

REPORT

Council

Meeting Date: May 25, 2021

FROM: Community Services Commission
and Corporate Services Commission

DATE: May 18, 2021

SUBJECT: **Advancing Community Infrastructure – Implementation Plan**

LOCATION:

WARD: Town-wide

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RECOMMENDATION:

1. That Council receive the report entitled “Advancing Community Infrastructure-Implementation Plan”.
2. That the 2021 capital budget be amended to advance \$2,018,000 for project 46602501 Sixteen Mile Community Centre to be funded from the Parks and Recreation Development Charge Reserve Fund and to advance \$589,000 for project 71102602 New Branch Library - Sixteen Mile CC funded from the Library Services Development Charge Reserve Fund to complete detail design for the North Park community centre and library facilities.
3. That the 2021 capital budget be amended to add \$375,000 for project 52212102 North Park Sports Park - South Parcel funded from the Parks and Recreation Development Charge Reserve Fund to complete detail design for the North Park sports fields/facilities.
4. That new capital project be added to the 2021 budget in the amount of \$250,000 to be financed from the Cash in Lieu of Parkland Reserve Fund to complete the accelerated construction of the new Cornwall Park skateboard park.
5. That staff explore options to advance the construction of the community centre, new branch library and sports fields/facilities as part of the update to the 10 year capital forecast and report back to the 2022 Budget Committee.

6. That site locations for future Oakville Soccer Club and Oakville Gymnastics Club be identified as part of the final North Park Master Plan.

KEY FACTS:

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

- In response to the increased interest in recreational indoor and outdoor amenities arising from the pandemic, Council has directed staff to identify resources and costs related to the acceleration of detail design for the North Park community centre and library by yearend;
- The indoor amenities within the community centre and the library branch will be aligned with the recommendations from the 2017 Five-Year Review of the 2012 Parks, Recreation and Library Facilities Master Plan as approved by Council.
- Staff has consulted closely with both Oakville Gymnastics Club and Oakville Soccer Club on the common approach for their components of this work which is outlined in this report;
- The town will work with both clubs on expansion plans should they receive federal and provincial funding in the future;
- Staff will be implementing the design and construction of a skateboard park facility at Cornwall Road Park in 2021; and
- All project costs have been validated by an external cost consultant to ensure that current conditions impacted by the pandemic are properly considered.

BACKGROUND:

At the March 29, 2021 Council Meeting, a report from Mayor Burton was approved that advances a number of community infrastructure programs. Several of these initiatives require staff to report back to the May 25 Council meeting on implementation resource requirements and funding sources for completion of the detail design phase of future facility development. This report specifically addresses Council's request for a follow-up report on the acceleration of North Park detail design for the community centre and library, and the construction of the Cornwall skate board park.

COMMENT/OPTIONS:

Plans were already in place to advance the detail design phase of all outdoor amenities proposed for North Park in 2021. Planned outdoor amenities include additional sports fields (soccer, multipurpose field, cricket pitch, fieldhouse with

washrooms, playground, splash pad, basketball and skateboard park). Staff have been directed to expand the scope of the detail design phase to include the future community centre and branch library. In addition, staff were directed to accommodate the future needs of the Oakville Soccer Club and Oakville Gymnastics Club as part of the final North Park Master Plan.

Implementation of Detail Design for Proposed Community Centre

The 2017 Five-Year Review of the 2012 Parks, Recreation and Library Facilities Master Plan confirmed the need identified in the previous 2012 Master plan for a multi- use community centre to be developed at the North Park location. The facility was anticipated to consist of a multi-tank indoor aquatic complex, fitness/active living centre, flexible multi-use space to accommodate seniors, youth and cultural programming, gymnasiums and a branch library.

Sixteen Mile Sports Complex is Oakville's state of the art quad pad arena currently located on the North Park site. Its innovative design contemplated future expansions to include a future community centre and library that would maximize the efficiency of energy flow between the amenities and streamline building operations and programming. The community centre will be appropriately 55,000-60,000 square feet in size.

Sixteen Mile Library Branch

Oakville Public Library branches are welcoming, inviting spaces that encourage community gathering, conversation, study and learning, exploration through play (for children and others), reading, listening and viewing, and use of computers and library services. Library spaces are designed for maximum customer convenience and comfort, and maximum workflow efficiency. The 2017 Five-Year Review of the Parks, Recreation and Library Facilities Master Plan recommends the development of a 17,500 square foot library branch in North Oakville as part of the proposed Sixteen Mile Community Centre.

With an ever-increasing emphasis on popular materials, electronic resources, collaborative technologies, and opportunities for studying and gathering the new Sixteen Mile branch will consist of the following features:

- Creation Zone
- Work and study spaces (including collaboration spaces)
- Comfortable reading and conversation areas
- Children's and Teen spaces
- Robust collection with flexible and movable shelving

- Flexible programming space
- Public Computers / Wi-Fi

The co-location of the library and the recreation center will allow for increased synergies for space use and complementary programming.

Budget Request

Funding for detail design of the community centre and library was included in the year 2027 as part of the 2019 ten year forecast and is being advanced to 2021 with a revised amount as part of this request. The 2021 budget required for the detail design of the North Park community centre, sports fields/facilities and library facilities is \$3,582,000 as shown below followed by a breakdown of the funding required for each capital project in 2021.

It is requested that the 2021 capital budget be amended to advance \$2,018,000 for project 46602501 Sixteen Mile Community Centre funded from the Parks and Recreation Development Charge Reserve Fund and to advance \$589,000 for project 71102602 New Branch Library - Sixteen Mile CC funded from the Library Services Development Charge Reserve Fund to complete detail design for the North Park community centre and library facilities. Project 52212102 North Park Sports Park - South Parcel currently has \$600,000 budgeted in 2021; therefore, it is requested that the 2021 capital budget be amended to add the difference of \$375,000 to project 52212102 North Park Sports Park - South Parcel funded from the Parks and Recreation Development Charge Reserve Fund to complete detail design for the North Park sports fields/facilities.

	Shovel-ready Cost
Detail design	
Community Centre and Library	\$2,290,000
Sports Fields/Facilities	\$845,000
Detailed design sub-total	\$3,135,000
Project Management	\$447,000
TOTAL	\$3,582,000

Project	Shovel-ready Cost	Funding Source
46602501 Sixteen Mile Community Centre	\$2,018,000	100% Parks and Recreation DCs
71102602 New Branch Library - Sixteen Mile CC	\$589,000	100% Library Services DCs
52212102 North Park Sports Park - South Parcel ¹	\$975,000	100% Parks and Recreation DCs
TOTAL	\$3,582,000	

¹Project 52212102 North Park Sports Park - SP currently has \$600,000 budgeted in 2021; requesting \$375,000 be added to 2021.

The new recreation centre, branch library and park development at North Park were identified as a growth related need for which development charges are being collected. The 2018 DC Background Study forecast the completion of the facility in 2026 and the park in 2025, based on the anticipated pace of growth and service demands. Each year as part of the budget process staff look at DC collections as well as projected growth and adjust the forecast accordingly. As a result of slower than expected growth and financial constraints as part of the 2019 capital forecast, the timing of the facility was shifted to completion in 2029.

There is a community desire to advance the construction of the facilities. Through the 2022 ten year capital forecast, staff will review and update the forecast for growth experienced and projected. The budget estimate for the facilities will also need to be updated to reflect current construction conditions. Based on actual and projected cash flows as well as the budget requirements to complete construction, staff will explore options to advance the timeline of construction. The options will be reported to the Budget Committee in November/December for consideration during budget deliberations.

Accommodation of the Oakville Soccer Club and Oakville Gymnastics Club

The town has always enjoyed a highly successful partnership arrangement with both the Oakville Soccer and Gymnastic Clubs for many years. This relationship has resulted in the development of two strong facility operations at Pine Glen and Glen Abbey locations. It has always been planned that both clubs would be accommodated with future satellite sites at the North Park location when funding became available for development.

The recent pandemic has impacted the entire nonprofit sports community significantly since early in 2020. As a result, all sports groups have been forced to either temporarily eliminate all or parts of their 2020/2021 seasons and scale back programs to minimal levels. Both of these clubs have responded by adopting a fiscally prudent and thoughtful approach to moving forward with plans. They are focused on the implementation of strategic recovery plans for the next couple of years. The town will work with the clubs to ensure that appropriate sites are identified and incorporated as part of the North Park Master plan; however detail design plans for the club facilities will be developed in a second phase when there is more certainty regarding provincial regulations going forward. Should either club be successful in obtaining federal or provincial infrastructure funding in the future, the town will work closely with them to assist in the development and execution of future expansion plans.

Skateboard Park at Cornwall Park

Staff will be implementing the design and construction of a skateboard park facility at Cornwall Road Park in 2021. Cornwall Park is a very busy park with two (2) highly used baseball diamonds, children's playground equipment in the northwest corner, and the Oakville Humane Society occupies the northeast corner of the park under a licence agreement.

As a result the skate park will be situated at the front of the park on Cornwall Road in an existing landscaped area. Given the space constraints, it is recommended that this skateboard park be a modular designed facility and scaled as a neighbourhood amenity. This is similar to the skate parks that have been constructed at Iroquois Ridge Community Centre and Glen Abbey Recreation Centre and are very well used by youth.

Staff and the Ward 3 Councillors have already received some feedback on the modular elements to be incorporated into the skate park from prospective users. In response, staff will reach out to potential users to confirm the appropriate skate park elements, layout and their inter-connectivity. Design, construction and final landscaping has to be completed in 2021 so it is a very tight schedule.

The budget for the skate park facility is \$250,000 which includes the concrete pad, skate park equipment and site works. In order to accommodate the skate park facility, there are a number of site considerations that includes relocating several trees, site grading to create a flat area for the facility, as well as sodding and landscape reinstatement. The Cornwall Park skateboard facility is recommended to be funded from the Cash in Lieu of Parkland Reserve Fund.

Risk Considerations

Parking at North Park

The parking requirements at North Park had previously been calculated on the assumption of reciprocal use of the proposed high school lot immediately south of the town owned lands. The high school is no longer going to be located adjacent to the town owned facilities. The parking plans will need to be reviewed within the context of whole site use and some proposed recreational amenities may have to be adjusted to ensure sufficient parking at the site.

Market Pressures Arising from COVID

When the provincial government authorized all construction could move forward last summer, the surge in activity created significant market pressures for consulting and construction services. Given the timing of this phase of work, staff may experience

challenges in securing consultant services as many municipalities are adopting the same approach for ensuring funding readiness for some of their premier projects. Staff will work diligently to mitigate this risk by partnering with Purchasing and running work packages concurrently where possible.

Radio Tower Considerations

The town has already conducted a preliminary analysis on the potential impact of the radio towers on the site through Planning. The town will be retaining a radio tower consultant to validate the findings of the initial report and will recommend mitigation strategies if required, to be incorporated into the detail design.

CONSIDERATIONS:

(A) PUBLIC

There is no impact on the community. Town Hall meetings will be organized to update the community on the accelerated design process.

(B) FINANCIAL

The budget for the North Park detail design of the community centre, library and sports fields is \$3,582,000 and funded from development charges. The budget for the skate park facility at Cornwall Park which includes the concrete pad, skate park equipment and site works to be added to the 2021 capital budget is \$250,000 and funded from Cash in lieu of Parkland.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The project team will include Finance, Planning, Recreation and Culture, Parks and Open Space, Oakville Public Library, Facilities and Construction Management, Transportation and Construction Management and Communications staff.

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:
Improve the livability of North Oakville and engage the broader community in supporting healthy lifestyles.

(E) CLIMATE CHANGE/ACTION

The detail design of all of the indoor and outdoor amenities will incorporate environmentally sensitive best practices including energy efficiency.

Recommended by:

Colleen Bell
Commissioner, Community Services

Nancy Sully
Commissioner, Corporate Services and Treasurer