per cent from 2011. The approximate amount of youth ages 14 to 29 in Brampton is 130,600, making Brampton one of the youngest cities in Canada.

In response to the need for safe spaces for youth and in order to establish resources and support that address the root causes of violence, the City of Brampton proposed two designated Community Youth Hub spaces. With an equitable and inclusive approach to developing and delivering programs and services, the City looks forward to creating a safe space for youth from all walks of life to connect with each other, inspire ideas and access community supports enabling them to develop to their fullest potential.

Community youth groups have expressed the gap in service and designated spaces for youth to participate, engage, and feel safe in the community. To fill these gaps, City staff carefully selected two locations for Brampton's Community Youth Hubs, based on the following criteria: underutilized city-owned assets; a low neighbourhood index score (according to the Region of Peel's Neighbourhood Information Tool); low-income percentage; accessibility via transit; adjacency to existing city assets to leverage the hub approach; and adjacency to existing city assets to gain operating economies of scale. The two proposed locations are the vacated Lawn Bowling Clubhouse adjacent to Century Gardens Recreation Centre (340 Vodden Street East), and a previously leased first floor space at Susan Fennell Sportsplex (500 Ray Lawson Boulevard).

On November 14, 2019, City of Brampton Recreation staff presented an overview of the Brampton Community Youth Hubs Feasibility Study to Peel Regional Council to secure capital funding. As a result of the presentation, Regional Council directed Regional staff to complete a needs analysis, similar in format to the one conducted for the City of Mississauga's Malton Community Hub.

Regional staff conducted stakeholder consultations with communities within the City of Brampton, and more specifically, in the areas surrounding the two proposed community youth hub locations. Staff identified and reviewed the best available quantitative and qualitative data along with existing information to provide an evidence-based overview of the City of Brampton's needs and a comprehensive picture of both study areas. Regional staff presented the needs analysis report in the form of a Community Data Summary, as shown in *Appendix C*, and confirmed that within both study areas, Brampton youth are experiencing multiple challenges related to economic factors, safety, health, resident engagement and community belonging. The report is validated and is in agreement with the City of Brampton Youth Hub Feasibility Study Report. Both reports confirmed that the investment in the two existing underutilized assets to develop spaces for youth will increase access to youth-specific programs and support services that aim to improve the wellbeing of Brampton's young people. More importantly, the reports established that the proposed youth hubs will set the foundation for the consideration of developing additional youth hubs in the City of Brampton based on need.

The 2020 Regional capital budget included a \$6M investment to support the City of Brampton's future Community Youth Hubs. In accordance with the Region's Community Hub Planning Framework, an operational or ownership role for the Region in community hubs is not recommended when considering future opportunities or the project execution.

The total estimated costs for the development of these youth hubs is \$15.41M. The City's 2020 Capital Budget included \$2.06M for the design of the youth hubs, with additional funding of \$1.35M approved in 2021 through a council report. The remaining \$12M for construction will be requested as part of the 2022 Capital Budget submission, subject to Council approval. The Region of Peel will provide \$6.0M to offset the City's design, development and construction budget for these hubs.

Current Situation (Project Status Update):

The City's project team comprises of staff from both the Recreation Division and the BDC Division. This team will provide ongoing direction and management of the design, public consultation and construction activities.

During the Fall of 2020, Recreation staff began robust consultations with youth, youth serving agencies and City staff to inform and discuss the design of both youth hubs.

Virtual sessions were held during the Fall of 2020 along with a survey. The sessions were well attended with 211 participants over 6 virtual sessions. In addition to these interactive sessions, the City had 185 individuals fill out the online survey and 1021 individuals respond to social media polls related to the youth hub. The summary of those consultation sessions and survey results are now posted on the City website. The website will be updated and will be utilized as a way to keep residents updated on the progress of this work.

Century Gardens and Susan Fennell Youth Hub Development Timelines

For the development of the Century Gardens Youth Hub and based on the projected timelines outlined by BDC, the procurement to hire an Architect will begin Q4 2021 and be awarded by year-end 2021. The Design Phase with the hired Architect will then begin with the completion of construction drawings by end of Q2 2022. The demolition of the current Lawn Bowling Clubhouse will also occur by Q3 2022. Construction on the new Youth Hub will begin Q1-2023. Project completion is anticipated to take place by Q3 2024, while the opening of the facility to the public is projected for August 2024.

The development of the Susan Fennell Youth Hub is currently in the Design Phase. The architectural drawings will be completed by the end of Q4 2021. Construction will begin Q2 2022 and be completed by Q4 2022. The results of the youth hub consultations will be integrated into the design and development of both the Susan Fennell Youth Hub and the Century Gardens Youth Hub.

The funding amount of \$6M from the Region of Peel towards these youth hubs are outlined in an agreement with scheduled payments aligned with the completion of specific milestones during the capital development and construction phases. Region of Peel staff and City of Brampton staff have been working collaboratively to finalize a funding agreement for the Region’s contributions.

Corporate Implications:

Financial Implications:

The total cost for the development of both youth hubs is \$15.41M. The City’s 2020 Capital Budget included \$2.06M for the design of the youth hubs, with additional funding of \$1.35M approved in 2021 through a council report. The remaining \$12M for construction will be requested as part of the 2022 Capital Budget submission, subject to Council approval. The Region of Peel will provide \$6.0M to offset the City’s design, development and construction budget for these hubs. The table below provides a summary of the project financials:

DESCRIPTION	YEAR	CITY OF BRAMPTON	REGION	TOTAL (\$)
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Design for Two Youth Hubs	2020	2,060,000		2,060,000
Budget Amendment	2021	1,352,500		1,352,500
Construction of Youth Hubs	2022	6,000,000	6,000,000	12,000,000
TOTAL				15,412,500

Any operating costs would be the responsibility of the City and would be included by staff in the City's annual budget submissions for Council approval.

Other Implications:

Community Services is agreeable to signing the Region of Peel's agreement and any future agreements related to the renovation and operation of the subject.

Legislative Services - Legal Services is being consulted with respect to the funding agreement with the Region and will approve same as to form.

Strategic Implications:

In 2019 the City endorsed its first For Youth By Youth - Youth Engagement Strategy stating the need to engage Brampton youth aged 14-29.

In March 2020, the City of Brampton received the Platinum Youth Friendly Community designation from Play Works, a program supported by Parks and Recreation Ontario. This designation shows the City's commitment to local youth and ensuring youth feel safe, engaged and connected in Brampton.

During March 2020, due to the COVID-19 pandemic Mayor Brown established the COVID-19 Youth Support Task Force currently co-chaired by Councillor Harkirat Singh and Councillor Charmaine Williams. The focus of the Task Force has been to support youth with resources, tools and supports during the pandemic.

The development of the youth hubs will ensure the sustained engagement of individual youth, youth groups and youth serving organizations in alignment with the City of Brampton's approach to supporting youth in the community.

Term of Council Priorities:

This report achieves a number of the Term of Council Priorities to support the 2040 Vision and the Parks and Recreation Master Plan (2017) by demonstrating a continued commitment to collaborate with publicly funded agencies to provide integrated and seamless services for Brampton residents. By leveraging the strengths of local system partners, residents who are engaged in one program can easily connect to related programs and services, and the individual needs of the community can be met.

In 2018, the Committee of Council endorsed the Brampton 2040 Vision to guide what Brampton will become, with a focus on people. In March 2019, the City Council established multiple Term of Council Priorities to support the 2040 Vision. The proposed "Community Youth Hubs" support a number of the Priorities in different ways:

- Through *Brampton is a City of Opportunities*, the proposed youth hub directly addresses the action plan for integrated community facilities.
- Through *Brampton is a Mosaic*, the youth hub directly addresses embedding diversity and equity, promoting innovative youth engagement, supporting inclusive cultural expressions, and providing inclusive and flexible cultural spaces.
- Through *Brampton is a Well-Run City*, the youth hub provides opportunities and space for young people to meet, be engaged in and connect with their community.
- Through *Brampton is Healthy and Safe City*, youth hubs allows for local service providers to provide community/social services and programs.

Conclusion:

The City of Brampton is establishing two youth hubs and the Region of Peel is supporting the development of these youth hubs with \$6M of funding. Stakeholder consultations have been conducted to ensure the needs of youth are heard and built into the design and operating model of the youth hubs. This report provides an update to Council on the development of this project by staff. City staff also recommends that the Commissioner, Community Services be delegated authority to execute a funding agreement with The Regional Municipality of Peel related to the development of the Century Gardens and Susan Fennell Youth Hubs, and any amendments thereto, subject to the content of such agreements being satisfactory to the Director, BDC and the Director, Recreation, and in a form acceptable to the City Solicitor (or designate).

Authored by:

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Submitted by:

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Commissioner, Community Services

David Barrick,
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Attachments:

- Appendix A - Community Youth Hubs Feasibility Study – Report, November 1, 2019
- Appendix B - Regional Council Presentation to Support Feasibility Study - Community Youth Hubs, November 14 2019
- Appendix C - Community Data Summary and appendices, March 12 2020
- Appendix D - Community Hub Region of Peel Capital Budget 2020