



OAKVILLE

## REPORT

### SPECIAL COUNCIL MEETING

MEETING DATE: MAY 2, 2017

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**FROM:** Recreation and Culture Department

**DATE:** April 25, 2017

**SUBJECT:** South East Oakville Community Centre

**LOCATION:** Former Hospital Site

**WARD:** 3

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#### RECOMMENDATION:

1. That consideration of clause 2 and 3, as noted below, be referred to the Council meeting of June 26, 2017 or alternatively to a Special Council meeting as called by the Mayor.
2. That the base program for the South East Oakville Community Centre, estimated at \$30,000,000 be approved;
3. That Council provide direction on the inclusion on these optional program enhancements;
  - Fitness Centre at an estimated cost of \$2,460,000;
  - Expansion of the single gym to a double gym configuration at an estimated cost of \$450,000;
  - Therapy pool at an estimated cost of \$2,340,000;
  - Walking track at an estimated cost of \$1,800,000.

#### KEY FACTS:

The following are key points for consideration with respect to this report:

- The 2012 Parks Recreation and Library Master Facilities Plan recommended a new multi-generational community centre in south east Oakville.
- The South Central Public Lands Study determined that the former hospital site would include a community centre, parkland and residential development.
- The 2012 Master Plan Review, completed in 2017, recommended a 40,000 to 45,000 square foot community centre with consideration for an indoor 25 meter pool, gymnasium, multi-purpose rooms, fitness centre, walking track and intergenerational programming.

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- A public consultation process was undertaken to gather resident input for the South East Community Centre project.
- More than 400 contributions were made during the consultation resulting in more than 700 recommendations.
- The base program costs for the community centre are estimated to be \$30,000,000 for 40,000 square feet.
- The addition of a fitness centre, recommended in the 2017 Master Plan review, would add an additional \$2,460,000 in capital costs.
- The expansion of existing full sized gymnasium to a double gymnasium configuration would add an additional \$450,000 in capital costs.
- The additional of a second tank within the aquatic centre to accommodate therapeutic, warm water programming would add an additional \$2,340,000 in capital costs.
- The addition of a walking track, recommended in the 2017 Master Plan review would add an additional \$1,800,000 in capital costs.

### **BACKGROUND:**

The 2012 Parks, Recreation and Library Facilities Master Plan recommended that “a new multi-generational community centre in the South East Oakville area is required to serve existing residents and long term population growth. The design should consider an indoor pool (as a replacement for Centennial Pool), gymnasium, youth space, active living space, multi-purpose space, and community rooms.” The availability and suitability of potential sites would be evaluated and examined within the context of the South Central Public Lands Study.

After extensive public consultation, the South Central Public Lands Study was approved in 2013 and provided a path forward for the development of the former hospital lands site. The site consists of lands on the south side of MacDonald between Reynolds Street and Allan Street. The south border of the site holds the Wyndham Manor Long Term Care Centre. The land use plan was to include a community centre, parkland and residential development.

The intent of this report is to provide Council with an update on the community centre, the public consultation process and the budget implications and seek approval for the final program for the centre. In order meet project completion timelines of fall 2020, staff require Council’s approval of the base program and direction on any program enhancements Council would like included in the centre.

## COMMENTS/OPTIONS

### ***Master Plan Recommendations***

The 2012 Parks, Recreation and Library Facilities Master Facilities Plan recommended a new multi-generational community centre in south east Oakville. In 2017, the 2012 Facilities Master Plan was reviewed to ensure it captured existing trends and continued to reflect community need. This Review is the subject of another report being considered at the May 2, 2017, Special Council Meeting.

The Review identified that the preliminary concept for this multi-generational facility is 40,000 to 45,000 square feet of space containing an indoor pool (to replace Centennial Pool), gymnasium, multi-purpose rooms, and space for intergenerational programming. Consideration should also be given to a fitness centre and walking track.

### ***Public Consultation***

Residents have been provided with the opportunity to provide input and commentary through stakeholder meetings, public meetings, website submissions and social media. Staff initially met with resident associations registered within the area. This was followed by an Open House and two Public Consultations opportunities in December of 2016. Those unable to attend were encouraged to provide feedback through email and website access. Following the initial analysis of input, a final "What We've Heard" public consultation was also held in March of 2017. More than 400 contributions were made, resulting in more than 700 recommendations. In terms of the amenities and services associated with the proposed community centre, common themes were as follows:

- Aquatic Centre: There was considerable discussion related to the number and size of pool tanks. Residents were advised that the base program included a 25 metre pool, identified as a replacement for Centennial Pool. Representatives of the Oakville Aquatic Club requested consideration for a 50 metre pool to address their training needs and growing club membership. Many residents, however, felt the size and scope of the addition would not be well suited to the site. Concerns relative to traffic resulting from swim meets was also referenced. Many residents identified the need for "warm water" programming provided within a therapeutic pool
- Fitness Centre: There was strong support for the inclusion of a fitness centre with amenities common to other existing community centres. An indoor walking track was also referenced as a desired amenity and complement to the fitness centre.
- Gymnasia: A broad range of desired programming was identified through the public consultation process. Residents requested that a double gym be

accommodated within the plan to further enhance programming opportunities and volume.

- Programming: A broad range of programming opportunities should be the considered.
- Connectivity: Residents favoured a community centre that promotes and allows for connectivity within and through the site. Social gathering and “bumping space” were deemed essential to the success of the centre and wellbeing of the community. As well, a direct link between the community centre and the “green space” that surrounds the centre is desirable, allowing for the park to be an extension of the facility and vice versa.
- First Nations Program Space: Residents were in support of indoor and/or outdoor space which respected the First Nations people.

### ***50 Metre Pool Analysis***

In order to provide due diligence, staff has conducted additional research and analysis of pool design and amenities and have completed site visits to inform the process. The Master Plan of 2012 and the 2017 Review both recommended that the proposed pool be 25 metres in length and serve as a replacement for Centennial Pool. From a service level perspective, the base programming model of learn-to-swim lessons, leadership programming and public leisure and length swims, can all be accommodated within the 25 metre configuration. Staff support the 25 metre recommendation from a service level perspective as well as a capital and operating cost model.

There have been previous efforts with respect to realizing the construction of a 50 meter pool in Oakville. In 2009, the municipalities of Mississauga, Oakville and Milton combined resources and contemplated applying for available provincial and federal funding. Ultimately, the project was deemed to be cost prohibited and a formal submission did not go forward. In 2013, the Oakville Aquatic Club brought forward a proposal and business plan to meet the needs of their growing club members. Their proposal, from a financial model could not be supported. As well, concerns were identified with respect to the ability of the 50 metre pool's configuration to meet community programming needs. Water temperatures and pool depth preferred by the aquatic club posed challenges.

Pool design has progressed in recent years and some of the challenges associated with providing a 50 metre training pool in collaboration with community programming have been mitigated. Competitive swimmers prefer water temperatures in the 78 F to 80 F range. As well, a constant pool depth between two and three meters provides the best conditions for training and speed. Community needs require more shallow depths and a preferred temperature range of 84 F to 88 F. Recent design improvements have incorporated moveable floors that allow for a portion of the pool to be raised to a level conducive to community programming. In addition, heated,

movable bulkheads allow temperatures to be moderated to better meet community need while supporting competitive swimmers. To examine capital and operating implications, the department contracted the services of the JF Group, a respected consultant with extensive experience in sport, recreation and fitness to update the 50 Metre Pool Business Plan Review the firm completed in 2013.

During public consultation, it was clear that many residents were concerned by the size and scope of the facility when expanding to accommodate a 50 metre pool. It is estimated that the expansion would require an additional 24,000 square feet. Residents were also worried about local traffic impacts, should the pool be built to accommodate swim meets.

The additional capital costs associated with expanding a 25 metre pool to a 50 metre pool range from \$16,770,000 to \$20,720,000 depending on the added amenities such as movable floor, thermal bulkhead and seating. The total cost for a purpose built 50 metre pool would be substantially higher.

In addition to the capital costs, additional full-time and part-time staff would be required to operate the 50 metre pool and the operating costs of a 50 metre pool far exceed those of a 25 metre pool.

### ***Program Enhancements***

Based on the Master Plan, community input and staff's assessment, the following program enhancements are put forward for consideration.

#### **Fitness Centre:**

Fitness Centres support active living and are a catalyst to the positive health and wellbeing of the community. From an Oakville perspective, they have become a key component within our community centres, providing weight resistance and cardio equipment as well as an aerobic studio allowing for a broad range of programs. Staff within the centre have oversight of the fitness centre as well as the development of physical programs for all ages. The 2017 Master Plan Review recommends that consideration be given to including a fitness centre at this facility.

#### **Gymnasia:**

The current base program allows for a single gymnasium within the facility. During the course of public consultation staff heard a broad range of requests for programming meeting diverse needs. The current community is home to many older adults requesting passive recreation activities such as yoga, Pilates and Tai Chi. Racquet sports including badminton and pickle ball have also gained in popularity in recent years. There is also a recognition that the community is beginning to transform and there is a need to provide programming for all ages. There was a demonstrated demand to expand to a double gym which can be divided, allowing for

enhanced programming. Gymnasiums are valued commodities which can accommodate the needs of all ages and abilities. The 2017 Master Plan Review identifies that the town's gymnasiums exhibit strong usage levels and that local demand is increasing.

### **Therapeutic Pool**

During the course of public consultation there was an expressed desire for "warm water" access, conducive to therapeutic programming and highly desired by both younger children and the older adult population. Oakville does not currently have a therapeutic pool. With an aging population, programs and services addressing conditions such as arthritis and fibromyalgia have become key components of aquatic service delivery in many areas. Therapeutic pools can also meet the needs of young children, often taking lessons for the first time. The 2017 Master Plan Review recommended that, given the focus on intergenerational programming at the South East Community Centre, the Town may consider the provision of a therapeutic pool to complement the rectangular tank.

### **Walking / Running Track:**

Indoor running tracks have increased in popularity in recent years. Often adjacent to fitness centres and gymnasiums, they serve individuals of varying capabilities and age ranges. Their ability to accommodate low impact cardiovascular activity make them particularly popular in centres where older adults are present. Residents identified an indoor track as a desired amenity. The 2017 Master Plan Review recommends that consideration be given to including a running track at this facility.

### **First Nation Program Space:**

Staff have had the opportunity to meet with representatives of the First Nations community. Initial conversations confirmed that dedicated space was not required. Opportunities for cooperative programming and presenting in a multi-purpose room which may consider alternative finishes representing First Nations culture and heritage can begin the process of interaction.

### **Financial Impacts**

What follows is a summary of the estimated capital costs of the base program and the program enhancements outlined in this report. Please note that a more detailed discussion on the financial impact can be found in the report from the Finance Department entitled *Financial Overview - Former Oakville – Trafalgar Memorial Hospital (OTMH) Lands* included in the May 2, 2017 Special Council Meeting agenda.

The 2012 Master Plan and the 2017 Master Plan Review both recommended a community centre in the 40,000 – 45,000 square foot range. The estimated cost for the base program is \$30,000,000. In addition, the table below identifies the cost of

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the program enhancements presented in order of priority. Please note that these are capital costs associated with the design and construction of the facility and do not reflect whole life costs.

**Table 1: Program Enhancements**

	<b>Fitness Centre</b>	<b>Double Gym</b>	<b>Therapy Pool</b>	<b>Walking / Running Track</b>
<b>Capital Cost</b>	\$2,460,000	\$450,000	\$2,340,000	\$1,800,000

**CONSIDERATIONS:**

**(A) PUBLIC**

The project has undergone extensive public consultation and has been well received. The design continues to evolve to meet the needs of the community at large.

**(B) FINANCIAL**

The estimated cost for the base program \$30,000,000 The program enhancement costs are:

Fitness Centre:	\$2,460,000
Double Gym:	\$450,000
Therapy Pool;	\$2,340,000
Running Track:	\$1,800,000

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The South East Community Centre initiative has been a collaborative corporate project with input and recommendations from a broad range of departments including Facilities and Construction Management, Planning Services, Finance, Corporate Communication and Parks and Open Space.

**(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS**

This report addresses the corporate strategic goal to:

- continuously improve our programs and services
- provide outstanding service to our residents and businesses
- be innovative
- always act as a team
- enhance our social environment
- have accessible programs/services
- be the most livable town in Canada

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**(E) COMMUNITY SUSTAINABILITY**

The goals of the South East Community Centre will be tied closely to the town's environmental and accessibility requirements, and project success will be informed by how the team meets these goals. In addition, the South East Community Centre project will support the social pillar of sustainability.

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