



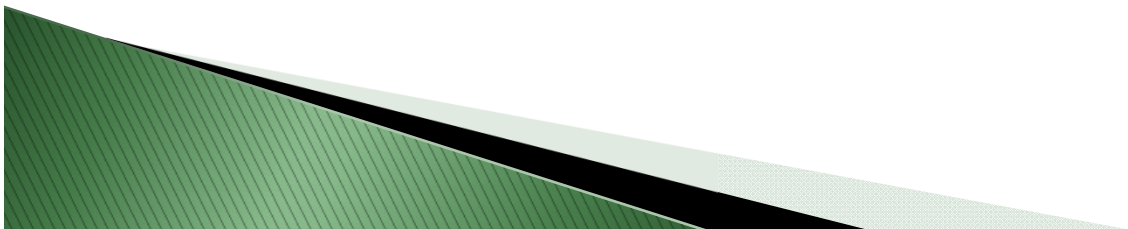
Thorndale Community Centre & Park

Venue Master Plan and
Feasibility Business Plan



Report Development Process

- ▶ Population Demographics
- ▶ Utilization Profiles
- ▶ Site and Facilities Review
- ▶ Document Review
- ▶ Trends Impacts
- ▶ Community Consultation
 - Two focus groups
 - Community survey with 129 responses



Conclusions – Park

- ▶ First priority, resolve the fundamental issues around walkways and connectivity, drainage, parking, conflicts between the ball diamond and the playground, as well as the elimination of the rectangular soccer field and relocating the Tug-O-War area.
- ▶ Sustain the four baseball diamonds, improving orientation and playing surfaces. Consider lighting of one more field in the longer term.
- ▶ Add an additional soccer field.
- ▶ Replace fences, bleachers, foul poles and better reconfiguring the site.
- ▶ Sustain washroom and concession facility in the park.
- ▶ Add entrance for the Foxborough subdivision.



Conclusions – Buildings

- ▶ Decommission the two primary buildings – Lion’s Community Centre and the Progress Building.
- ▶ Develop a new and larger community centre facility that would have:
 - A larger hall to accommodate approximately 400 people in a licensed seating environment;
 - Two to three smaller spaces for meetings and program use that could also be utilized to cover the loss of Progress Building space for the Fall Fair;
 - Contemporary amenities in terms of washrooms, a bar, the kitchen, audio visual capacities, etc.;
 - A storage wing for both the building and the primary user groups and possibly incorporating a storage ‘shed’ for Fall Fair.
- ▶ Development program for the venue, both for indoor and outdoor facilities should be undertaken on a phased approach.



Alternative Facility Strategies

New Community
Centre Facility

Supported by almost two thirds of survey respondents, and nearly all focus group participants and most interviewees

Redevelop the
Progress Building

8.5% of survey respondents, and no other sources as a preferred approach

Significantly
Renovate and Renew
the Existing Building

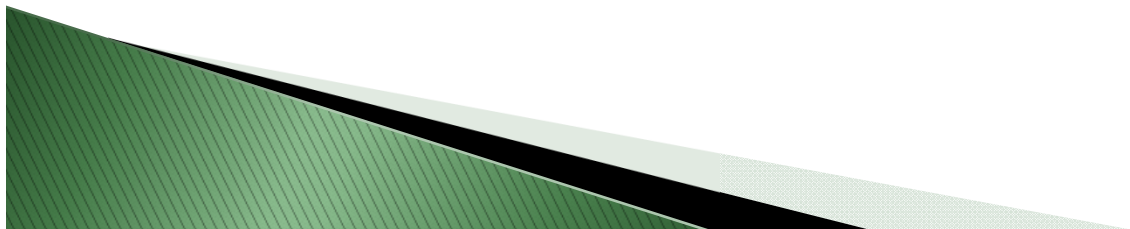
Identified by
6.5% of
respondents

Sustain Existing
Facilities with
Capital Repair

6% of survey respondents identified this as a preferred approach, and no focus or interview participants identified this as a preferred option

Capital Cost Profiles

New Facility	\$4,790
Progress Building Redevelopment	\$4,032
Renew Existing Community Centre	\$3,687
Sustain Existing	No new capital



Capital Funds Source Profile

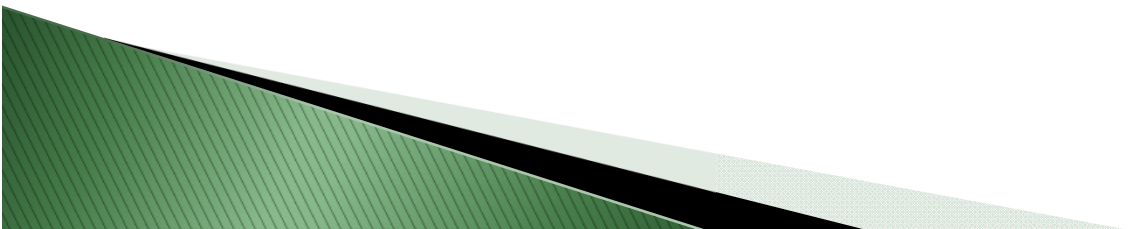
		Sources
1.	Community Centre (Target: \$4,790,000)	
	Senior levels of Government Grants	2,000,000
	Community Campaign	1,290,000
	Municipality	1,500,000
	Total	\$4,790,000
2.	Park Renewal (Target: \$702,000)	
	Community Campaign	200,000
	Municipality	400,000
	Other Sources	102,000
	Total	\$702,000

Note:

Optional park development would need to be sourced from the community campaign.

Implementation Phasing Plan

Phase	Years	Park Development	New Community Centre	Total
1	1 to 3	\$226,325	0	\$226,325
2	4 to 7	\$444,523	\$4,790,000	\$5,234,523
3	8 to 10	\$31,326	0	\$31,326
Total		\$702,174	\$4,790,000	\$5,492,174



Recommendations

- ▶ That the Municipality of Thames Centre, working in significant partnership with the local Thorndale community, initiate the planning, community fund development and grant application strategies necessary to undertake the development of a new community centre on the footprint of the current Lion's Community Centre.
- ▶ That Option '1' for the Thorndale Community Park redevelopment be selected as the preferred approach, with funding being secured through Development Charges where applicable, community contributions and possibly the Trillium Foundation and other grants.
- ▶ That a three phased approach as outlined in the Implementation Plan be undertaken over a ten year period.
- ▶ That efforts be initiated to secure alternate space for approximately one year for Lion's Community Centre activities during the construction period for the new facility.