



# Thorndale Community Centre & Park

## Venue Master Plan and Facilities Business Plan - February 2016



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Appendix I – Options Detailed Costing

# 1 Introduction

Over the last fifty plus years, the Thorndale and West Nissouri areas within the Municipality of Thames Centre have enjoyed the use of significant park and recreation resources in Thorndale known as the Thorndale Community Centre Park. Through the outstanding work of local service clubs, volunteers, community fundraising and municipal supports, a diverse, well used and highly valued community centre and park complex has evolved. The venue provides sports fields for soccer and baseball, a summer splashpad, skate park and tennis courts, playgrounds, an outdoor basketball court and significant open space. The outdoor facilities and spaces support a wide range of activities from minor and adult sports, a regional tug-a-war team, the popular Thorndale Fall Fair, community special events, non-programmed recreation and outdoor fitness activities, dog walking and a host of other activities.

In addition, the Thorndale Community Centre Park has a number of significant indoor facilities, including the Thorndale Lions Community Centre, the Progress Building, the Railway Club Building, a storage facility, outdoor concession / storage building and Fall Fair ancillary facilities. Some of these buildings are fifty or more years old except for the Progress Building. They require significant reinvestment if they are to be sustained and have experienced substantive changing use and user requirements. All the indoor facilities are used significantly on a year around basis except for the Progress Building which is now used exclusively for the Fall Fair approximately four to five days a year in total. Water penetration and other problems have caused this building to deteriorate significantly.

In the 2007 Community Services Master Plan for Thames Centre, identification of the need for a splashpad, park improvements and considerations on the future determinations of the Thorndale Lions Community Centre's and Progress Building's role and reinvestment requirements were identified. Since that time, the splashpad has been developed and some park improvements have occurred. In the 2013 Community Services Master Plan Update, more direct recommendations were made on two considerations:

- A need to develop a long term site Master Plan for the Thorndale Community Centre Park in light of challenges with a poorly configured soccer field, wet areas that have diminished soccer play ability, playground conflicts with ball diamonds, drainage issues and related perspectives, along with aged outdoor equipment, such as backstops, bleachers, etc.
- The need to make a determination and to start the planning process to look at alternatives on the future of the Thorndale Lions Community Centre and the Progress Building, both which have physical challenges, do not meet the requirements for the Accessibility for Ontarians With Disabilities Act, and have other challenges, such as the underutilization of the Progress Building and the age and limited opportunities associated with the Community Centre.



In the fall of 2014, the Municipality of Thames Centre launched the preparation of a Park Site Master Plan for the Thorndale Community Centre Park and a Feasibility Assessment of the alternatives and preferred approaches for the future of the major onsite facilities, with a particular emphasis on the Community Centre and Progress Building. This process involved technical and document reviews, utilization assessments, focus groups with indoor and outdoor site users, community survey, interviews with Council and municipal staff, financial assessments and related perspectives. This document represents the Park Master Plan and Facilities Business Plan. It was the basis for an Open House in Thorndale to receive public input and perspectives that lead to the final report's preparation. The draft report was presented to Council in the fall of 2015. A further step was taken in November 2015 that involved the Municipality approaching the Thorndale Fall Fair Board to assume permanent responsibility for the Progress Building. The Fair Board's decision was not to assume responsibility for the Progress Building. The final report was then finalized based on the Fair Board's decision, and presented to Council on March 14, 2016.

## 2 Community and Venue Overview

### 2.1 COMMUNITY OVERVIEW

Thorndale is urban area in the northern sector of the Municipality of Thames Centre. Up until the late 1990s, it was the main urban area in the Township of West Nissouri. With amalgamation, the area became part of the new Municipality of Thames Centre that also incorporated the Village of Dorchester in the central area of the new community, and the Township of North Dorchester which constitutes the southern dimensions. Thorndale is the second largest urban area within the Municipality. The developed area of Thorndale has a population of approximately 950 to 1,000 individuals and the Thorndale Electoral Ward, which comprises primarily the area north of the Thames River and the northwestern reaches of the Municipality, has a population of approximately 3,682 voters.

The Thorndale Post Office services 964 residential units; 116 in Thorndale , 188 on RR#1, 419 on RR#2 and 241 on RR#3. Based on 2.61 people per household, this would result in an estimated population of 2,516 people. With 390 new residential lots in the planning and development stages, this growth could add an additional 1,000 plus residents in the next decade.

Due to the Rural Routes covering a large geographical area to the north, east and south, the Thorndale Community Centre and Park service area would have a population of approximately 75% of the postal route projection or 1,887, say 2,000 residents with growth this service population could reach 3,000 residents in the future of which 50% will live in the urban Thorndale area and 50% in the neighbouring rural area.

A further population projection is the 2008 AECOM Water and Wastewater Master Plan identified the following population projections:

Year	Low Estimate	High Estimate
2013	966	1126
2018	1025	1318
2023	1070	1543
2043	1243	2987

From a longer term parks and recreation planning perspective, a service population for the Thorndale Community Centre Park will likely be in the 2,000 to 2,500 range by 2030. The service population will be a mix of retirees and younger families primarily, the latter parents commuting to London and other centres for employment, professional services, retail and other needs.



The service area for the Thorndale Community Centre Park is surrounded on the west by the City of London, approximately ten kilometres from Thorndale, and the Municipality of Middlesex Centre with close by urban nodes of Arva and Bryanston. To the north is the Town of St. Marys and the rural areas of Perth County. To the east is the Township of Zorra, including Thamesford, and the Town of Ingersoll in Oxford County, to the south lies Dorchester and southern Thames Centre. There are significant recreation facilities in these neighbouring areas, such as indoor pools in St. Marys, Ingersoll and northeast London.

The Thorndale area has a rich legacy of community activity and volunteerism. From a strategic trends perspective, these characteristics and attributes were fairly common in rural communities but have dissipated over the years in many parts of Ontario due to aging and declining populations in the rural areas; increasing compliance standards and liabilities associated with major recreation, parks and facility operations; requirements for residents to commute longer distances for work and shopping; and other factors. However, the Thorndale area continues to have outstanding volunteer support and community service clubs with particular emphasis on the Lions and Optimist Clubs who have been instrumental in both the development of the Thorndale Community Center Park and facilities, and up to recent years, their operations. Also integrally involved has been the Thorndale Women's Institute, who operates the kitchen within the Community Centre and has been vital to the equipping and supplying of that facility. Another key group contributing to the venue has been the Thorndale Fall Fair which has been operating for well over seven decades and played a significant role in the development of the Progress Building and site development, and continues to be an active primary user of the venue each year for the Fall Fair in September.

In more recent years, a new community organization, *'ilovethorndale'* has evolved and has become a premier community-based information website that actively supports and encourages volunteerism, community events and focuses on the long term positive development of the community within multiple dimensions. Their initiative identifies the strong community-based foundation that defines the uniqueness of the Thorndale community and which has long contributed to the provision and operation of key community services within Thorndale and area.

The Thorndale urban area is home to a higher number of younger families with early years and older children based on the subdivisions that have evolved over the last twenty years. Many of these children are now or in the near future will be teenagers and moving on to college and university.

The Thorndale urban centre is planned to grow with new subdivisions under developed or planned, the latter adjacent to southern boundary of the Community Centre Park. The level and structure of the population growth will potentially double the service population to 2,000 to 2,500 with another 1,000 or so in the surrounding rural area. Younger families and seniors will be the two most identifiable service groupings as currently exists. Also, some new park, recreation facilities and aligned areas have been



introduced to Thorndale via the new school's development, that contribute gymnasium, outdoor play spaces and sport field opportunities.

## **2.2 VENUE PROFILE**

Figure 1 depicts the current Thorndale Community Centre Park venue. It is located at 265 Upper Queens Street in Thorndale on the south-central side of the community. The site has a modified L-shape configuration involving 11.6 hectares of property.

On the west of the park are a rail line, trailer park, and some residential properties, involving Railway Street and Main Street. Agnes Street accesses on a north-south axis into the park in its western extremities. Lion's Lane accesses the park from King Street into the main parking area and community centre while Upper Queens Street frames the northern boundary. Fairview Road defines the eastern boundary of the park. To the south is open farm land that in the future, will be a residential subdivision.

The park has been developed over time on an individual project basis, based on interests and needs that have evolved in the local community. Some of the development has been relatively ad hoc based on where open space was available to support a particular facility. As an example, soccer has evolved as a park activity in later years and has been utilizing the open areas on the south and east perimeters of the park space as that was where space was available.

Also, in the centre southern area of the park between the mini soccer fields and Agnes Street, is a wet area. Efforts have been made to utilize it for soccer and other activities over the years, but the drainage in that area is not adequate to support ongoing weekly sport activities.

### **2.2.1 Outdoor Spaces**

The following outdoor spaces are available for recreational activity in the park:

- Two fenced and lighted doubles tennis courts near the intersection of Fairview Road and Upper Queens Street.
- A skateboard park and basketball court are located directly south of the tennis courts aligned along Fairview Road.
- A playground area off Fairview Road at the southern gate into the park.
- On the west and north sides, there are three slo-pitch / softball diamonds, plus a hardball diamond in the south-central part of the park. The one slo-pitch / fastball field in the north central area is lighted. There is also some portable seating at each of the ball diamonds.



Figure 1  
Current Park Layout



- Just west of the Progress Building is a batting cage, outdoor pavilion and a horse corral with an animal watering station.
- A splash pad has been develop in the parking lot on the north boundary of the park off of Upper Queens Street.
- There is also a fenced Tug-O-War equipment storage station area in the central-north area, east of the Progress and Lion’s Community Centre, along with a concession booth that is now a storage building.
- On the southern perimeter of the park there are two mini-soccer fields in the south-central area; two minis and a regular soccer field east of Agnes Street; and a rectangular shaped soccer field in the northern area against the western boundary of the park that due to its configuration, is not used.

The outdoor spaces are spread across the park with only one large open space area being the poorly drained area in the south-central boundary area.

Parking is provided off Lions Gate in a paved parking lot that supports the splash pad, the Community Centre and the Railway Club. There are approximately 75 spaces in that general area. There is also an unpaved area where parking can occur in front of the Progress Building that can be used for overflow parking or for the Progress Building if it were to be utilized.

There is some parking connected by a gravel road by the picnic pavilion for approximately ten to fifteen cars. There is also parking for approximately fifty cars on the Agnes Street extension into the park in support of soccer field utilization.

### **2.2.2 Indoor Facilities**

The following points profiles the indoor facilities:

- The Lion’s Community Centre has a total of 8,450 square feet as follows:
  - Kitchen 675 square feet
  - Auditorium 6,600 square feet
  - Bar 200 square feet
  - Coat room 220 square feet
  - Meeting room 650 square feet
  - Plus storage, washrooms and foyer



- The Community Centre has the following capacity elements:
  - A large hall that has capacity for 300 people for a licensed event, approximately 250 people for a wedding with a dance floor.
  - A meeting room that can seat 50 to 60 individuals.
  - A foyer and a coat check area.
  - A storage area that connects to the meeting room and foyer.
  - A bar off the foyer that opens into the west end of the hall.
  - A kitchen on the south side of the building and opening into the main hall.
  - A raised stage at the west end of the hall with support space.
  - A men's and women's washroom in the south east corner off the hall, elevated from the main hall floor.
  - The building is a combination of concrete block walls, wood construction, with approximately a 14 foot ceiling in the main hall and a low pitched roof.
- The Progress Building has approximately 14,400 square foot involving:
  - One high ceiling industrial like space that is not heated of 12,600 square feet.
  - An newer space with a regular height ceiling on the north end of the building that has an entrance, washrooms, bar, storage area and utility spaces of 1,800 square feet.
  - A garage door at the south end of the building for access by large vehicles for the Fall Fair and other uses.
  - The building is primarily cement block with a metal roof. It has significant leaking problems in the large room where the interior block walls are heavily stained.
- Thames Valley Railway Club Building
  - This building is located just east of the Lion's Community Centre. It is a rectangular building constructed of concrete block and a peaked roof. It has no washroom and is approximately 1,750 square feet. It is maintained and operated by the Club as a dedicated facility.
- Storage Building
  - East of the Community Centre along Upper Queens Road is a 1,750 square foot wood frame construction single storey building with a peaked roof. It is used to store all the

equipment, gear and related materials that support the Fall Fair. It is not heated, but is fully utilized and has no additional capacity remaining.

- Concession Booth
  - This is a single storey, standalone concrete block building of approximately 300 square feet that was a concession and washroom and is now used for field storage. The washrooms and concession were replaced by an addition to the Progress Building.

The Community Centre and the storage building are in excess of fifty years old, and the Railway Club building is also in that age timeframe. The Progress Building is a newer facility built in 1980s for the Fall Fair, particularly to support livestock programs. However, in recent years it has not been used for livestock demonstrations but is set up with booths and tables to support other Fair activities, similar to the Fair’s use of the Community Centre. It is used for its washrooms and concession both through the summer season.

**2.2.3 Sports Fields Utilization**

Table 2-1 examines baseball utilization for the Thorndale Community Centre Park for 2013 and 2014.

**Table 2-1  
Thorndale Community Centre Park  
2013 and 2014 Ball Field Utilization Profile**

	2013		2014	
	Hours	%	Hours	%
Minors	44.0	14.9	79.0	16.8
<b>Adults</b>	<b>201.8</b>	<b>68.3</b>	<b>348.0</b>	<b>74.1</b>
Men	146.8	49.7	332.5	70.8
Women	55.0	18.6	15.5	3.3
Non-Township Youth	49.5	16.8	38.0	8.1
Great Lakes	0.0		4.5	1.0
<b>Total Hours</b>	<b>295.3</b>		<b>469.5</b>	
<b>Total Revenue</b>	<b>\$4,126.90</b>		<b>\$10,768.78</b>	
Adult		80.6		86.0
Minor		19.4		14.0



The data indicates the following:

- There were 295.3 reserved hours in 2013. Use increased significantly, up 15.8% or 174 hours, to 469.5 hours in 2014.
- The growth resulted from the introduction of a Great Lakes League team and its four and half hours of use per week; growth in non-township youth baseball, as well as significant growth in men’s adult use and minor baseball use.
- The ball fields in 2013 generated \$4,126, and in 2014 \$10,768 in revenues reflecting the significant growth in use.
- Over 80% of the revenue was from adult use, and under 20% from minor use.

Though it is only a one year comparison, baseball utilization has grown significantly and absorbed much of the capacity of the four diamonds onsite. If this utilization level continues or were to grow, the four ball diamonds would need to be sustained in some fashion.

Table 2-2 profiles soccer field utilization globally in 2013 and by field in 2014. The information indicates the substantive growth in field reservations from 35 in 2013 to 72 in 2014, up over 100%.

**Table 2-2  
2013-2014 Thorndale Community Centre Park Soccer Field Utilization**

	2013 Total	2014 Field Reservations				
		1	2	3	4	5 & 6 (minis)
May	12	0	3	3	7	2
June	13	0	6	6	13	7
July	10	0	5	5	8	7
		<b>0</b>	<b>14</b>	<b>14</b>	<b>28</b>	<b>16</b>
<b>Total Reservations</b>	<b>35</b>					<b>72</b>

Field 1, which is the unusable rectangular shaped field received no use in 2014 while field 4 received the most use, with 28 reservations primarily in June.

The fields are not utilized in August or September.

**2.2.4 Lion's Hall Utilization**

Table 2-3 examines the utilization for Lion's Hall, both the main hall and meeting room for the years 2012 to 2014.

Hall utilization has increased significantly in total hours from 86 hours in 2012 to 353.5 hours in 2013 and 306 hours in 2014. The largest use of the hall is adult township groups which are approximately one third of total utilization. In 2013 and 2014, VON use has involved

<b>Lion's Hall</b>	<b>Hours of Use</b>		
	<b>2012</b>	<b>2013</b>	<b>2014</b>
Non-Township	3	71.5	140
Adult Township	26	95	53
VON / Thames Centre	30	132	102
Not-for-Profit	27	55	11
<b>Total Hours</b>	<b>86</b>	<b>353.5</b>	<b>306</b>
<b>Total Revenue</b>	<b>\$7,322</b>	<b>\$15,722</b>	<b>\$12,073</b>

significant hours. Non-township users rent the hall for weddings, family reunions and other gatherings. This type of use has grown in 2013 and 2014.

Revenue has doubled from \$7,322 in 2012 to \$15,722 in 2013, and was \$12,073 in 2014.

For the size of the hall and community, there is significant utilization made of the meeting room and the hall. Approximately one third of all the uses are for the main hall and the other two thirds for the meeting room.

**2.2.5 Financial Operating Profile**

Table 2-4 profiles the operating cost for the Thorndale Community Centre Park for 2012, 2013 and up to November of 2014.

- Revenues have grown significantly since 2012, from \$9,754 to a projected \$34,352 in 2014 based on \$32,035 in the first eleven months.
- The introduction of user fees for the sports fields represented a significant portion of this revenue growth, over \$6,700 in 2014.
- The Progress Building produced approximately \$6,000 to \$7,000 a year for storage rentals.
- Expenses involve both operating and capital costs. Significant repairs have resulted in larger cost expenses in 2013, with \$50,000 to the Progress Building, and in 2014, with a series of investments in the splash pad, baseball diamonds and Lions Hall.



**Table 2-4  
Thorndale Community Centre Park Financial Operating Profile  
2012 to November 2014**

	2012		2013		2014 (11 months)	
	\$	%	\$	%	\$	%
<b>Revenues</b>						
Lion's Hall	2,730	28.0	16,714	60.4	13,610	41.4
Progress Building *	7,030	72.0	6,365	23.0	8,725	26.5
Ball Diamonds	0	0.0	3,660	13.2	8,720	26.5
Soccer Fields	0	0.0	945	3.4	1,825	5.6
<b>Total Revenues</b>	<b>9,760</b>	<b>100.0</b>	<b>27,684</b>	<b>100.0</b>	<b>32,880</b>	<b>100.0</b>
<b>Expenses</b>						
Lion's Hall	443	2.6	990	1.7	52,630	42.4
Progress Building **	16,442	97.4	50,265	86.3	13,020	10.5
Park	0	0.0	0	0.0	29,100	23.5
Soccer Fields	0	0.0	0	0.0	4,810	3.9
Baseball Diamonds	0	0.0	0	0.0	11,560	9.3
Splash Pad	0	0.0	6,990	12.0	12,920	10.4
<b>Total Expenses</b>	<b>16,885</b>	<b>100.0</b>	<b>58,245</b>	<b>100.0</b>	<b>124,040</b>	<b>100.0</b>
<b>Net Result</b>	<b>-7,125</b>		<b>-30,561</b>		<b>-91,160</b>	

\* Vehicle storage

\*\* 2012 / 2013 includes Progress Building and Park expenses combined

The data indicates the site has a modest revenue and expense perspective, though the expenses are dominated by capital repairs or enhancements. On an operating cost basis, the park has costs slightly above revenues though revenues have been improving. The data indicates the continuing growth in capital repairs for the aging facilities, as well as some new investments, such as the splash pad which had approximately a \$20,000 capital cost over two years.

Table 2-5 examines the capital expenses that have been undertaken more broadly in the 2011 to 2014 period.

**Table 2-5  
 Thorndale Community Centre Park Capital Expenses  
 2011 to 2014**

	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Parking Lot Paving	90,000			
Eaves Troughs & Asbestos Removal		7,000		
Tennis Court			40,000	
Splash Pad			125,000	
Park improvements			30,000	
<b>Total Capital Expenses</b>	<b>90,000</b>	<b>7,000</b>	<b>195,000</b>	<b>0</b>

The parking lot paving and the splash pad are fixed assets, as is the tennis court. The other park improvements have been important but were intended to sustain the status quo.



## **3 Community Consultation**

### **3.1 INTRODUCTION**

Three consultation initiatives were completed for the Business Plan. These involved two focus groups held November 18<sup>th</sup>, 2014, one primarily for indoor users and one for outdoor users of the Thorndale Community Centre Park; an online community survey; and individual interviews with Thames Centre Council members and senior staff.

### **3.2 FOCUS GROUPS**

#### **3.2.1 Indoor Users**

Eight representatives of various community organizations who have an interest in the indoor facilities at the Thorndale Community Centre Park, as well as some with a focus on outdoor uses, participated in this focus group.

Groups represented included the Splash Pad Committee, the Wye Creek Developer, Lions Club, *IloveThorndale* and others.

The following are the key points identified by the focus group participants:

#### Strengths of the Venue

- The central location of the venue within Thorndale.
- A highly active site that is highly valued by the residents.
- The diversity of opportunities for play, meetings, sports, community events and related uses.
- The level of community engagement and support in the historical development of the facilities.
- The Fall Fair and other community events that utilize the site significantly.
- The splash pad, skateboard park, the playground and other facilities for children.
- The ability to support local baseball and soccer for youth and adults, so they do not have to travel outside of the community.
- A natural location for community fund raisers.
- A key identifier for the community.

### Challenges - Lion's Community Centre

- The lack of physical accessibility for people with mobility issues, e.g. washrooms being accessed by steps.
- The washrooms at the back of main hall, which means people have to cross through the hall and interrupt those activities to use the washroom if they are in the meeting room.
- Only one meeting room results in some challenges in the evenings to support multiple groups, or small groups end up meeting in a very large hall.
- The kitchen requires a dishwasher and other improvements.
- A lack of storage for the hall, and for the individual regular user groups.
- The facility needs a significant reinvestment or replacement in order to sustain its value and to meet contemporary user and community needs.
- Lack of 'crush' space in the foyer area when large events are held in the hall.
- Overflow parking for major events, which can occur approximately six to eight times per year and disrupts the local neighbourhood.
- The licensed capacity of the hall was identified as being on the smallish side at 300 for seating and approximately 200 if a dance floor is needed. Most weddings in the area would have a need for at least a 250 plus person capacity.
- The facility has aged, has a number of antiquated features, continues to have leaking issues and other challenges.

### Challenges – Progress Building

- Significant water penetration and a heightening deterioration of the building's shell.
- Main area is not heated
- Only utilized for the Fall Fair each year, primarily for displays and related activities but not for animals any longer, and winter vehicle storage.
- The facility has deteriorated, lost its value. It needs to be either repurposed or be decommissioned.



### Challenges – Other Buildings

- The storage building is used for the Fall Fair materials only, not the Community Centre, has no heat and is filled to capacity.
- There is potential for three or four poultry shows a year but there is no alternate place for the storage of the Fall Fair materials. This building is also aging.
- The new elementary school gymnasium is a good facility, but is already used three to four weekday evenings a week through the fall, winter and spring seasons, resulting in limited availability for new programs and services.
- The Library has a meeting room that supports community use.

### Input on the Outdoor Facilities

- Baseball has been growing over the last couple of years related to registration, plus the inclusion of a new hardball team, and the emergence of Rookie Ball.
- The skateboard park has been very popular and should be considered for expansion.
- A better arrangement for washrooms is required for the significant outdoor use that occurs onsite.
- The outdoor concession building needs to be rethought as to its use, location, etc., but a concession facility is required in the park.
- Change rooms and office administrative areas to support outdoor users, tournaments and etc., would be helpful.

### Future Perspectives and Needs

- The goal of the Site Master Plan should be to maximize year round community use for all ages within the Thorndale service area by residents and visitors.
- Community events are a significant part of community life in Thorndale and need adequate facilities for the size of the attendance, their frequency and the contributions they make to community life.
- Adequate storage for the Fall Fair site, venue user groups and overall site operations needs to be integrated into a redevelopment plan.

- A major reinvestment is required in the Lion's Community Centre or its replacement to overcome the current operating and use challenges. The building is aged and outdated in some of its key components. A need exists to respond to increasing use requirements for programs; social and indoor sports, meetings, events and specific users.
- The Community Centre's main hall is seen as smallish, should be able to support 400 people sitting at a licensed event verses 300 currently. It requires a minimum of two meeting rooms and specific program spaces, along with an improved kitchen area.
- The Progress Building is an idle resource that needs to be rethought. However, the level of deterioration may result in its decommissioning. Any space lost will need to somehow be recaptured via enlarging the community centre space for the Fall Fair.
- The current storage building for the Fall Fair could be utilized for up to three or four poultry shows a year. The building would need to be winterized, significantly revamped and alternate storage space secured to facilitate such an initiative.
- Onsite outdoor washrooms and concessions need to be rethought and adequately addressed in the Site Master Plan.
- Accessibility (AODA) considerations for an aging population and those with mobility challenges need to be fully incorporated into both indoor and outdoor reinvestments.

### **3.2.2 Outdoor Users**

Twelve individuals who have an interest in the outdoor elements of the Park, as well as some with indoor perspectives, participated in this focus group. These include the following groups: Lion's Club, Minor Baseball, Agricultural Society, Optimist Club, Thames Valley Model Railway Club, Minor Soccer, Women's Slo-Pitch, Men's Slo-Pitch and others.

The following material identifies the key points advanced by the participants in this focus group:

#### User Profiles

- Minor Baseball
  - There are 40 to 50 children playing fastball, and there are now two Rookie Ball league teams involving 30 children, and other programs are evolving.
  - There is a need to sustain the existing ball field capacity on an ongoing basis to support games, practices and playoff tournaments.



- Soccer
  - The soccer program has grown to 230 participants and will continue to grow as new residential development occurs within the community.
- Women's and Men's Slo-Pitch
  - The women's slo-pitch league is at capacity based on one night use of the ball diamonds one day per week.
  - The men's slo-pitch league has risen from 13 to 16 teams.
- Hardball
  - One competitive team from the area now exists, which is primarily a weekend tournament team.
- Agricultural Society
  - Need three outdoor days each year, plus set up and tear down time.
  - Storage onsite is significant and important for all the equipment that supports the Fair.
  - Requires meeting space for monthly Board of Directors meetings
  - Strong volunteer group and community engagement exists.
  - Key user of the site and has sustained a growing attendance as a major community event, along with the other eight or ten events held each year on this site.
- Women's Institute
  - Meet monthly on site
  - Kitchen needs redevelopment.
  - They undertake the majority of the kitchen operations.
- Lion's and Optimist Clubs
  - Required space for two meetings a month each, plus have significant special events through the course of the year.
- Thames Valley Railroad Club
  - They meet two times per week, and are highly dedicated group of approximately 25 members, which is the highest level of participation it has ever experienced.
  - The building has no plumbing facilities

- They engage neighbourhood children in their train events and operations.
- Highly dedicated group of volunteers that is growing
- Tug-O-War Team
  - Men's and women's teams practice one time per week at 9:00 p.m.
  - Only practice with no events, but are Thorndale based
- Beavers / Scouts / Girl Guides
  - Number of groups have merged in the Kintore, Thamesford and Dorchester areas.
  - There are no groups in Thorndale currently, but there is some interest in bringing a group back to the area.
- Lion's Senior Club
  - Meet the first Monday of the month at noon and continue to function well.
- Ilovethorndale
  - Promotes the use of the site and hosts community meetings

#### Strengths of the Venue

- Diversity of activities that the venue can support.
- The engagement of community members at all age levels that use and / or support the park as a key community resource.
- The legacy and tradition of community involvement in the development of the venue, through fund raising, direct operational supports, volunteer leadership and other dimensions.
- The location of the venue being a centre point to community life.

#### Challenges of the Venue

- Soccer
  - The wetness / drainage issues that results in some areas not being suitable for soccer activity on the southern reaches of the park.



- The sharply rectangular soccer field that is not used and should not be considered an active sports venue.
- The soccer facilities are well utilized and full. There is a need for one new field.
- The temporary field is generally okay but there is some conflict with Diamond No. 3 due to overlapping.
- The poultry building is not large enough and more storage space is needed by the Fair.
- Diamond No. 2 is not safe as it is in too close proximity to the playground. The netting doesn't stay up / work all the time and the potential for injuries is a concern.
- Diamond No. 1 is too small. The men do not use it as the balls flies off into neighbouring properties.
- Improved lighting should be considered, and possibly a second diamond lit. Diamond No. 2's shape needs to be reconfigured.
- Fencing and foul ball posts should be replaced as they are aged. Some diamonds have two sets of foul ball posts.
- The equipment room in the old washroom needs improvement.
- The Progress Building is important to the Fair, but has no other use except for the washrooms and concession in the summer. There is no heat and there are significant leakage issues.

#### Future Perspectives

- The Thames Valley Railway Club building was built by the Club on municipal land. The Club pays for their utilities and all maintenance. They are happy with the size and configuration but need to use the Progress Building washrooms.
- The storage building is approximately 85' x 20', providing 1,750 square feet of storage, but needs to be larger as it is totally filled / 'stuffed'.
- The Fall Fair is at its maximum operating levels. The Progress Building is an important space, that if decommissioned, alternate space would be required. There are accessibility, heat and other issues within the building.
- The Lion's Community Centre is the hub of the community. It has the largest concentration of community events, approximately nine to twelve per year. The United Church is a second location with approximately two to three events per year.

- The Community Centre Hall is not large enough and should be able to support weddings and other uses at 250 people or more. Most community events get sold out easily.
- The Community Centre is a one event at a time building due to the location of the washrooms and other support spaces, and the overall set up. Noise conflicts and other challenges exist.
- The Seniors Clubs and programming needs a dedicated space so they can operate through the day time like Dorchester.
- A minimum of two meetings rooms is needed for the Community Centre to support both service and community clubs and leisure programming.
- A facility similar to the new Komoka Community Centre component that supports 400 people would be an effective model.
- A stage is a requirement in a new facility and should be of a good size. A portable stage would be functional but would require a storage area.
- The Fall Fair would require an alternate space if the Progress Building was decommissioned.
- A high end tent, that is sitting on a concrete pad could be utilized in some cases for community events but would need to be investigated further in terms of weather elements, stability, etc.
- A cooking kitchen is required, not a catering kitchen, as most special events and other kitchen needs are direct cooking operations.
- An indoor walking track, like Dorchester, would be well used and an important addition.
- The horse ring is an established part of the Fall Fair and needs to be sustained. It may have limited opportunities for other community events.
- The outdoor pavilion is an important resource and needs to be sustained. It also supports baseball tournaments.
- The Thorndale community recognizes it would need to make a major contribution to any reinvestments in the Community Centre Park. Levels of support could be in the \$1 million to \$2 million range.
- Sustaining a food booth and washrooms in the park is important.
- For any redevelopment strategy of the venue, the loss of the Progress Building space for one year could be adapted to. Eventually this space needs replacement.



- The Masonic Hall and Library provide additional community spaces but additional capacity is needed.

### 3.3 COMMUNITY SURVEY

A community survey was placed online using the Municipality’s website, with promotion undertaken through emails to contacts, postings and related efforts. In total, 129 responses were received. The following material provides a summary of the results to the survey questions.

Table 3-1 provides the respondents’ use of the outdoor facilities at the Thorndale Community Centre Park over various timeframes.

Approximately 51.9% of the respondents indicated they or their family used the facility weekly. Another 27.9%, ‘once in a while’ and 14.7% used it monthly. Only 5.4% never used the outdoor facilities.

The respondent data would indicate the significant engagement of the area population with the site with regularized use on a weekly

basis being most prominent for the outdoor areas. Only seven respondents indicated they never used the site.

	#	%
Weekly	67	51.9
Once in Awhile	36	27.9
Monthly	19	14.7
Never	7	5.4

Table 3-2 ask respondents their frequency of use of the Thorndale Lion’s Community Centre. The most dominant responses were ‘once in a while’ at 38.0% and monthly at 34.1%. Weekly use was approximately one in five respondents, 20.2%. Only ten respondents, or 7.8%, indicated they never used the venue.

As with the outdoor facilities, the Thorndale Lion’s Community Centre is used significantly

by the population with 54.3% utilizing the facility weekly or monthly, and over one third of the respondents once in a while. There is limited non-utilization identified.

	#	%
Once in a While	49	38.0
Monthly	44	34.1
Weekly	26	20.2
Never	10	7.8

Both questions on venue utilization indicated high levels of utilization, over multiple frequencies, with much of the use on a monthly and weekly basis. There is limited identification of non-utilization on an annual basis indicating the venue’s importance and prominence in the community.

Table 3-3 illustrates the respondents identification of the primary uses of the Park’s outdoor facilities. The

Fall Fair or special events had the highest use at 93.8%. The splash pad demonstrated high use at 66.7% followed by informal play and baseball, both at 51%. Walking at 48.8% was indicated slightly higher use than for soccer use at 43.4%. Other uses identified at 17.8%.

The response indicates the diversity of use, but also the significant engagement with the community with the high level of utilization of all the identified activities amongst the responding group.

	#	%
Fall Fair / Special Events / Fundraising Events	121	93.8
Splash Pad	86	66.7
Informal Play	67	51.9
Baseball	66	51.1
Walking	63	48.8
Soccer	56	43.4
Other	23	17.8

Table 3-4 identifies respondents’ primary activities at the Lions Community Centre. Some 94.6% attend

for the Fall Fair, special events or fund raising activities; over one half of respondents attended for a wedding or family reunion; and almost one half attended for service club meetings. Fitness classes, seniors programs, or youth programs were attended by between 16.3% and 10.1% of the respondents.

Special event and family-based activities were well identified on an event basis. Service Club utilization was also strongly identified with some specific programming.

	#	%
Fall Fair / Special Events / Fundraising Events	122	94.6
Weddings / Family Reunions / Anniversaries	70	54.3
Service Club Meetings	61	47.3
Fitness Centre	21	16.3
Other	16	12.4
Seniors Programs	13	10.1
Youth Programs	13	10.1



Table 3-5 illustrates the respondents' identification of the best features of the Community Centre Park's outdoor facilities. The splash pad was most identified by 40.3% of the respondents. The central location / easy access was identified by just over one third of respondents, while the sports fields were cited by approximately 30% of respondents. Other more widely identified best features involved the size and open space; safe, clean, well maintained; the playground / children and fun; and community use / variety.

Table 3-6 identifies respondents' views on the areas that could be improved relative to the park's outdoor facilities.

Improved levelling of the site and its layout / connectivity and removal of old buildings were cited by 33.3% or one in three respondents.

One in five respondents (21.7%) identified better equipment / bleachers and picnic tables or improved ball diamond / lighting. Other needs identified were year round / improved washrooms, more shade trees and enhanced parking.

The responses indicated the need for enhancing the fundamentals or basics of the park in terms of the site's quality, dimensionality and related amenities. There was a limited number of identifications relative to some of the sports fields and other organized use dimensions.

**Table 3-5**

**What are the 3 to 5 features or strengths you most like / enjoy about the Thorndale Community Centre Outdoor Facilities? (n=129)**

	#	%
Splash Pad	52	40.3
Central Location / Easy Access	44	34.1
Sports Fields	38	29.5
Size / Open Space	28	21.7
Safe / Clean / Well Maintained	26	20.2
Playground / Children & Fun	24	18.6
Community Use / Variety	20	15.5
Fall Fair	14	10.9
Skateboard Park	12	9.3
For all Ages	8	6.2
Amenities	6	4.7
Tennis Courts	6	4.7
Concession / Food Booth	6	4.7
Baseball Courts	4	3.1
Parking	4	3.1
Operating Hours	2	1.6

**Table 3-6**

**What are the 3 or 4 features or issues that you feel need to be improved in regards to the existing Thorndale Community Centre Outdoor Facilities?**

	#	%
Park improvements / levelling / layout / remove old buildings	43	33.3
Better equipment / bleachers / picnic table	28	21.7
Improved Ball Diamonds / Lights	25	19.4
Outdoor rink	22	17.1
Outdoor Pool	16	12.4
Year Round / Improved Washrooms	13	10.1
More shade trees	12	9.3
Pave / Better Parking	12	9.3
Toddler Play Area	8	6.2
Improved Accessibility	8	6.2
Improved Skateboard Park	6	4.7
Improved Soccer Field	5	3.9
Splash Pad Water Temperature and Access from Park	5	3.9

Table 3-7 examines respondents' reviews on the Thorndale Community Centre facility as to its best features or strengths they most like / enjoyed about the facility?

Location, easy access and everything being on one site was identified by one in two respondents and was the dominant overall response. This indicates the importance of the centrality of the facility and its integrated / multi-use capacity supporting a wide range of interests and needs in the community.

Other key best features identified were the large room, small meeting room, the kitchen, as well as the clean and comfortable décor, use for community events and affordability. The ability to support the Fall Fair and the stage were also identified.

**Table 3-7**

**What are the 3 to 4 features or strengths you most like / enjoy about the Thorndale Community Centre?**

	#	%
Local / Easy Access / Central / One Site	65	50.4
Large Room	34	26.4
Small Meeting Rooms / Clubs	33	25.6
Kitchen	21	16.3
Clean / Decor / Comfortable	17	13.2
Community Events	16	12.4
Affordable / Low Cost	13	10.1
Supports the Fall Fair	12	9.3
Stage Available	9	7.0
Fitness Classes	3	2.3
Traditional	2	1.6
Parking	2	1.6



Table 3-8 identifies respondents' perspectives on features that need improving at the Thorndale Lions Community Centre.

The dominant two responses were the quality of the washrooms and their accessibility, 41.1%, as well as the building being outdated, old and needing updating, 35.7%.

A larger main room, 17.1%, the need for more small meeting / program rooms with multi-use capabilities, 16.3%, overall accessibility and safety requirements, 12.4%, and kitchen needs, 10.1%, were four other areas cited.

<b>Table 3-8</b>		
<b>What are the 3 to 4 features or issues that you feel need to be improved in regards to the Thorndale Community Centre?</b>		
	#	%
Washrooms / Accessibility	53	41.1
Outdated / Old	46	35.7
Large Main Room	22	17.1
More Small Rooms Needed / Multi-Use	21	16.3
Overall Accessibility and Safety	16	12.4
Updated Kitchen	13	10.1
Storage needed	9	7.0
More dances / events / indoor sports	7	5.4
Poor sound / digital equipment	6	4.7
Larger foyer needed	6	4.7
Signage improvements	6	4.7
Better use of Progress Building	3	2.3
Stage too small	2	1.6
Cleanliness / Maintenance	2	1.6

Table 3-9 examines the respondents' views on additional features / services for consideration within the Site Master Planning process.

<b>Table 3-9</b>		
<b>What additional features or services do you feel should be considered for the long term development of the Thorndale Community Centre and Park?</b>		
	#	%
Multi-Use / Indoor Recreation Complex / Year Round	37	28.7
Walking Track / Trails	29	22.5
More Small Rooms	22	17.1

**Table 3-9**  
**What additional features or services do you feel should be considered for the long term development of the Thorndale Community Centre and Park?**

Ice Arena	18	14.0
Fitness Centre / Activities	14	10.9
Large Main Room	11	8.5
Indoor Pool	9	7.0
Modern A/V/ Digital Capacities	9	7.0
Drop-In Activities / Youth Programs	9	7.0
More Dances / Events	7	5.4
Revamp And Update	7	5.4
Improved Parking	6	4.7
Roller Skating	6	4.7
Improved Storage	4	3.1
Dog Park	2	1.6
Bigger Stage	2	1.6

The two largest responses were ensuring that the overall design work being undertaken focuses on multi-use, 28.7%, and the introduction of a walking track or trails, 22.5%. More small rooms, 17.1% was also identified. Some 7.0% to 14.0% of respondents identified an ice arena, a fitness centre, larger main room, indoor pool, more modern audio / visual / digital capacities and drop-in activities, particularly for youth.

Table 3-10 asked respondents to identify their preferred strategy amongst four alternatives in the longer term development for the major buildings on the Community Centre Park venue.

The most dominant response by approximately two out of every three respondents was the need to develop a new community centre to replace the existing facilities, 63.6%. The second largest response, one in five respondents, was to significantly renovate / renew the existing building, 20.2%. Some 8.5% of respondents preferred the conversion /

**Table 3-10**  
**Based on your experience and what you know about the Thorndale Community Centre building, what alternative do you feel should be pursued in the future?**

	#	%
New community centre to replace existing facilities	82	63.6
Significantly renovate / renew existing buildings	26	20.2
Convert / enlarge Progress Building to be a community centre and demolish existing community centre	11	8.5
Leave as is / it is okay	8	6.2
Other (build an ice rink)	1	0.8



enlarging the Progress Building to become a community centre and to demolish the existing Centre. Few respondents, 6.2%, identified leaving the facilities as is as / they are okay.

This question identified the respondents' strong preference proportionately for developing a new facility to replace the aging facilities onsite. The second, but significantly less supported alternative, would involve a major reinvestment in both the Community Centre and the Progress Building.

Based on the responses to all the questions, there is an identified preference for facilities that are more contemporary, larger, and focus on multi-use facility and park standards and expectations.

### **3.4 COUNCIL AND STAFF PERSPECTIVES**

Municipal Councillors and staff were individually interviewed for their perspectives on this initiative. The following points represent the perspectives identified from these interviews:

- Recognition that some investment is required in the Thorndale area for parks and recreation but needs to be to the scale of the population size and what is feasible. The indoor facilities have aged and represent a significant point of investment in the future. The Business Plan needs to determine what the best strategy is going forward.
- The area will experience some population growth with the Foxborough and other subdivisions but the overall population is not going to be of a size to warrant major sports facility, such as an arena, indoor pool or similar facility.
- The overall development strategy needs to have a perspective that connects to the directions of Thames Centre to be good investments.
- The developments that are proposed should be multi-use, support all population ages, be sustainable, and have long term value.
- There will need to be a focus on generating capital funds from grants and the local community similar to how other recreation facilities have evolved in the community.
- The drainage issue should be addressed as a basic investment to support of the long term development of the venue.
- The Progress Building is a significant issue due to its lack of utilization and deterioration. It is not apparent what an alternate use profile would be and may be it has reached the end of its value.
- Recognition that the indoor washrooms at the Lions Community Centre and the outdoor washroom are not acceptable to today's standards, as well as other site considerations.
- The Fall Fair is a significant site user and is highly valued in the community. Its needs need to be considered in any reinvestment strategies. Many Fairs are losing attendance and diminishing, however the Thorndale Fall Fair is sustainable and growing.

- With the availability of sanitary sewers in the area, some of the washroom and other development issues for the venue may be more resolvable.
- Fairness and equity for the various user groups, and in terms of overall municipal policies, needs to be ensured.
- Though there is often comparisons of sport field maintenance levels and upkeep to Dorchester, it must be recognized that the fees are higher in the Dorchester area for these services.
- Walkways, trails and a walking track could be important additions.
- An entrance to the park from the Foxborough subdivision should be considered.
- What is proposed for the Thorndale Community Centre Park should also compliment what is available across the Municipality.
- Consideration needs to be given to the impact on the facility of other specialized user groups, such as the Railway Club and the Tug-O-War Teams.
- Another possible alternative would be to replace the Progress Building with a new Community Centre and use the current hall as a storage facility.
- There are diamond and playground conflicts that need to be addressed in the overall site development planning, along with the diamonds being reoriented.
- Some additional parking considerations need to be given consideration, especially for large events around eight to ten times per year.
- A wide perspective that something needs to be done for the venue, but it needs to be reasonable. The community did raise \$100,000 for the splash pad. A much more significant contribution would need to be considered for this initiative.
- Tourism potential should also be considered for the site supporting anything that brings people to the area.

### **3.5 CONSULTATION SUMMARY**

The following points identify the most significant and highest order perspectives put forth through the various consultation initiatives.

- The Thorndale Community Centre Park and its facilities are highly valued, are significantly engaged in by residents and support a wide range of seasonal and year round activities.
- The venue is a dominant resource in terms of the quality of life, the identification of the community and the legacy of volunteerism and community development that has occurred over the years.



- Special events that occur on site in the order of eight to twelve per year, including the successful Thorndale Fall Fair, are well attended, raise significant funds and are an integral part of community life. It makes the area more attractive as a place to live, especially for families.
- Wide recognition that the park needs investment in terms of upgrading the sports fields, having better linkages and alignments; for functional and safety reasons; the need to overcome some basic issues related to drainage and parking; and would be well served by a multi-phased comprehensive upgrading.
- The indoor facilities, particularly the Lions Community Centre, are important to the community and well utilized. It is recognized that the facilities are aged and need significant reinvestment. They are also likely not large enough in terms of the number of meeting rooms and the size of the main hall. Washroom and other amenity issues need to be improved from accessibility and contemporary standards perspectives.
- The Progress Building has become an anomaly, receives little use except for the five days a year that are important to the Fall Fair, and the building is deteriorating physically.
- Onsite storage is a considerable challenge and the current storage facility is needed to support the Fall Fair but could be used potentially for other uses if it was upgraded and other alternatives for storage existed.
- Upgrades and enlargement of the hall would allow for additional programming and better support to existing programming, meetings and related activities.
- Enlargement of the skateboard park could be considered, as well as improving playground facilities.

In summary, a major revamping and reinvestment in the site is needed. The venue has developed on somewhat of an ad hoc basis and has many aged components that need to be considered for replacement or renewal so the park is well positioned to serve the next generations of users. Accessibility, safety, and contemporary standards and upgrades are important to sustain the viability and value of the site which is fundamental to community life in Thorndale and area.

The scale of the proposed redevelopment will call for a multi-phased approach, significant community fund raising, access to grants from senior government levels and other financial sources.

The dominant preference through the survey, focus groups, interviews and physical plant reviews, is the replacement alternative for the current Lions Club Community Centre with the potential decommissioning of the Progress Building.

## 4 Documents Review

### 4.1 PRE-RENOVATION HAZARD MATERIAL SURVEY, THORNDALE LIONS CENTRE, SENDEX, JULY 2012

This was an assessment undertaken by Sendex to survey for the presence of designated substances as defined by Section 30 (1) of the Ontario Occupational Health and Safety Act for the Thorndale Lions Centre. The study was based on substance type.

#### Asbestos

Some asbestos containing materials were identified and tests undertaken to determine levels of content, etc. Based on the findings, the following recommendations were provided:

- Prior to conducting building demolition / renovation work, all ACMs will require removal with abatement work procedures defined in the Ontario Regulations. In the interim, an Asbestos Management Plan is required.
- Deteriorated gypsum wall board with asbestos and drywall fill compound should be repaired and removed, along with the removal of the transite cement debris.
- If upon opening of the walls for demolition / renovation work, additional asbestos is identified, testing should be undertaken.

#### Mercury

There is mercury vapour containing fluorescent lamps and thermostats containing liquid mercury in the building. The following is recommended:

- A Health and Safety Plan is needed prior to the removal and disposal of a larger number of florescent light bulbs and / or mercury switches with PCB materials.

Only one small PCB – containing a lamp ballast was identified. The rest of the lamps were of a newer age

It is recommended that prior to disposing of this ballast, a removal and inspection program be conducted to examine all the fluorescent lighting bulbs for PCBs and that the waste segregated.

#### Lead and Other Materials

Lead may be present in some of the building materials but there appears to be no current regulatory requirements.



### Mold

Specific strains of mold were identified on suspended ceiling tile in the ladies washroom and on the drywall ceilings in the stage area, along with some other areas. The impact appears to be relatively localized. Access could not be gained to larger areas.

The recommendation was to remove and dispose off site all water damage and mold stained building materials.

### Other Designated or Hazardous Materials

None were identified.

The result of the Report indicates that some of the construction materials and impacts are from a different era and there will need to be mitigation efforts around asbestos and other substances indicating the age and some of the challenges within the current building.

## **4.2 RAILWAY BERM REQUEST ON PARKLANDS**

In regards to the Foxborough subdivision to the south of the park, there was a request in September 2014 from the developer's consultant for the Municipality to permit a railway safety berm on municipal lands in close proximity to the current main soccer pitch. It is identified that this would avoid a challenging grade situation on future lots in the subdivision. It was also cited that the proponent believes the grading for the soccer pitch area would work better and would provide more of a buffer for the soccer pitch itself from the rail line. Tree planting could be undertaken by the proponent to further screen the soccer area from the rail line.

No mandatory requirements exists for the Municipality to provide municipal land for such purposes as it is the private developer's responsibility. Also, throughout the consultation program with people who had been associated with the park for a long term and soccer organizations, no identification of challenges with the rail line were identified.

The berm is proposed to be immediately west of the large soccer field at the western extremity of the park site. The bottom of the berm is proposed to be 9.5 metres from the playing edge of the soccer field and extend almost the total length of the soccer field's width between the soccer field and the rail line corridor.

Based on the berm diagram provided, it appears to be required to shield a series of properties in the Foxborough subdivision in the northwest corner of that area. The area of parkland that would be absorbed is in a triangular area along the park's western line. One major constraint would be the inability to move the soccer field to the west if it was deemed necessary to support other soccer field development to the east of the current large field.

From a park design and operations perspective, there is no apparent benefit to having the railway berm consume parkland.

#### **4.3 FOXBOROUGH DRAFT PLAN OF SUBDIVISION**

To the south of the park is the proposed Foxborough Subdivision Plan. The main road access will be off of Fairview Road just south of the park boundary. The Plan calls for the following:

- 128 proposed single family lots of 45 to 65 feet frontage.
- A road pattern with a westerly extension of Meadowbrook Lane and a large crescent pattern.
- Pedestrian connection to the park and a walkway at Agnes Street and into stormwater management pond is identified.
- There will be a long row of single family homes developed backing on almost the total southern perimeter of the park.
- Construction is expected to evolve over four phases, with thirty lots per phase and approximately two to four years to build out.

#### **4.4 THORNDALE COMMUNITY CENTRE CONCEPT – EXECUTIVE SUMMARY AUGUST 11, 2014**

A group of individuals from the Thorndale area developed a Report requesting Council to support the creation of an ad hoc committee to investigate the development of a multi-use recreation complex in Thorndale.

The Report identifies, that due to the Thorndale Community Centre needing significant reinvestment, the importance of the overall venue to the health and well-being to community members, and the central location of this resource to both individuals and the community, requires a planning process to assess the future needs and facility development strategies.

The initial concepts for the building identified the following spaces:

- Space for all existing clubs, programs and the Thorndale Fair.
- The ability to expand that space, along with a main hall for 500 people and meeting room for up to 80 people. A large multipurpose indoor space with convertible flooring systems to allow for multiple use, such as a turf floor for an indoor soccer facility that could also support lacrosse, lawn bowling, ball hockey, etc.
- An indoor walking track.
- A multipurpose hall with a kitchen / bar and adjacent amenities, possibly using movable dividing walls to create smaller spaces.
- Board / meeting room and storage areas.
- Possible initial cost of \$4 million



The key perspectives on the need for such a facility are identified as the growth of the community with a 130 single family home development south of the park and the need for extensive repairs and maintenance to the existing facility.

In support of the work of the group, a London-based design build firm provided a conceptual sketch that identifies the following:

- Indoor recreation complex with adjoining indoor and outdoor storage space, as well as four sets of change rooms and a reception area.
- A meeting wing with the main room with a folding partition, a second smaller meeting room, washrooms, kitchenette and waiting area.
- An auditorium / hall with an elevated stage, four storage areas, a kitchen, a kitchenette / servery, and washrooms.
- An entrance foyer area with the gallery connecting all the operating units that would also have entrances at both ends, and washrooms and administration spaces.

The report has attachments involving some twelve letters of support from various clubs, businesses and individuals in the Thorndale community.

#### **4.5 MUNICIPALITY OF THAMES CENTRE 2013 COMMUNITY SERVICES MASTER PLAN UPDATE, OCTOBER 2013**

The original Master Plan completed in 2009 and the Update undertaken in 2013 both identified the need to give longer term consideration to the redevelopment of the Thorndale Community Centre Park and the Lions Community Centre due to their age, population growth and other perspectives.

The Master Plan Update' recommendations were to undertake a site Master Plan for the Thorndale Community Centre Park that would establish a long term foundation for the effective development of the ball fields, soccer fields, drainage requirements and potential future facility additions, along with amenities and supports for parking, access, connections to the community trail system and other considerations.

In regards to the Community Centre building, it was recommended that the Municipality undertake the development of a Business Plan / Feasibility Study to determine the preferred alternative for the future delivery of Community Centre spaces and resources in Thorndale.

## **5 Trends**

There are a number of general societal and specific recreation activity trends that may have some influence on the future use and need perspectives for the Thorndale Community Centre Park and its facilities.

### **5.1 AGE AND POPULATION**

Ontario is experiencing an aging population, with 32% of its residents being of the 'boomer' age era and now moving into their 60s and 70s. Age influences the types of activities that people are interested in and expectations about the use of parks and other engagements.

Also with the aging population, is the decrease in the incident rate of children and teens outside of the GTA, as evidenced by the significant number of school closures occurring. For Thorndale, there will be some increased aging in the population but the nature of the recent and new residential development, the proximity to London and the desire for an enhanced family experience in a rural setting, will result in the sustaining and growing of the youth population. Therefore, there will be a continuing need for both seniors and youth oriented programs, and for all other ages in between.

### **5.2 CHANGE OF THE CULTURAL FACE OF CANADA**

Canada is experiencing a significant cultural transition that attracts between 280,000 to 300,000 net new immigrants a year, mostly from the Middle East, Far East, Africa and South America. However, many of the new Canadians settle in Toronto, Vancouver and Montreal.

With the attraction of young families aligned with the London employment market, there will be some multi-cultural diversification of the population, but this likely will not have a significant impact on program services and development, except with the decline in hockey registration that is occurring and the substantive increase in participation in soccer that is influenced by this trend.

### **5.3 LOSS OF ORGANIZATIONAL AFFINITY**

There has been a significant decline in volunteerism and community organization affinity, particularly in urban areas. Service clubs have been experiencing large drops in membership, particularly in rural areas. Canadian Legions are closing and a host of other impacts are being experienced.

Currently, these trends do not appear to be impacting Thorndale as directly, as it is Optimist and Lions Clubs continue to be significantly engaged. However, both Clubs in the consultation program, did identify some challenges with membership and levels of involvement.



Service Clubs are often the bedrock of park development in many rural communities and significantly involved in minor sports. Any diminishment of service clubs capacity would have an impact on fund raising and community leadership.

#### **5.4 ENVIRONMENT**

Environmental considerations are an ever increasing priority, especially amongst youth and younger generations. Global warming, water quality, preservation of woodlots / forest cover, recycling, green building and other themes are increasingly being invested in and practiced by Canadians.

The natural environment is a significant asset for many people in terms of quality of life as well as for activities, such as walking, bird watching, nature interpretation and others. With the Wye Creek and some of the other natural areas, along with the ability of the park to provide some open green spaces, Thorndale has important natural assets that would align with the interests of many of its residents. Park operations and development, as well as the facilities should be designed to be environmental friendly and operated in a similar way.

#### **5.5 FINANCIAL PRESSURES ON MUNICIPALITIES**

For the last twenty years, Municipalities have experienced ever increasing financial pressures with the absorption of policing servicing costs, roads, increasing compliance and operating standards imposed by senior levels of government, and a host of other impacts. As a result, municipalities are challenged to take on new facilities unless there is growth in the tax base and Development Charges are available from a capital funding perspectives. Also, the need for higher user fees has become a broad based financial strategy.

These financial implications and realities need to be considered in the renewal and development of parks and recreation facilities in light of both their operating and capital cost impacts.

#### **5.6 RECREATION FACILITIES**

From a recreation facilities and activities perspective, the following trends are identified:

- Centralization of facilities in order to develop larger facilities that are stronger destinations and more efficient relative to their operating costs.
- Significant emphasis on multi-use and multi-partner facilities as a means to broaden the range of service and share the capital and operating costs impacts, as well as to appeal to the multiple interests of a families and the community at large.
- Declining hockey registration as many new Canadians have no ice-based experience and the cost of hockey and figure skating escalates beyond the reach of many, though Hockey Canada and others are implementing cost subsidy programs.

- Some revival in minor baseball after significant declines in the late 1990s and early 2000s. Baseball Ontario has undertaken significant efforts to reintroduce the sport and baseball registration is up in many communities.
- Adult baseball has experienced declines in both leagues and tournaments. Though still strong, the aging population of ‘boomers’ may result in a continuing decline in some dimensions of adult ball.
- Soccer at both the youth and adult levels, and for men and women, is a high growth activity. Many new Canadians have played or been exposed to soccer. It is a low cost sport for families, has high aerobic fitness value and is gaining significant exposure on television internationally. Registration is now over one million individuals in Canada and is the most registered national sport.
- Fall Fairs have had variable experiences across the Province. Many have closed, several have sold their assets and moved to other types of operations based on the asset value, but most are experiencing declines due to the urban focus of many individuals, some declining interest and significant special event competition amongst communities.
- The Fall Fair in Thorndale continues to attract large audiences, has growth and the Agricultural Society has a strong volunteer base. Based on this profile, it remains one of a smaller number of Fall Fairs that operates within a sustainable framework.

## **5.7 COMMUNITY ORGANIZATIONS**

Service Clubs and Institutes have a storied history in many Canadian communities, particularly rural areas. Much of the park and recreation infrastructure exists because of their efforts. Thorndale continues to have strong service clubs but they are experiencing some aging phenomena and replacement may not be as robust as previously experienced. Longer term considerations may evolve relative to the kitchen if the Women’s Institute were to diminish or unable to deliver at the current level it delivers. Also, service club special events may become more challenging if membership is not sustained. Currently signs are very positive in Thorndale but this is a vulnerability that needs to be acknowledged.

## **5.8 PROGRAMMING**

There has been a diversification of fitness-based programs with various types of yoga, Pilates, fitness classes for all ages, etc. There has also been continuing increase in the growth of people attending fitness centres or undertaking self-directed fitness activities. Fitness and health have become dominant themes in people’s lives, especially younger generations. Fitness oriented activities are showing growth, but are very dependent on consumer preferences, class leadership, music, facility quality, etc. People will travel far distances to attend classes that align with their particular interests and with a program leader they connect with.



Special events is an area that is continuing to grow but has high variability. Most special events have a lifecycle, with many coming and going. In Thorndale, there are approximately eight to twelve events a year, including the Fair. They appear to be well attended and a dynamic part of community life. However, special events in some communities are not sustainable over the long term as volunteers age and no new volunteers are found, and as new special events emerge if the special events don't reinvent themselves periodically with new ideas and activities.

Skateboard Parks have become a mainstream activity, primarily for youth in Canada's rural and urban areas. Skateboarding will likely continue to be a popular activity in Thorndale. Skateboard parks are an excellent way to develop skills, relocate skateboarders off the streets and public places to a specialized area and to provide instruction. However, skateboard parks also need variety and some upgrading periodically as skill sets increase and skateboarders wish to try more unique and challenging moves.

Tennis is a highly variable sport. Tennis participation has tended to decline in the last decades and appeals more to a smaller group of individuals. There is no anticipation of significant tennis participation growth, in Canada. It is a recreational activity opportunity that people can enjoy but is often cyclical in attendance and preference.

Seniors activities are growing in scope and attendance as the population ages. However, the notion of seniors centres may be changing as the 'boomers' become seniors as their perspective on recreational activities and club type memberships is uniquely different from 'legacy' seniors. It is also recognized that seniors activities should not focus solely on social recreation, but in the future will likely have more emphasis on physical activities, more challenging events, and educational opportunities, as well as the social aspect.

Early years activities, particularly for the under 4 year olds, has grown over the last two decades. The rise of early years programs, as well as the one year maternity leave, has created opportunities for day time programming for parents and their preschool children. Some activity occurs in Thorndale. The availability of recreational programming for early years children will be important to sustain and / or grow. As most mothers work, after their one year maternity leave, they often travel to London for childcare and employment and are not likely available for day time activity.

Children's programs continue to be popular, are very diverse, ever changing and can be price sensitive. Programming for those children who are not involved in organized sports can be of interest as is coverage for professional development days in the schools, March Break, summer camps and selective weekday activities. Child safety, price, program quality and leadership are key purchase decision variables. There is also a significant array of choices for parents, involving YMCAs in London; program centres in Ingersoll, Dorchester and St. Marys; and other public, not for profit and private sector offerings. In smaller population centres, children's programs will be narrower in scope, likely evolve around specific areas where there is some volume of potential participation and community volunteer leadership.

## 5.9 MAJOR RECREATION FACILITIES

Large recreation facilities are popular and have become increasingly expensive due to new standards and consumer expectations. Indoor pools, arenas and related type facilities cost in the millions of dollars and have high operating costs. There needs to be base market population available to support these major facilities.

Typically, for an indoor pool, a base population of 25,000 to 50,000 is required. If one looks at London with a population of 350,000, it has three municipal pools, (one operated by the YMCA). This is a ratio of one pool for approximately 118,000 people. If one were to add the Boys and Girls Club pool and the other two YMCA pools, the service level would be approximately one pool to 58,000 residents.

For arenas, the typical delivery standard in Ontario is one arena to 10,000 to 15,000 people. However, with the decline in hockey registration, there is a number of arenas that have seen significant prime time ice capacity delinces, such as the Aylmer Complex which in one year lost almost one half of its prime time ice use for one of its pads.

For Thames Centre, with the twinning of the Dorchester Arena, there is no market-based or financial rationale for additional arena facilities. Single pad arenas can cost in the order of \$7 million and an annual net operating deficit can be over a quarter of million dollars. There is ice available in St. Marys, Dorchester and other areas. Also, there is no organized core user group for such as facility, such as minor hockey association, figure skating club or men's leagues. There is virtually no latent demand for an arena ice utilization that could not be satisfied by the existing Thames Centre facility.

Outdoor swimming pools have a long history of popularity, especially in smaller communities. However, the operating and health standards have grown considerably in recent decades involving significant increased capital and operating costs. A number of outdoor pools have been closed and replaced by splash pads, especially related to wading pools. Annual net operating deficits on outdoor pools could be in the order of \$50,000 to \$100,000 a year and are vulnerable to weather conditions resulting in most outdoor pools having less than 60 operating days per year and net daily operating deficits between \$800 and \$1,200.



## 6 Observations and Conclusions

### 6.1 OBSERVATIONS

The following observations and conclusions emerged from the research and consultation activities completed for the Business Plan.

#### Service Population

- The current service population is approximately 2,000 people, of which 50% live in Thorndale. The population has two distinct age frames, younger families with children and seniors.
- Over the next thirty years, another 500 to 1,000 plus people will enter the service area which is Thorndale and approximately ten kilometers of the surrounding area. The profile will continue to be young families with children, possibly some of the children being older, as well as seniors.
- A significant portion of the residential growth will be immediately south of the Thorndale Community Centre Park in the Foxborough subdivision with approximately 125 to 130 single family dwellings.

#### Use Profile

- Baseball field utilization has grown significantly over the last two years. The consultation perspective indicated that all four ball diamonds are likely required to support the various baseball activities.
- Soccer registration continues to grow each year and utilizes its fields well. A new field will be needed in the short term.
- Special events and the use of the Community Centre continues to be strong for monthly Service Club, Fall Fair and other club meetings; weddings and hall rentals; eight to twelve key special events a year, including the Fall Fair; seniors and specialized fitness programs; periodic rentals for blood donor clinics, health fairs; and host of other uses.
- From a consultation perspective, the hall at the community centre has four significant deficits:
  - The hall itself could be one third larger to support the growth in special events, the needs of the wedding / reunion markets and to host other larger activities.
  - A need for more than one meeting room, along with some specialty rooms for seniors and other programming.
  - The layout and design is conflicting in terms of where the washrooms are located and their accessibility.

- The need to upgrade the kitchen and related perspectives.
- The Progress Building is used approximately three to four days per year for the Fall Fair, and has not been used for its original purpose for a significant period time. The building is not heated related to the large area, and is experiencing significant leakage which is deteriorating the shell of the building. Repurposing strategies for the building to date have not worked. It is used for vehicle storage in the winter season.
- The tennis courts, skateboard park and playground are regularly used by residents on an informal basis. The splash pad attracts significant youth attendance through the July and August season and has been a very popular addition.

#### Consultation Program Results

- Very high utilization levels by survey respondents, at over 90%, for special events for both the indoor and outdoor facilities.
- Highly valued community resource, that is accessible and centrally located; was built by the community over many years; and gives significant identity to the community.
- United Church and the new school gymnasium both provide additional alternative indoor venues, with the latter having some outdoor facilities. Both are already significantly utilized.
- For the outdoor facilities, leveling of the site, a better configuration, ending conflicts between the playground and the baseball diamond, enhancing parking and eliminating the drainage issues were widely cited as key considerations.
- For the indoor facilities, the age of the facilities, some of the operating challenges, the size the main hall, the location and accessibility of the washrooms, the need for a kitchen upgrade and related perspectives were identified.
- For the Progress Building, the lack of heat in the main space and the significant leakage deteriorating the walls were widely cited. No apparent reuse perspectives were identified.
- Improvements for the outdoor spaces of the park reflected the concerns and challenges, identified as drainage, conflicts and configuration. For the indoor spaces a main hall that can accommodate 400 people in a licensed environment was identified, along with multiple small meetings rooms, improved storage, kitchen enhancements, accessible washrooms that are in a central location and other ideas were cited.
- Multiple smaller spaces in the Community Centre were identified as ranging from specialized areas, such as for seniors, to multiple meeting rooms that can accommodate 50 to 70 individuals.
- Sustaining a concession and washroom facility in the outdoor area was seen as important, as was the picnic pavilion, livestock watering station and batting cage.
- An additional soccer field was identified as being needed to support the growth in youth soccer.



- From a strategic alternatives perspective for the Community Centre, almost two thirds of the survey respondents and virtually all the people in attendance at the focus groups, identified the need for a new Community Centre that operated as a multi-use facility to replace the existing facility.
- If the Progress Building was decommissioned, then the new building would need to have a significant area, possibly in the aggregate of smaller rooms and program spaces, that could be utilized by the Fall Fair to replace the Progress Building space.
- The Model Railway Club building should remain as is, and whether washrooms could be added needs to be considered by the Club if sewers are brought onsite and they were able to undertake the additional space required.
- The rectangular used soccer field should be eliminated as a sports field and utilized as part of the open space in the park.
- Trail connections and onsite walking paths should be a priority, along with an indoor walking area.

#### Site Analysis

- The park, from an outdoor perspective, has evolved on a relatively ad hoc basis. New additions have been made over the years on a one time basis. A more coherent and connected layout is required with walking paths and linkages.
- The rectangular soccer field is not functional and needs to be eliminated, as well as the conflicts between the playground and the ball diamond.
- Water drainage is an issue, particularly in the south-central area of the park and needs to be addressed in order to bring additional space in play for soccer fields.
- The Tug-O-War facility has limited use and lies in the middle of the park as a small stand alone, fenced unit. It should be relocated into an out of the way area to enhance overall park development and operations.
- Improved parking should be considered, particularly for a number of special events and for some tournaments which currently results in significant parking spilling onto local streets.

#### Trends

- Baseball has been experiencing some increased registration, and soccer continues to realize ongoing registration growth.
- Hockey and related ice activities are experiencing declining participation rates and the future of arenas is less supported. There is also significant capacity in the arenas in the immediate area. There is no justification for a new arena in the Thorndale area.
- Indoor pools are high, fixed cost operations. A number of indoor pools exist within a twenty to thirty minute drive of Thorndale in Ingersoll, St. Marys and north east London. The trends

generally associate with indoor pools are for populations at the 25,000 to 50,000 person market level.

- Walking is becoming the most significant recreational activity in Canada. It appeals to fitness, health and social experiences, and is being increasingly supported by municipalities through walkways, trails and related developments.
- Fall Fairs are having challenges across the Country, especially in rural communities as tastes and preferences among most younger generations change. The Thorndale Fall Fair continues to grow and be successful. It is at its maximum of attendance levels. It reflects an anomaly amongst some Fall Fairs. As well, the volunteer base remains strong.
- Skateboarding parks, tennis courts and related activities have cyclical popularity and are important activities on a self-directed basis for recreation participants. Sustaining what exists in Thorndale is consistent with the trends.
- Community centres often represent a valued community resource in smaller communities, as well as in neighbourhood areas of larger urban centres. The ability to utilize the community centre on a high use level is important as the costs to develop and operate such a facility are significant. Thorndale's utilization profile indicates significant utilization and high value for the facility, especially for a large array of special events as one type of use along with weddings and family reunions, as well as for small meeting and program spaces.

#### Indoor Facilities Future

- Four alternatives were identified in the community survey, as well as at the focus groups. These included:
  - Replace the existing facilities with a new one.
  - Utilize the Progress Building as a new community centre through redevelopment, and decommission the current Lion's Community Centre.
  - Redevelop the existing two facilities through reinvestment
  - Do not undertake major investments in the facilities at this time.
- From the community survey perspective, almost two thirds of the respondents identified replacement of the existing facilities with a new multi-use centre as the preferred strategy, which was widely supported through the focus groups.
- A further perspective emerged in the interviews which suggested the current community centre could be developed as a storage and operational compound, and a new facility build elsewhere on the park venue.



## 6.2 CONCLUSIONS

The following conclusions are developed from the research and consultation:

- The first priority for the park is to resolve the fundamental issues around walkways and connectivity, drainage, parking and the conflicts between the ball diamond and the playground, as well as the elimination of the rectangular soccer field and relocating the Tug-O-War storage area.
- Sustaining the four baseball diamonds, improving their orientation and playing surfaces, along with potentially considering the lighting of one more field should be considered. The latter is a longer term initiative if baseball use is sustained and / or grows.
- Adding an additional soccer field needs to be considered in light of the growth in this activity on the venue.
- Replacing fences, bleachers, foul poles and better reconfiguring the overall site should be considered.
- Sustaining a washroom and concession facility for the outdoor park use should be integrated into a new site plan.
- An entrance from the Foxborough subdivision will enhance accessibility to the site.
- With the age of the existing buildings, the limited use of the Progress Building and its operational and structural issues and the need for storage, the preferred strategy for moving forward on a major indoor facility is to:
  - 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, as well as consideration of possibly incorporating a storage ‘shed’ for the existing Fall Fair storage building and its removal.
    - A tent arrangement on a concrete pad could be considered for additional cover space for the Fall Fair.

- The overall development program for the venue, both for indoor and outdoor facilities should be undertaken on a phased approach.

It is recognized, that depending on how the overall venue development were to occur relative to building locations and timing, there could be the loss of the Progress Building space for a full operating season and similarly for the Community Centre. Alternative spaces may be required to accommodate construction timetables.

The key conclusions of the research for this project are built upon the significant value held for and the high utilization levels made of the Thorndale Community Centre Park. In many ways, this is a unique profile for both the park and the Fall Fair compared to other rural communities. The venue is a primary community asset and key community gathering place. It is the go to facility for special events, fund raisers and other key activities, and has a strong sense of ownership amongst community members.

As the population grows and recreation activities evolve, this venue will continue to be a high priority and valued asset in enhancing the quality of community life. It is also evident, that the venue has evolved on a relatively ad hoc basis, and that the major facilities are aged, potentially undersized, one is not utilized and a more integrated and contemporary model of facility development is required for both enhancing utilization and user experiences, as well as from operational efficiencies and related perspectives.



## 7 Initial Venue Master Plan and Facility Development Strategies

### 7.1 INTRODUCTION

Based on the technical assessments of the park and examining the consultation and related materials, three initial development strategy alternatives for the outdoor components of the Thorndale Community Centre Park and four initial strategic alternatives with respect to the major indoor facilities were prepared, for presentation to at a public meeting / Open House held March 10, 2015 as a key phase in developing recommendations for Council consideration. The following materials outlines the proposed approaches for discussion.

### 7.2 INDOOR FACILITIES

#### 7.2.1 Facility Profile

From the research and consultation, a primary community centre facility profile has been identified. The preference is for one facility that is larger in some dimensions than the existing facility and of new construction to reflect the challenges with an aging infrastructure and more limited amenities of the current community centre.

The profile of a community centre facility has the following spaces:

- A main hall capable of serving 400 people in a licensed event, with a portable stage similar in size to the existing stage.
- Two to three program and meeting rooms, of which one would be capable of sitting between sixty and seventy people.
- Storage for the portable stage, chairs, tables, regular service club users of the facility and others.
- An enhanced kitchen, along with a bar, washrooms, coat check and utility areas.
- A larger foyer than existing with adequate crush space for special events.
- An indoor walking capacity in the main hall that could simply be a marked route with cones set up to delineate the walking area.

In addition, if the Progress Building were to be decommissioned, there would be a need for the following:

- Access to exterior washrooms.
- A concession booth.

Further, if the current storage building for the Fall Fair were to be decommissioned or have an alternate use, a storage shed of approximately 3,000 square feet could be added to a newer building.

Figure 2 outlines the aggregated approach to the various needs in a single facility model totaling 17,600 square feet. This is larger than the existing building when one aggregates the outdoor concession and washrooms and the storage shed. Figure 2 is a concept to demonstrate the types of considerations that would be needed in an actual design. It is not intended to be an actual architectural assessment but to develop a baseline for key spaces in support of developing capital and operating budgets.

### **7.2.2 Alternative Facility Strategies**

Four alternative facility strategies were identified in the community survey and an additional one was identified via the interview process. The following material assesses the various considerations for each alternative.

#### **New Community Centre Facility**

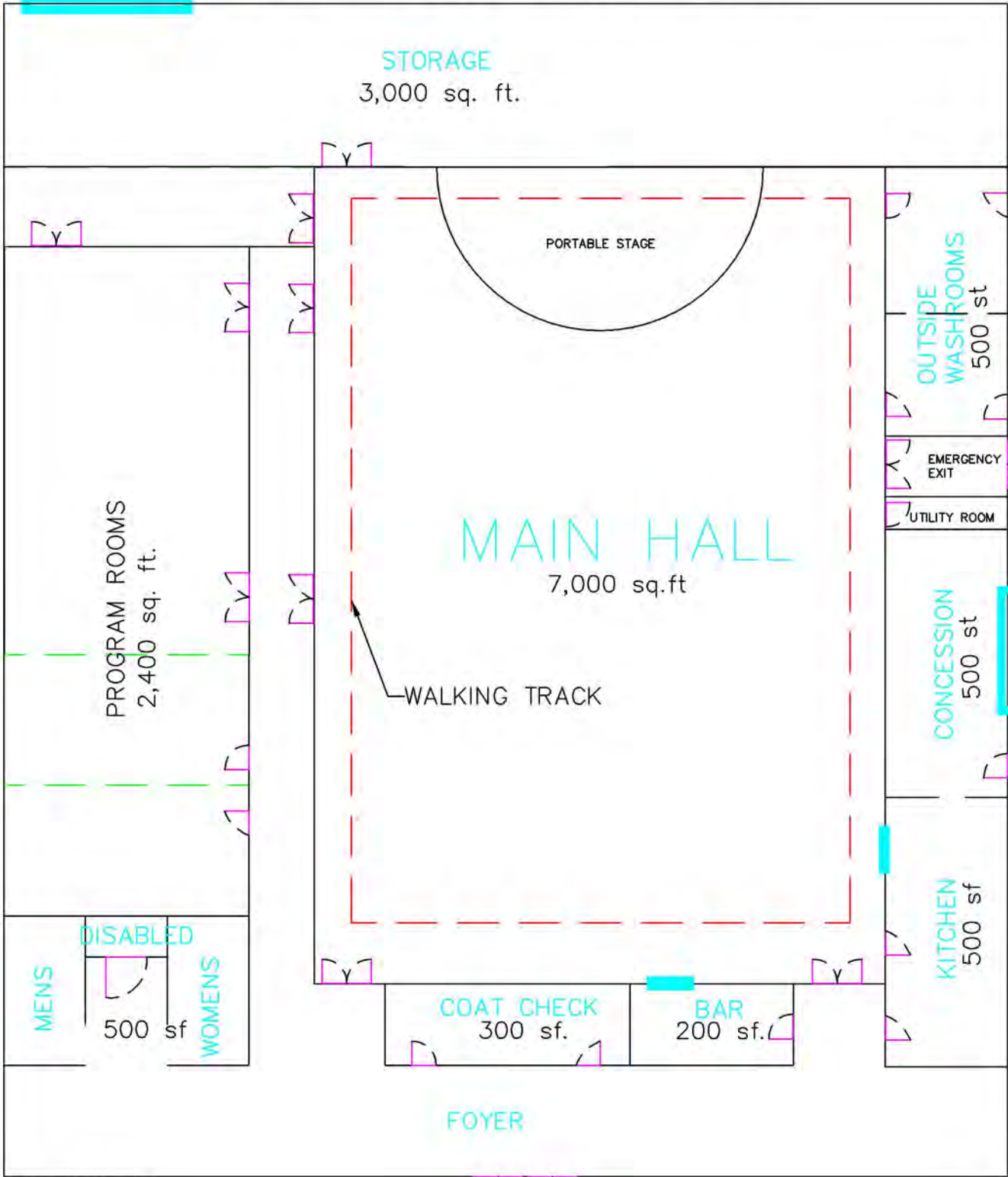
- Supported by almost two thirds of survey respondents, and nearly all focus group participants and most interviewees.
- Replaces a 50+ year old building that is undersized in some areas, only has one meeting room and has washroom location and accessibility issues.
- Allows the elimination of significant capital repair and maintenance and operating costs, as well as potentially could replace the Fall Fair storage building.

#### **Redevelop the Progress Building**

- Was identified by 8.5% of survey respondents, and no other sources as a preferred approach.
- The redevelopment costs would be significant in light of the 20'+ ceilings in the main room, the deterioration of the walls, no HVCA systems in the main area and a series of related issues.
- Large room is over 12,000 square feet and would need to be redeveloped to house 2 to 3 program and meeting spaces and the kitchen.
- Would draw vehicular traffic deeper into the park creating potential challenges between park users and vehicles.
- Would require an expansion of the washrooms for large events.
- With the decommissioning of the Community Centre, the Progress Building redevelopment would not satisfy the needs of the Fall Fair for additional indoor space as some 3,000 square feet would be needed for programs, a kitchen and other spaces.
- Would not require the development of outdoor washrooms and a concession as they are currently in the facility.



FIGURE 2  
COMMUNITY CENTRE CONCEPTUAL LAYOUT



APPROX. 17,665 SQ. FT.

- Would allow for the possible sustaining of the Lion’s Community Centre as a storage area, overflow for the Fall Fair indoor use, a works office and possibly development of a couple of meeting rooms.
- If a two building strategy emerged, the capital repair and maintenance and operating costs would be higher than for a single building strategy.

Significantly Renovate and Renew the Existing Building

- This would have a lower capital cost if the current footprint was sustained. However, the capital costs would increase significantly if an addition were undertaken to the facility to overcome washroom access issues, to facilitate two to three meeting rooms that are accessible via a separate corridor, and to accommodate enhanced crush space and other perspectives.
- This was identified by approximately one in five survey respondents as a preferred approach and was not identified by focus group or interview participants.
- Such an initiative would result in sustaining a 50+ year old building and that would need to be expanded for the desired facility profile requirements to be achieved.

Sustain Existing Facilities with Capital Repairs

- Such an initiative would sustain the existing aged facility without addressing any of the program requirements identified.
- Only 6% of survey respondents identified this as a preferred approach, and no focus or interview participants identified this as a preferred option.
- A status quo option would result in an aging building and infrastructure that would have increasing capital and operating costs over time, and which would not address the needs identified by the community and for a modestly growing population of young families and seniors.

For all the option except renewal and sustaining the existing community centre, the user groups of the venue’s indoor spaces would need to accommodate approximately a twelve to eighteen month construction period where alternative indoor spaces would be required until the new facilities were operationally available.

**7.2.3 Capital Cost Projections**

Table 7-1 to 7-3 profile forecasted capital costs, based on order of magnitude assessment for the three indoor facility alternatives, not including simply sustaining the existing facilities. In order to ensure comparability, a Fall Fair storage shed has been added to each of them at the same size and cost.

Table 7-1 forecasts the capital costs for a new, replacement community centre. It would have approximately 15,000 square feet at a new construction cost of \$200 per square foot. The professional fees, furnishing and fit out and contingency costs reflect new construction. They are lower than for rehabilitating larger buildings that are aged and have significant challenges. Demolition of the Progress



Building and site preparation, which includes site services and related activities, is estimated at \$500,000. A 3,000 square foot storage shed at \$100 per square foot results in a total project cost of \$4.79 million.

<b>Table 7-1</b>	
<b>Capital Cost for a</b>	
<b>New Community Centre and Decommissioning the Progress Building</b>	
Construction (15,000 <sup>2</sup> ft @ \$200)	3,000,000
Professional Fees @ 8%	240,000
Furnishing and Fit Out @ 15%	450,000
Contingency @ 10%	300,000
Demolition and Site Preparation	500,000
Storage Additional (3,000 <sup>2</sup> ft @ \$100)	300,000
<b>Total</b>	<b>\$4,790,000</b>

Table 7-2 redevelops the current approximately 14,000 square foot Progress Building. This capital costing model assumes that with over a 12,000 square foot main room, three program meetings rooms, a kitchen, some storage and larger washrooms would be incorporated into that space. However, the Fall Fair storage shed would be an addition. Professional fees have been allocated at a higher level because of the reconstruction and challenges with the building with no heat in the main room, structural concerns with the walls and related areas. The furnishing and fit out costs have also been increased as these costs are relatively the same through all three alternatives. The contingency is higher by 5% than for new construction because the degree of unknowns is higher in an existing building. The demolition and site preparation costs have been increased beyond those of the first alternative because of the need to pave the parking area in front that Progress Building and to do other site works, including the demolition of the current community centre and paving of that area.

If an alternative were to be considered whereby the community centre is to be used for a storage and works compound, a savings of \$400,000 would be realized as there would be no need for the storage shed and there would be no cost for the Centre’s demolition. However, a cost for a new roof and to renew the existing community centre building to ensure its long term sustainability would be in the order of \$500,000 to \$750,000 resulting in a net cost increase of \$100,000 to \$350,000 for this sub-alternative.

**Table 7-2****Capital Cost for Progress Building Redevelopment**

Construction (14,400 <sup>2</sup> ft @ \$200)	2,160,000
Professional Fees @ 10%	216,000
Furnishing and Fit Out @ 20%	432,000
Contingency @ 15%	324,000
Demolition and Site Preparation and Parking	600,000
Storage Additional (3,000 <sup>2</sup> ft @ \$100)	300,000
<b>Total</b>	<b>\$4,032,000</b>

1. Assumes 3 meeting and program rooms, a kitchen development, large washroom and building storage, in the large room. The Fall Fair storage shed would be an addition
2. If the current Community Centre was sustained as a work compound and storage area, the capital costs would be reduced by \$300,000 for the storage shed and \$100,000 for demolition. Costs to rehabilitate the Community Centre to sustain it would be in the \$500,000 to \$750,000 range for a roof and other deficiencies, resulting in a net cost increase of \$100,000 to \$350,000.

Table 7-3 forecasts the cost to renew the existing Lion's Community Centre. This would require an addition to support two more meeting rooms, but would not allow for a larger hall. Construction costs for the renewal have been identified at \$150 per square foot because of the degree of renewal required and a 3,000 square foot addition for program and meeting room, a corridor and larger washrooms have been identified at new construction cost of \$200 per square foot, resulting in new construction total of \$1.86 million. Because of the increased complexity of an addition and renewal, professional fees have set at 12%. As well, there is a higher contingency cost. The demolition and site preparation would be less as only one building would be demolished. A storage shed would represent an additional \$300,000. This model would have a cost of approximately \$3.687 million. However, it would sustain a 50+ year old building and the main hall would not be increased in terms of its current capacity.

**Table 7-3****Capital Cost to Renew Existing Lion's Community Centre**

Construction Existing Space (8,450 <sup>2</sup> ft @ \$150)	1,268,000
Construction for Additional Space (3,000 <sup>2</sup> ft @ \$200)	600,000
<b>Total Construction</b>	<b>1,867,000</b>
Professional Fees @ 12%	224,000
Furnishing and Fit Out @ 20%	373,000
Contingency @ 20%	373,000
Demolition and Site Preparation	450,000
Storage Additional (3,000 <sup>2</sup> ft @ \$100)	300,000
<b>Total</b>	<b>\$3,687,000</b>



**7.2.4 Projected Operating Costs**

Table 7-4 identifies projections for the operating costs for a new integrated community centre facility in the Thorndale Community Centre Park. Revenues have been based on current utilization levels and anticipation that there will be additional rentals of the main hall and the program rooms. Approximately 40 meeting rentals at \$30 average rental rate per meeting are identified, along with 60 rentals for the program rooms at an average rental of \$75. Forty-five hall rentals are identified at an average fee of \$500 resulting in approximately \$30,200 in total revenues.

<b>Table 7-4 New Community Centre Operating Cost Projections</b>	
<b>Revenues</b>	<b>\$</b>
Meetings (40 per year x \$30 average)	1,200
Program Room (60 per year x \$75 average)	4,500
Hall Rentals (45 per year x \$500 average)	22,500
Ancillary	2,000
<b>Total Revenues</b>	<b>30,200</b>
<b>Expenses</b>	
Operations (14,000 <sup>2</sup> ft @ \$4.00 per sq. ft.)	56,000
Staffing	20,000
Other	5,000
<b>Total Expenses</b>	<b>81,000</b>
<b>Net Operating</b>	<b>-50,800</b>

Expenses have been based on a 14,000 square foot building at \$4 per square foot for utilities, cleaning, supplies and related expenses. Staffing at approximately one third of a position and other costs are identified resulting in a net operating deficit of \$50,800.

Table 7-5 compares the 2014 operating costs for the Lion’s Community Centre and Progress Building with the projections for the new facility and the impact of decommissioning the Progress Building. The result is a marginally higher cost for the new facility at \$50,800 compared to \$49,578 for the existing operations. Key considerations are the ability to double revenue due to the additional program rooms and a larger hall, increased operating costs due to the larger facility and over a \$5,000 savings annually due to the decommissioning of the Progress Building.

<b>Lions Hall</b>	<b>2014</b>	<b>New Facility</b>
Revenues	15,004	30,200
Expenses	<u>59,358</u>	<u>81,000</u>
Net	-44,354	-50,800
<b>Progress Building</b>		
Revenues	10,742	
Expenses	<u>15,966</u>	
Net	-5,224	
<b>Total Net</b>	<b>-49,578</b>	<b>-50,800</b>

### 7.3 PARK MASTER PLAN

#### 7.3.1 Park Improvements

The points identified for improvements to the park venue have been identified in three categories:

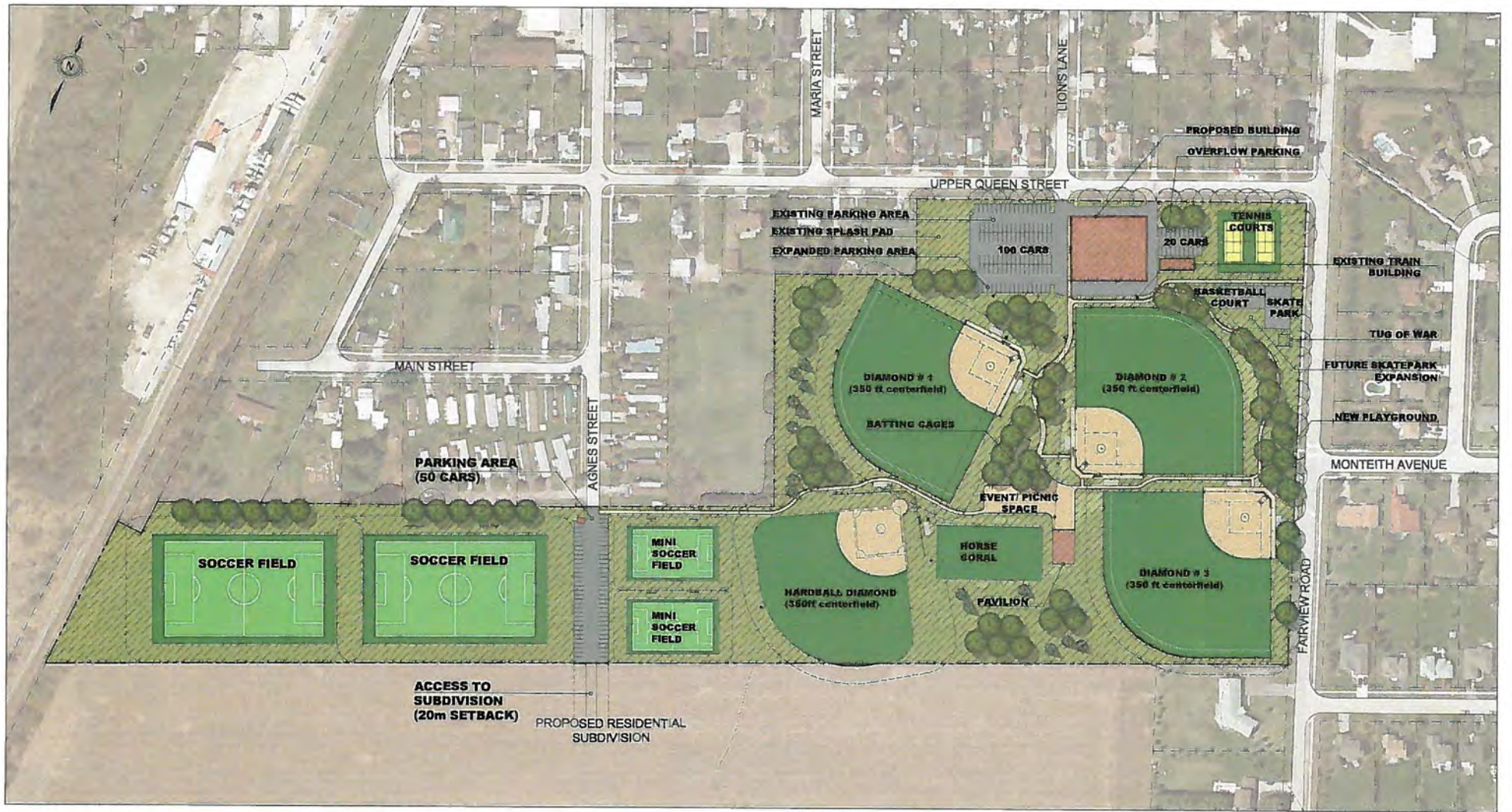
- Core park improvements
- Additional improvements for possible later consideration
- Longer term improvements depending on budget availability and use levels and trends

#### Core Park Improvements

The following items reflect the primary requirements to bring the park to an integrated and contemporary standard in all its various elements, and to create opportunities for the long term development of the park in a more coherent manner. These are:

- Resolve drainage problems.
- Add a new soccer field in the southern reaches of the park.
- Realign, level and enhance all ball fields, including replacement of bleachers, backstops, fencing and foul poles and place conduit for a future second lighted ball field.
- Overcome conflict problems between Diamond No. 2 and the playground.
- Increase the size of Diamond No. 2 depending on space availability.
- Improve current ball field lighting to be considered.
- Add pathways and connecting trails.





# THORNDALE COMMUNITY CENTRE MASTER PLAN RENDERING - Option 1

265 UPPER QUEEN STREET  
THORNDALE, ONTARIO  
MUNICIPALITY OF THAMES CENTRE

Scale - 1:1000  
March 9, 2015  
File Number: 37271L







# THORNDALE COMMUNITY CENTRE MASTER PLAN RENDERING - Option 2

265 UPPER QUEEN STREET  
THORNDALE, ONTARIO  
MUNICIPALITY OF THAMES CENTRE

Scale - 1:1000  
March 9, 2015  
File Number: 37271L







# THORNDALE COMMUNITY CENTRE MASTER PLAN RENDERING - Option 3

265 UPPER QUEEN STREET  
THORNDALE, ONTARIO  
MUNICIPALITY OF THAMES CENTRE

Scale - 1:1000  
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- Add an access to the Foxborough subdivision.
- Expand the Upper Queens Street parking lot.
- Relocate the Tug-O-War storage area into a less travelled area of the park.
- Relocate the batting cages if necessary.
- Relocate, if necessary, and possibly expand and improve the playground.
- Incorporate the preferred new community centre model.

#### Additional Improvements on a Secondary / Longer Term Basis

- Light a second ball field
- Build a second parking lot off Fairview Road.
- Expand the skateboard park.
- Pave the Agnes Street parking area.

#### Long Term Additional Improvements for Consideration

- Outdoor pool

In developing the overall strategy, three phases have been developed as follows for improvements.

The park elements that could remain as they are would involve:

- The picnic pavilion and livestock watering station.
- The basketball and tennis courts.
- An expansion to the skateboard park could be a long term consideration.

### **7.3.2 Site Development Alternative Options**

Options 1, 2, and 3 provide three alternative designs for the Park Master Plan.

Option 1 profiles the first alternative for the Thorndale Community Centre Park. This alternative has the following features:

- Strategies to overcome the drainage problem and the development of a new large soccer field plus two mini field building on the current capacity.
- A new community centre facility footprints over top of the existing facility and the removal of Progress Building.
- Reorientation and enhancements of the four ball diamonds.



- A walkway system, enlarged parking area and significant tree planting.
- The removal of the rectangular soccer field.
- A new playground
- Relocation of the batting cage and other aligned changes

The core costs involve \$702,175. A series of optional costs have also been identified with the following examples:

- Expansion of the parking lot
- Bleachers
- Skateboard park expansion, etc.
- Field light

These optional costs would have an additional capital cost requirement of \$298,827.

Option 2 profiles a second design option which primarily has three large soccer fields and three baseball fields. The horse corral would need to be relocated as does the batting cage. There is also some expanded parking south of the proposed new community centre. There is a new parking area off of Fairview Road in the south-east area of the park.

This option has a capital cost for the core activities of \$906,898. There are similar optional capital cost items as in Option 1, plus the proposed parking lot off of Fairview Road, which have an additional capital cost of \$252,882.

Option 3 provides the third alternative site design which has two large soccer fields and two mini fields, sustains the four baseball fields and other additions, including expanding parking lot and using the same general footprint for the community centre. The playground is relocated closer to the skateboard park and the hardball diamond is not reoriented as it is in the other alternatives. Some overflow parking is provided to the east of the building.

The primary cost for this option is \$810,154. There are optional costs identified relative to perforated pipe for drainage for the soccer fields, bleachers and dugouts for Diamond 3, the warding tracks as well as an expanded skateboard park. The optional costs would total \$266,834.

Option 2 results in the loss of a baseball field and results in other costs for relocating the horse corral in order to accommodate an additional parking lot in the southern area off Fairview Road for less than thirty cars. It provides three large soccer fields, which could be used as multiple mini fields. This alternative is the least preferred because it results in the loss of playing space in the ball field and incurs other capital costs that may not be necessary to accommodate a small additional parking area.

Option 1 and Option 3 are similar except for the hardball field which is not reoriented in Option 1 and is reoriented in Option 3. Option 3 also relocates the playground more to the north and is not as directly

accessible from neighbouring streets to the east. The soccer configuration is the same for both. The difference is primarily in for baseball. Option 1 is about \$108,000 less costly, due to the reorientation and horse corral relocation requirements in Option 3.

Based on a review of the Options and their costing, Option 1 is preferred, as the level of investment in Option 3 to realign the baseball fields is probably not warranted for the level of play that occurs which is not at a highly competitive level. The fields need to be upgraded and significant improvements are being made on two of the fields in Options 1.

In Appendix I is the detailed capital costing.



## **8 Park and Facility Alternatives Review**

### **8.1 INTRODUCTION**

On March 10, 2015, a public open house with a presentation was held at the Lion's Community Centre in Thorndale. In total, seventy-nine individuals attended and twenty-nine comment sheets were provided on the various draft alternatives for the park and the facilities. A broad range of commentary was received on the comment cards and verbally through the open house portion of the meeting. This community input and perspectives has been used extensively in developing the final recommendations for Council consideration.

### **8.2 COMMUNITY PERSPECTIVES**

The following material provides the key consensus points received through the comment cards and verbal discussions at the public open house.

#### **Positive Perspectives:**

- Strong appreciation that the Municipality is undertaking an initiative on an investment strategy to enhance the park and the facilities in Thorndale.
- A very strong consensus on the need to replace the existing community centre building consistent with all the previous consultant received.
- Broad support for the Feasibility Study process relative to receiving community comments and additional ideas to augment the other consultation programs that were completed.
- A strong consensus on most of the upgrading and renewal ideas within the three Park Master Plan development alternatives.
- General approval for the overall intent and scale of the new community centre, though some tweaking of the blocking diagram was suggested, as well as two comments relative to the whether the size should be larger.

#### **Concerns**

- The dominant concern was the loss of the Progress Building for the Thorndale Fall Fair.
- The second dominant concern was the loss of the Community Centre during the reconstruction phase with no evident strategy to bridge the one year time frame.

- A number of expressions in the comments relative to the need for four ball diamonds, as one is currently undersized and relatively unused, similar to the concepts outlined in park development alternative number two with three diamonds. Also suggested, if one the softball fields could be lit which would be the equivalent of another ball field if necessary.
- Concerns were expressed around the adequacy of the parking volumes identified, loss of storage space and the need for additional storage space beyond what exists.
- A wide preference to move the new community centre into an area to the east of the Progress Building which would allow for the current community centre be used during the reconstruction phase and add an access off of Fairview. This would be located on a current ball diamond that would be decommissioned. This approach would also allow for increase parking, a second access that would relieve traffic on Queens Lane for more residential street to a County Road.
- An indication that the park plan should accommodate three full soccer fields plus two mini fields, similar to some of the park developmental alternatives.
- The number of comments on the proposed block diagram for the proposed community centre, with the primary tweaking being the alignment with the kitchen with the meeting rooms. These types of questions would emerge during the architectural design process with the building.
- The current Fall Fair storage facility could be decommissioned and the storage function undertaken in the Progress Building

Based on the significance of the comments provided, the following potential redevelopment strategy for the Community Centre and park would involve:

- Sustaining of the Progress Building with some rehabilitation of key issues around the roof and enhancing the frontend facilities.
- Removal of Ball Field No. 2.
- Relocation of the Community Centre to the east of the Progress Building.
- Aligning a new entrance from Fairview Road with Monterey Road to support the Community Centre and the Progress Building.
- Expanding the parking available.
- Potentially reducing the parking on the west end of the current lot to provide for future expansion of the splash pad and some grass areas.
- Giving potential consideration to the lighting of a ball diamond.



- That once the facilities are reconstructed, to decommission and demolish the current Community Centre and use that area to expand parking.

### 8.3 ADDITIONAL STRATEGY ALTERNATIVES

Based on the results of the Feasibility Study, as well as the commentary and input from the public meeting, three additional development strategies have been identified for consideration. All three would see the relocation of the new community centre to the west of the Progress Building. Also, one ball field would be eliminated in order to support the development of the new community centre east of the Progress Building and to allow for the development of more soccer fields. In the future, if baseball demand warranted more field capacity in terms of scheduled use and revenues, another ball field could be lit in order to extend playing hours and capacity.

After the presentation with Council in late fall 2015, discussions to explore another alternative with the Fair Board was approved. The following option was put forward:

*The Thorndale Fair Board was offered the Progress Building for \$1 and they would assume permanent responsibility. This was seen as a strategy in light of the Fair being the primary user of the facility. A meeting was held in November with two Executive Committee members of the Fair Board, the Municipal CAO and the consultant. In February 2016, the Fair Board declined the offer, indicating they did not wish to pursue this initiative, via an email received by the CAO.*

Considerations with respect to the size of the building of the new community centre would be dependent on whether the Progress Building remains or not. The three new alternatives emerging after the public meeting are:

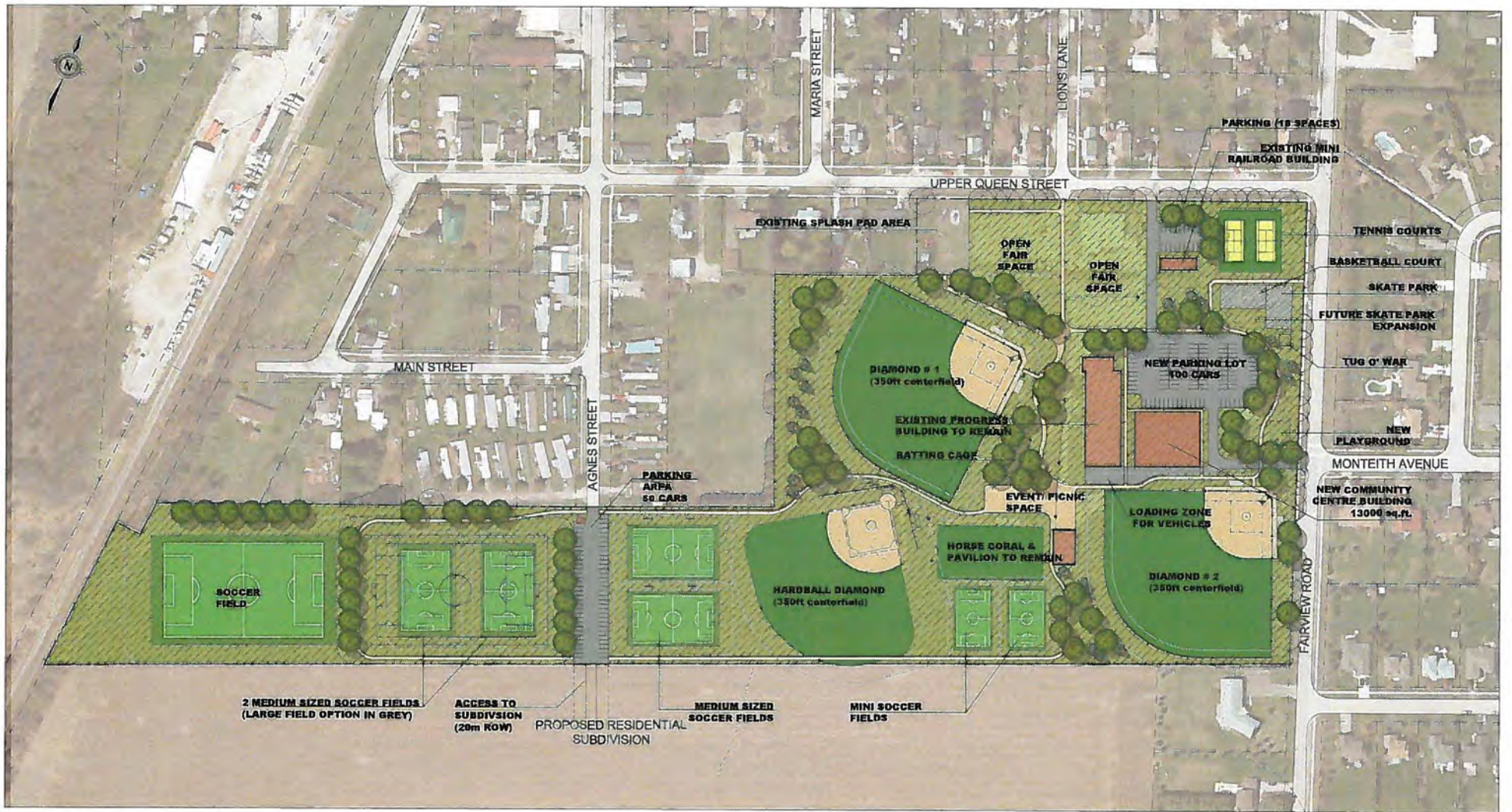
- New Community Centre and keep the Progress Building. (Option 4)
- New Community Centre and demolish the Progress Building. (Option 5)
- New Community Centre and demolish the Progress Building but keep and refit the concrete pad. (Options 6).

#### **New Community Centre and Keep the Progress Building**

In this alternative would include the smaller of the two new community centre size alternatives with the Progress Building sustained. A larger community centre model would not be needed as the space would exist within the Progress Building for the Thorndale Fall Fair, storage, etc.

The challenges of the Progress Building in terms of capital repair requirements, limited utilization, efforts to utilization the facility over the years which have not come to fruition and other considerations would





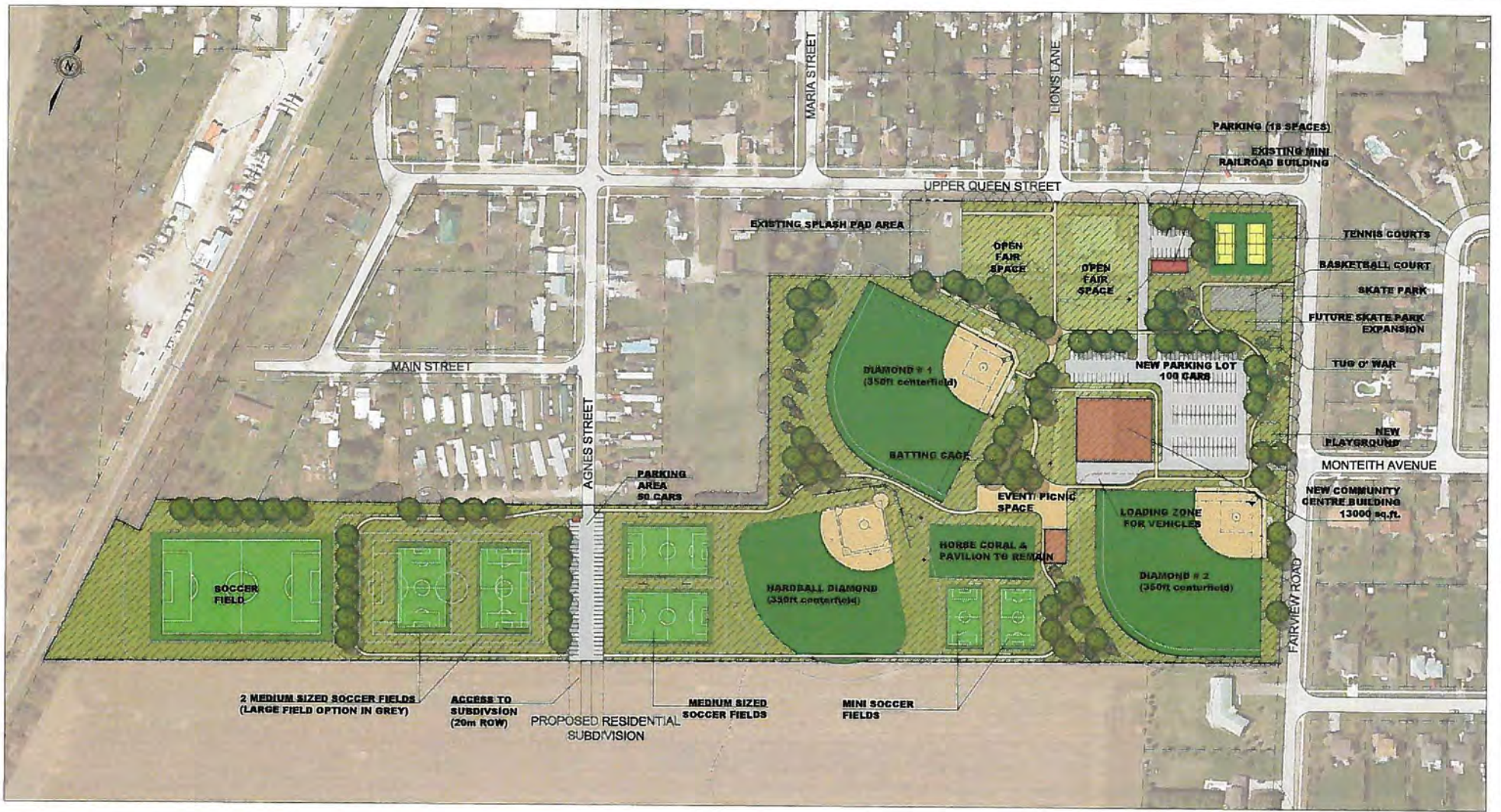
# THORNDALE COMMUNITY CENTRE MASTER PLAN RENDERING - Option 4

265 UPPER QUEEN STREET  
THORNDALE, ONTARIO  
MUNICIPALITY OF THAMES CENTRE



Scale - 1:1000  
March 20, 2015  
File Number: 37271L





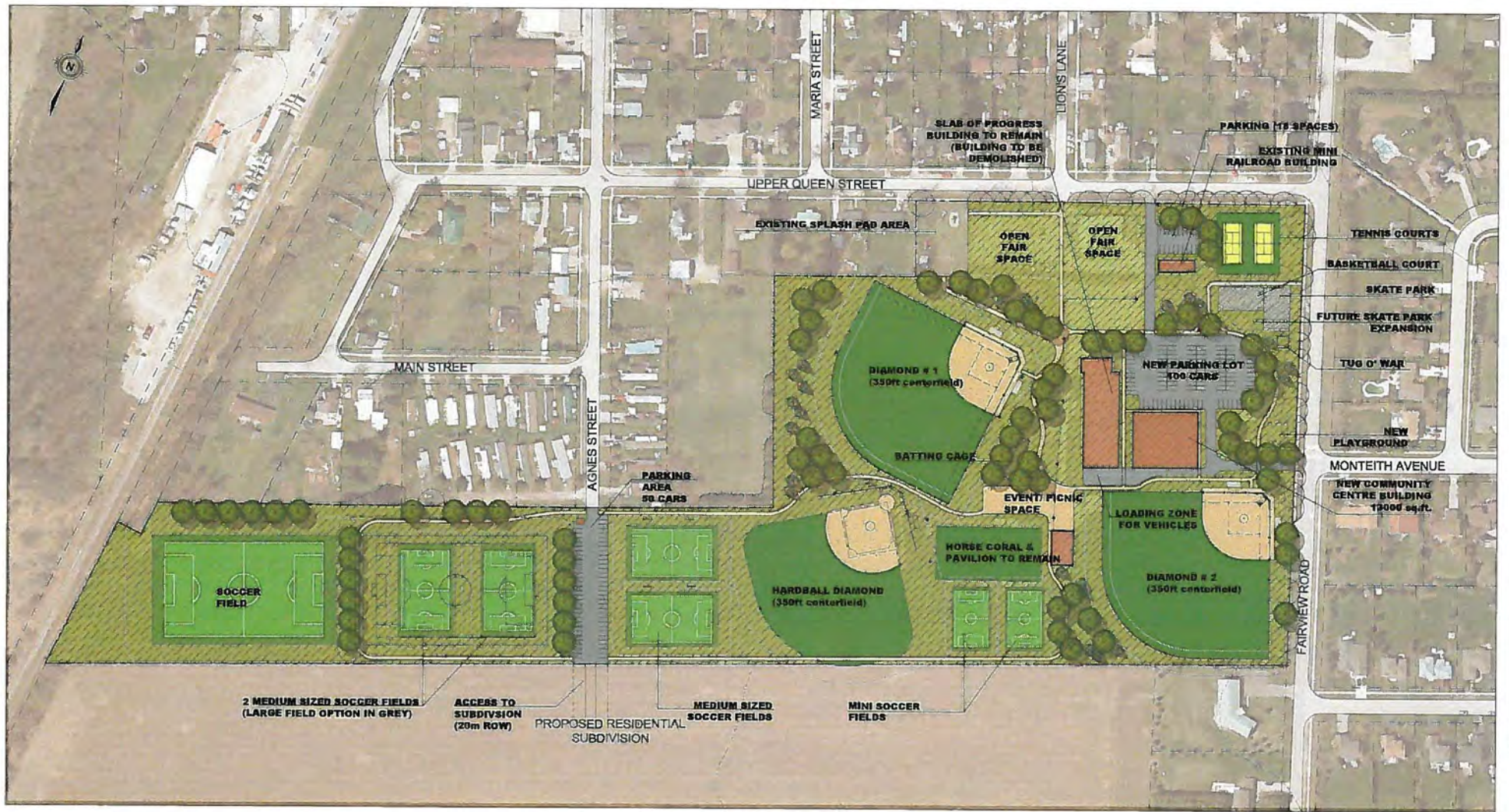
# THORNDALE COMMUNITY CENTRE MASTER PLAN RENDERING - Option 5

265 UPPER QUEEN STREET  
THORNDALE, ONTARIO  
MUNICIPALITY OF THAMES CENTRE

Scale - 1:1000  
March 20, 2015  
File Number 37271L







# THORNDALE COMMUNITY CENTRE MASTER PLAN RENDERING - Option 6

265 UPPER QUEEN STREET  
THORNDALE, ONTARIO  
MUNICIPALITY OF THAMES CENTRE



Scale - 1:1000  
March 20, 2015  
File Number: 37271L



remain resulting in an uncertain potential for the Progress Building beyond the Fall Fair and its five or so days a year use.

### **New Community Centre and Demolish the Progress Building**

In this model, the larger community centre would be developed east of the current Progress Building. The Progress Building would be decommissioned due to the capital cost requirements, ongoing operating costs and limited current use or use prospects in the future as has been experienced over the last decade. A larger community centre would provide some of the additional space required to support the Thorndale Fall Fair.

### **New Community Centre, Demolish the Progress Building and Sustain the Concrete Pad**

This strategy would result in the development of the larger community centre, plus retaining the concrete pad from the Progress Building. The development process would allow for the pad to be refitted in a way that it could be used for outdoor activities in the winter and summer, such as ball hockey, outdoor ice rink, basketball courts and related activities. Also, in parallel with these uses, would be the providing of anchors, and water and electrical service to allow a large marque shelter to be placed over the pad for the Thorndale Fall Fair.

This strategy has the benefit of a larger community centre model, retaining the most valued component of the Progress Building which is the high quality concrete pad, and develops an alternate model for the Progress Building that is sustainable with the use of temporary marque structure. In this model, the washrooms and concession would need to be developed in the new community centre to support the park complex users.

## **8.4 PREFERRED COMMUNITY CENTRE AND PARK DEVELOPMENT STRATEGY**

### **8.4.1 Community Centre**

Based on the overwhelming perspective that a new Community Centre is needed from the community survey and the public meeting, the preferred community centre development strategy has the following characteristics building on the community centre scale tested at the public open house and as presented in Figure 3:

- Relocation of the new Community Centre adjacent to and east of the Progress Building. This will allow the existing Community Centre to be sustained until the new Centre is operational thus eliminating the need for one year temporary quarters for a heavily used building.

- The current Community Centre site would be developed into parking to respond to the broader parking needs that have been repeatedly identified, and possibly allow for some of the parking area to the west of the current parking area to be grassed over to allow for future expansion of the splash pad.
- Elimination of the 3,000 square foot storage facility as per Figure 3, as Fall Fair storage would be in the new Community Centre.
- Removal of the Progress Building frame and renewal of the concrete pad for multi-use activities and the Thorndale Fall Fair.

The new Community Centre would be 15,000 square feet as outlined in the Figure 2, plus a 3,000 square foot storage area. The site relationship is identified in the preferred Park Master Plan in Figure 6.

Table 8-1 outlines the capital cost profile for the recommended Community Centre. The capital costs involve approximately \$4.0 million for the new building including professional fees, furnishings, fit out and contingency; plus \$300,000 to demolish the Progress Building and refit the concrete pad, as well as \$300,000 for demolition of the existing Community Centre and associated site works to support the new building. This results in a capital cost of approximately \$4.89 million.

**Table 8-1**  
**Preferred Park and Community Development Plan**

**New Community Centre**

Construction	(15,000 sq. ft. x \$200/sq.ft)	3,000,000
Professional Fess	8% of Construction	240,000
Furnishing and Fitout	15% of Construction	450,000
Contingency	10% of Construction	300,000
Progress Building Demolition & Pad Renewal		300,000
Demolition and Site Works for Community Centre		300,000
Storage Shed Addition	(3,000 sq.ft. x \$100/sq. ft.)	300,000
<b>Total</b>		<b>4,890,000</b>

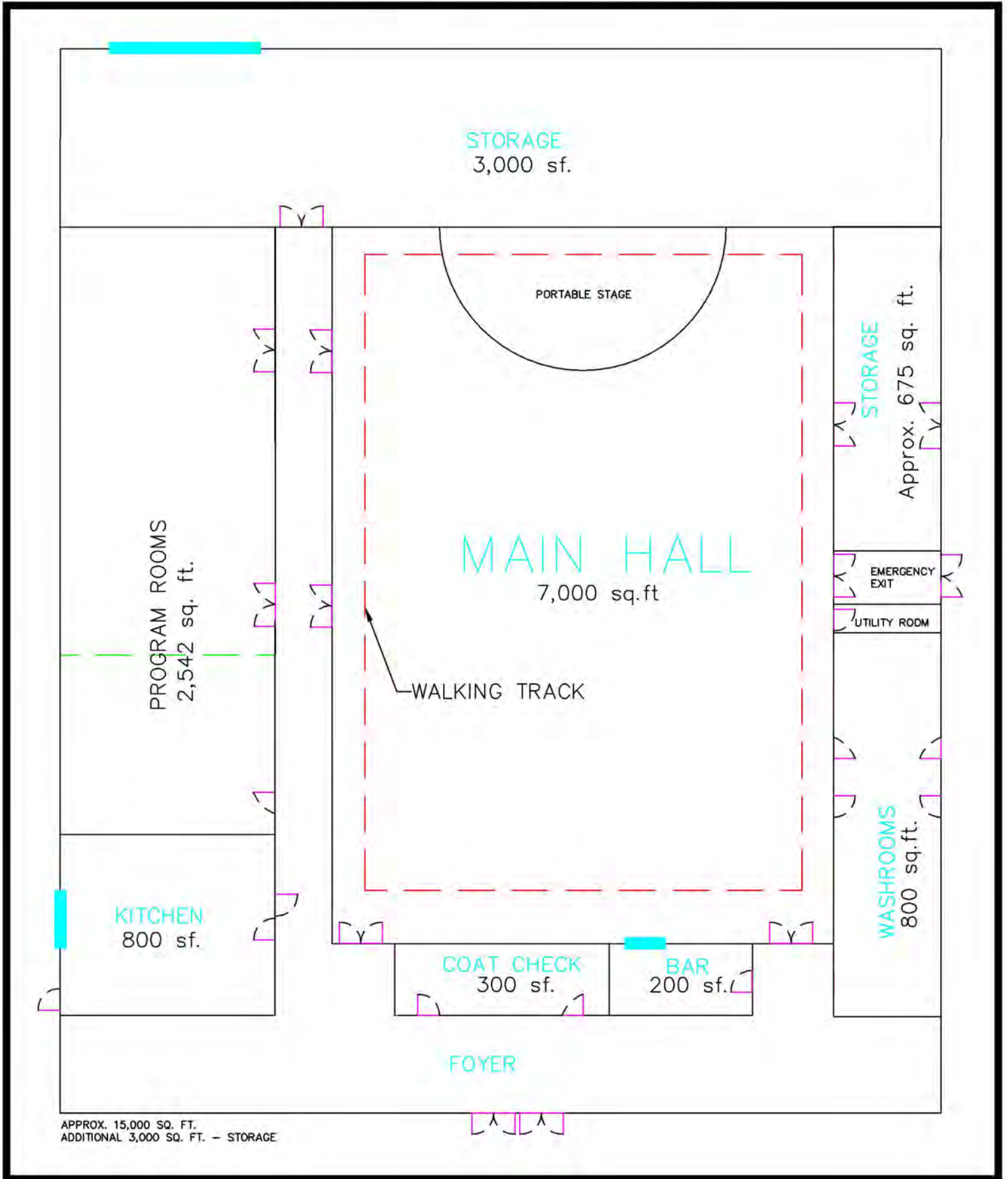
**8.4.2 Community Park Master Plan**

Figure 4 outlines the recommended Park Master Plan development strategy. The highlights of this alternative has evolved from the community consultation process and the recommendations associated with the location of the new Community Centre. Some of the key perspectives are:

- Resolving the surface water issues, particularly in the southern area of the park.



FIGURE 3  
COMMUNITY CENTRE CONCEPTUAL LAYOUT



- Developing a new entrance from Fairview Road aligned with Monteith Avenue.
- Development of a parking area on the existing Community Centre site and potentially using some of the existing parking lot as green space and longer term expansion of the splash pad.
- Elimination of Diamond No. 3.
- Significant reconfiguration and upgrading of Diamond No. 4. In order to establish three playable diamonds.
- The lighting of Diamond No. 4 to create the equivalent of four diamonds if demand is sustained and warrants.
- The provision for three soccer fields plus two mini fields.
- Expansion of Diamond No. 1 and the elimination of the unused rectangular soccer field.
- The introduction of trees, walkways, improved parking and other amenities.
- A pedestrian access from the new subdivision to the south.

Table 8-2 provides the objective capital costing for the proposed Master Plan, with the detailed construction elements costs are in Appendix 1. The total cost is projected at \$925,000.

### 8.4.3 Capital Funding Sources

Table 8-3 outlines the proposed capital funding sources at this time in an order of magnitude basis.

		<b>Funding Target</b>	<b>Sources</b>
<b>1</b>	<b>Community Centre</b>	<b>\$4,890,000</b>	
	Senior levels of Government Grants		2,200,000
	Community Campaign		1,190,000
	Municipality		1,500,000
	<b>Total</b>		<b>\$4,890,000</b>
<b>2</b>	<b>Park Renewal</b>	<b>\$925,000</b>	
	Community Campaign		325,000
	Municipality		500,000
	Other Sources		100,000
	<b>Total</b>		<b>\$925,000</b>

**Note:** Optional park development items would need to be sourced from the community campaign.



Senior government grants would be a primary source of funding for the new Community Centre, along with the Municipality and a \$1.19 million community campaign. For the park renewal program, the Municipality would contribute \$500,000 the community would generate \$325,000 and other sources \$100,000, which could be foundations, value in kind gifts and other funds. Any of the optional items identified in the various alternatives relative to park development would be funded increasing the community campaign component of the funding sources.

For the Community Centre, \$4.89 million would be required. One would need to source \$2.2 million from the senior government levels, \$1.1 million from each.

In total, the Municipality would be responsible for \$2.2 million, a capital campaign for \$1.515 million and \$2.3 million from other sources. Any of the optional park items, if they were desired to be incorporated, would likely need to come from the capital campaign to reflect a local community priority.

**8.4.4 Implementation Phasing Plan**

Table 8-4 profiles a three part phasing program proposed to implement both the park renewal and new community centre initiatives for the Thorndale Community Centre Park. They are based on a three year Phase 1, a four year Phase 2, and a two year Phase 3.

The data indicates the significance of Phase 2 being \$5.195 million which reflects when the Community Centre would likely be developed. A minimum of four years is anticipated in order to initiate the planning, community fund development, grants from senior levels of government, detailed design and other activities in order to bring that project forward.

An immediate investment is proposed for the Progress Building from the Municipality’s share in order to end the water penetration issues and to accommodate accessibility needs. Similarly, the large costs for park renewal are in Phase 2 to support community development fund raising requirements and securing other funding necessary, as well as to complete some of the preparatory work needed to overcome the water issues and to set the stage for more significant park redevelopment activities.

<b>Phase</b>	<b>Years</b>	<b>Park Development</b>	<b>New Community Centre</b>	<b>Total</b>
1	1 to 3	\$272,000	\$100,000	\$372,000
2	4 to 7	\$405,000	\$4,790,000	\$5,195,000
3	8 to 10	\$248,000	0	\$248,000
<b>Total</b>		<b>\$925,000</b>	<b>\$4,890,000</b>	<b>\$5,815,000</b>

## 9 Recommendations

Based on the analysis, the following recommendations are presented for Council's consideration. From a facility perspective, Alternative 6, developing a new community centre on the east side of the Progress Building is preferred. The key opportunities and benefits are as follows:

- A larger main hall and three meeting rooms, with a larger kitchen and more storage.
- Not investing several millions of dollars into a fifty year plus old building.
- The Fall Fair has an alternative to the Progress Building and would have access to the three program rooms and storage area in support of the Fair's activities.

Reinvesting to renew the existing community centre is a lower cost capital alternative but results in an investment in a fifty year old building, the design is adapted to the existing footprint, an addition would be required and main hall would not be expanded. It would result in a community centre facility that is attempting to meet new use requirements built on a footprint and building layout that is not appropriate or supportive to the indoor facilities needs that have evolved over the last fifty plus years and which are anticipated in the future, particularly in regards to special events, a larger hall, increased crush space for events, and a number of other key use considerations.

From a park renewal perspective, Alternative 6 is preferred as it sustains the three ball diamonds; creates the opportunity for increased soccer field capacity, particularly related to two full fields and two mini fields, with the full fields being able to accommodate cross play for mini fields; along with other significant improvements. This would also include diminishing the water problem that has hampered a number of activity components in the southern area of the park.

Alternative 6 results in the loss of a ball field, thus reducing capacity for that activity but does provide for three full soccer fields.

As a result of the analysis, and the review of the alternatives for both the park's redevelopment and a new indoor community centre facility by the community, the following recommendations are made.

- 1. That the Municipality of Thames Centre, working in significant partnership with the local Thorndale community, initiate the planning, community fund development and senior government grant application strategies necessary**



to undertake the development of a new community centre and Park Master Plan.

2. That Alternative '6' for the Thorndale Community Park redevelopment be selected as the preferred approach, with funding being secured through Development Charges where applicable, community contributions, senior government grants and possibly the Trillium Foundation and other grants.
3. That the Progress Building be decommissioned but the concrete pad be retained as an outdoor hard surface play space (winter and summer), and be fitted out to host a marque outdoor shelter for the Thorndale Fall Fair with anchors, and electricity and water services.
4. That a three phased approach as outlined in the Implementation Plan be undertaken over a ten year period.
5. That the current Community Centre building not be decommissioned until the proposed new Community Centre is operational in order to ensure uninterrupted programming and use of the facility.

# APPENDIX I

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Options Detailed Costing





**OPTION 1 SITE WORKS COST ESTIMATE  
THORNDALE COMMUNITY PARK MASTER PLAN  
THORNDALE, ONTARIO**

ITEM #	ITEM DESCRIPTION	Unit	Estimated Quantity	Unit Price	Total Cost	Phase 1 Cost	Phase 2 Cost	Phase 3 Cost	Optional Cost
1	Correct Existing Drainage Problems on Soccer Fields								
a)	Rough grade soccer fields	m3	3,407.50	\$2.00	\$8,815.00	\$8,815.00			
b)	Topsoil and fine grade soccer fields	m2	13,630.00	\$4.00	\$54,520.00	\$54,520.00			
c)	Hydroseed soccer fields	m2	13,630.00	\$1.00	\$13,630.00	\$13,630.00			
2	Add 2 mini soccer field beside hardball diamond								
a)	Rough grade soccer fields	m3	1,160.00	\$6.00	\$6,960.00	\$6,960.00			
b)	Topsoil and fine grade soccer fields	m2	4,620.00	\$5.00	\$23,100.00	\$23,100.00			
c)	Hydroseed soccer fields	m2	4,620.00	\$1.00	\$4,620.00	\$4,620.00			
d)	Supply and install goal posts	m2	4.00	\$1,000.00	\$4,000.00	\$4,000.00			
3	Improvements to Baseball Diamond No. 3								
a)	Relocate light standards	ea	2.00	\$2,500.00	\$5,000.00				\$5,000.00
b)	Supply and install new outfield fence	lm	355.00	\$50.00	\$17,750.00				\$17,750.00
c)	Supply and install new foul poles	ea	2.00	\$25.00	\$50.00				\$50.00
d)	Install granular warning track beside outfield fence	m2	745.00	\$5.00	\$3,725.00	\$3,725.00			
e)	Supply and Install bleachers	ea	4.00	\$5,000.00	\$20,000.00				\$20,000.00
f)	New 'dugout' benches	ea	2.00	\$2,500.00	\$5,000.00				\$5,000.00
g)	Even out gravel playing surface	m2	1,600.00	\$5.00	\$8,000.00	\$8,000.00			
h)	Even out turf playing surface	m2	7,350.00	\$4.00	\$29,400.00	\$29,400.00			
4	Improvements to Hardball Diamond								
a)	Grade, topsoil and hydroseed turf field	m2	360.00	\$7.00	\$2,520.00	\$2,520.00			
b)	Grade and improve gravel playing surface	m2	1,455.00	\$5.00	\$7,275.00	\$7,275.00			
c)	New bleachers	ea	2.00	\$5,000.00	\$10,000.00				\$10,000.00
d)	New 'dugout' benches	ea	2.00	\$2,500.00	\$5,000.00	\$5,000.00			
e)	Supply and Install light standard poles and bases	ea	6.00	\$12,000.00	\$72,000.00				\$72,000.00
5	Tree Planting	ea	66.0	\$400.00	\$26,400.00	\$8,800.00	\$8,800.00	\$8,800.00	
6	Remove redundant fencing	ls	85.0	\$10.00	\$850.00		\$850.00		
7	Relocate Batting Cage	ls	1.0	\$2,500.00	\$2,500.00		\$2,500.00		
8	Remove Washroom Building	ls	1.0	\$5,000.00	\$5,000.00		\$5,000.00		
9	Improve south parking lot								
a)	Granular A, 150mm thick	t	190.00	\$15.00	\$2,850.00		\$2,850.00		
b)	Supply and install Base Asphalt, 50mm thick HL-8	t	64.00	\$85.00	\$5,440.00				\$5,440.00
c)	Supply and install Surface Asphalt, 40mm HL-3	t	51.00	\$90.00	\$4,590.00				\$4,590.00
d)	Supply and install curb stops	ea	50.00	\$60.00	\$3,000.00		\$3,000.00		
e)	Fine grade and add granular to parking area	m2	320.00	\$4.00	\$1,280.00		\$1,280.00		



**OPTION 1 SITE WORKS COST ESTIMATE  
THORNDALE COMMUNITY PARK MASTER PLAN  
THORNDALE, ONTARIO**

ITEM #	ITEM DESCRIPTION	Unit	Estimated Quantity	Unit Price	Total Cost	Phase 1 Cost	Phase 2 Cost	Phase 3 Cost	Optional Cost
10	Move Tug o' War	ls	1.0	\$2,500.00	\$2,500.00		\$2,500.00		
11	Supply and Install new playground	ls	1.0	\$60,000.00	\$60,000.00		\$60,000.00		
12	Remove and Dispose of old playground	ls	1.0	\$5,000.00	\$5,000.00		\$5,000.00		
13	Improvements to Baseball Diamond No. 2								
a)	Remove backstop and fencing	ls	1.00	\$2,500.00	\$2,500.00		\$2,500.00		
b)	Relocate granular playing surface	m2	1,600.00	\$2.00	\$3,200.00		\$3,200.00		
c)	Grade, topsoil and hydroseed turf field	m2	7,350.00	\$5.50	\$40,425.00		\$40,425.00		
d)	Supply and install granular playing surface	m2	1,600.00	\$10.00	\$16,000.00		\$16,000.00		
e)	Install Relocated backstop	ls	1.00	\$6,000.00	\$6,000.00		\$6,000.00		
f)	Supply and install new outfield fence	lm	355.00	\$50.00	\$17,750.00		\$17,750.00		
g)	Supply and install new foul poles	lm	2.00	\$25.00	\$50.00		\$50.00		
h)	Supply and install granular warning track beside outfield fence	m2	745.00	\$5.00	\$3,725.00		\$3,725.00		
i)	Supply and install new bleachers	ea	4.00	\$5,000.00	\$20,000.00				\$20,000.00
j)	New 'dugout' benches	ea	2.00	\$2,500.00	\$5,000.00		\$5,000.00		
14	Improvements to Baseball Diamond No. 1								
a)	Remove backstop and fencing	ea	1.00	\$2,500.00	\$2,500.00		\$2,500.00		
b)	Relocate granular playing surface	m2	1,600.00	\$2.00	\$3,200.00		\$3,200.00		
c)	Grade, topsoil and hydroseed turf field	m2	7,350.00	\$7.00	\$51,450.00		\$51,450.00		
d)	Supply and install granular playing surface	m2	1,600.00	\$10.00	\$16,000.00		\$16,000.00		
e)	Supply and install new backstop	ls	1.00	\$6,000.00	\$6,000.00		\$6,000.00		
f)	Supply and install new outfield fence	lm	355.00	\$50.00	\$17,750.00		\$17,750.00		
g)	Supply and install new foul poles	lm	2.00	\$25.00	\$50.00		\$50.00		
h)	Supply and install granular warning track beside outfield fence	m2	745.00	\$5.00	\$3,725.00		\$3,725.00		
i)	Supply and install new bleachers	ea	4.00	\$5,000.00	\$20,000.00				\$20,000.00
j)	New 'dugout' benches	ea	2.00	\$2,500.00	\$5,000.00				\$5,000.00
15	Supply and Install new stone dust walkways	m2	2,766.0	\$20.00	\$55,320.00	\$18,440.00	\$18,440.00	\$18,440.00	





**OPTION 1 SITE WORKS COST ESTIMATE  
THORNDALE COMMUNITY PARK MASTER PLAN  
THORNDALE, ONTARIO**

ITEM #	ITEM DESCRIPTION	Unit	Estimated Quantity	Unit Price	Total Cost	Phase 1 Cost	Phase 2 Cost	Phase 3 Cost	Optional Cost
16	Main Parking Lot								
	a) New Parking Lot East of Main Hall								
	b) i) Subgrade Preparation	m2	480.00	\$1.50	\$690.00		\$690.00		
	c) ii) Granular B, 375mm thick	t	480.00	\$12.00	\$5,760.00		\$5,760.00		
	d) iii) Granular A, 150mm thick	t	190.00	\$15.00	\$2,850.00		\$2,850.00		
	e) iv) Supply and install Base Asphalt, 50mm thick HL-8	t	64.00	\$85.00	\$5,440.00		\$5,440.00		
	f) v) Supply and install Surface Asphalt, 40mm HL-3	t	51.00	\$90.00	\$4,590.00		\$4,590.00		
	g) Parking slot markers - line painting	m	735.00	\$4.00	\$2,940.00		\$2,940.00		
	h) Relocate existing parking light standards	ea	2.00	\$1,000.00	\$2,000.00		\$2,000.00		
	i) Surface Pave main parking lot - Surface asphalt, 40mm thick (HL-3)	t	630.30	\$90.00	\$56,727.00		\$56,727.00		
17	Expand second parking lot behind building								
	a) i) Subgrade Preparation	m2	780.00	\$1.50	\$1,170.00				\$1,170.00
	b) ii) Granular B, 375mm thick	t	810.00	\$12.00	\$9,720.00				\$9,720.00
	c) iii) Granular A, 150mm thick	t	330.00	\$15.00	\$4,950.00				\$4,950.00
	d) iv) Base Asphalt, 50mm thick HL-8	t	108.00	\$85.00	\$9,180.00				\$9,180.00
18	Expand Skate Park	ls	1.0	\$50,000.00	\$50,000.00				\$50,000.00

<b>SUBTOTAL*</b>	\$	<b>610,587.00</b>	\$	<b>196,805.00</b>	\$	<b>386,542.00</b>	\$	<b>27,240.00</b>	\$	<b>259,850.00</b>
<b>15% Contingency</b>	\$	<b>91,588.05</b>	\$	<b>29,520.75</b>	\$	<b>57,981.30</b>	\$	<b>4,086.00</b>	\$	<b>38,977.50</b>
<b>GRAND TOTAL</b>	\$	<b>702,175.05</b>	\$	<b>226,325.75</b>	\$	<b>444,523.30</b>	\$	<b>31,326.00</b>	\$	<b>298,827.50</b>

\*subtotal does not include optional items in red



**OPTION 2 SITE WORKS COST ESTIMATE  
THORNDALE COMMUNITY PARK MASTER PLAN  
THORNDALE, ONTARIO**

ITEM #	ITEM DESCRIPTION	Unit	Estimated Quantity	Unit Price	Total Cost	Phase 1 Cost	Phase 2 Cost	Phase 3 Cost	Optional Items
1	Correct Existing Drainage Problems on Soccer Fields								
a)	Rough grade soccer fields	m2	3,407.50	\$2.00	\$6,815.00	\$6,815.00			
b)	Topsoil and fine grade soccer fields	m2	13,630.00	\$5.00	\$68,150.00	\$68,150.00			
c)	Hydroseed soccer fields	m2	13,630.00	\$2.00	\$27,260.00	\$27,260.00			
2	Add 1 full sized soccer field beside hardball diamond								
a)	Rough grade soccer fields	m3	1,710.00	\$6.00	\$10,260.00	\$10,260.00			
c)	Topsoil and fine grade soccer field	m2	6,815.00	\$5.00	\$34,075.00	\$34,075.00			
d)	Hydroseed soccer fields	m2	6,815.00	\$1.00	\$6,815.00	\$6,815.00			
e)	Supply and install goal posts	m2	2.00	\$2,000.00	\$4,000.00	\$4,000.00			
3	Relocation of Baseball Diamond No. 3								
a)	Relocate light standards	ea	6.00	\$2,500.00	\$15,000.00	\$15,000.00			
b)	Remove backstop and fencing	ls	1.00	\$2,500.00	\$2,500.00	\$2,500.00			
c)	Remove granular playing surface	m2	1,600.00	\$2.00	\$3,200.00	\$3,200.00			
d)	Grade, topsoil and hydroseed turf field	m2	7,350.00	\$5.00	\$36,750.00	\$36,750.00			
e)	Supply and install granular playing surface	m2	1,600.00	\$10.00	\$16,000.00	\$16,000.00			
f)	Relocate old backstop	ls	1.00	\$6,000.00	\$6,000.00	\$6,000.00			
g)	Supply and install new outfield fence	lm	355.00	\$50.00	\$17,750.00	\$17,750.00			
h)	Supply and install new foul poles	lm	2.00	\$25.00	\$50.00	\$50.00			
i)	Supply and install granular warning track beside outfield fence	m2	745.00	\$5.00	\$3,725.00	\$3,725.00			
k)	Supply and install new bleachers	ea	4.00	\$5,000.00	\$20,000.00				\$20,000.00
l)	New 'dugout' benches	ea	2.00	\$2,500.00	\$5,000.00				\$5,000.00
5	Relocation of Hardball Diamond								
a)	Remove backstop and fencing	ls	1.00	\$1,500.00	\$1,500.00		\$1,500.00		
b)	Remove granular playing surface	m2	1,600.00	\$2.00	\$3,200.00		\$3,200.00		
c)	Grade, topsoil and hydroseed turf field	m2	7,350.00	\$5.00	\$36,750.00		\$36,750.00		
d)	Supply and install granular playing surface	m2	1,600.00	\$10.00	\$16,000.00		\$16,000.00		
e)	Supply and install new backstop	ls	1.00	\$6,000.00	\$6,000.00		\$6,000.00		
f)	Supply and install new outfield fence	lm	355.00	\$50.00	\$17,750.00		\$17,750.00		
g)	Supply and install new foul poles	lm	2.00	\$25.00	\$50.00		\$50.00		
h)	Supply and install granular warning track beside outfield fence	m2	745.00	\$5.00	\$3,725.00		\$3,725.00		
i)	Supply and install new bleachers	ea	2.00	\$5,000.00	\$10,000.00				\$10,000.00
j)	New 'dugout' benches	ea	2.00	\$2,500.00	\$5,000.00				\$5,000.00
k)	Supply and Install light standard poles and bases	ea	6.00	\$12,000.00	\$72,000.00				\$72,000.00





**OPTION 2 SITE WORKS COST ESTIMATE**  
**THORNDALE COMMUNITY PARK MASTER PLAN**  
**THORNDALE, ONTARIO**

ITEM #	ITEM DESCRIPTION	Unit	Estimated Quantity	Unit Price	Total Cost	Phase 1 Cost	Phase 2 Cost	Phase 3 Cost	Optional Items
6	Tree Planting	ea	77.0	\$400.00	\$30,800.00	\$10,266.67	\$10,266.67	\$10,266.67	
7	Relocation of Horse Coral	ls	1.0	\$7,500.00	\$7,500.00	\$7,500.00			
8	Remove redundant fencing	ls	85.0	\$10.00	\$850.00		\$850.00		
9	Relocate Batting Cage	ls	1.0	\$2,500.00	\$2,500.00		\$2,500.00		
10	Remove Washroom Building	ls	1.0	\$5,000.00	\$5,000.00		\$5,000.00		
11	Improve south parking lot								
	a) Granular A, 150mm thick	t	190.00	\$15.00	\$2,850.00		\$2,850.00		
	b) Supply and install Base Asphalt, 50mm thick HL-8	t	64.00	\$85.00	\$5,440.00				\$5,440.00
	c) Supply and install Surface Asphalt, 40mm HL-3	t	51.00	\$90.00	\$4,590.00				\$4,590.00
	d) Supply and install curb stops	ea	50.00	\$60.00	\$3,000.00		\$3,000.00		
	e) Fine grade and add granular to parking area	m2	320.00	\$4.00	\$1,280.00		\$1,280.00		
12	Move Tug o' War	ls	1.0	\$2,500.00	\$2,500.00		\$2,500.00		
13	Supply and Install new playground	ls	1.0	\$60,000.00	\$60,000.00		\$60,000.00		
14	Remove and Dispose of old playground	ls	1.0	\$2,500.00	\$2,500.00		\$2,500.00		
15	Improvements to Baseball Diamond No. 2								
	a) Remove backstop and fencing	ls	1.00	\$1,500.00	\$1,500.00		\$1,500.00		
	b) Remove granular playing surface	m2	1,600.00	\$2.00	\$3,200.00		\$3,200.00		
	c) Grade, topsoil and hydroseed turf field	m2	7,350.00	\$5.00	\$36,750.00		\$36,750.00		
	d) Supply and install granular playing surface (using recycled material)	m2	1,600.00	\$10.00	\$16,000.00		\$16,000.00		
	e) Relocate old backstop	ls	1.00	\$6,000.00	\$6,000.00		\$6,000.00		
	f) Supply and install new outfield fence	lm	355.00	\$50.00	\$17,750.00		\$17,750.00		
	g) Supply and install new foul poles	lm	2.00	\$25.00	\$50.00		\$50.00		
	h) Supply and install granular warning track beside outfield fence	m2	745.00	\$5.00	\$3,725.00		\$3,725.00		
	i) Supply and install new bleachers	ea	4.00	\$5,000.00	\$20,000.00				\$20,000.00
	j) New 'dugout' benches	ea	2.00	\$2,500.00	\$5,000.00				\$5,000.00
16	Removal of Baseball Diamond No. 1								
	a) Remove backstop and fencing	ea	1.00	\$2,500.00	\$2,500.00		\$2,500.00		
	b) Remove granular playing surface	m2	1,600.00	\$2.00	\$3,200.00		\$3,200.00		
	c) Grade, topsoil and hydroseed turf field	m2	7,350.00	\$5.00	\$36,750.00		\$36,750.00		
17	Supply and Install new stone dust walkways	m2	3,700.0	\$25.00	\$92,500.00	\$30,833.33	\$30,833.33	\$30,833.33	



**OPTION 2 SITE WORKS COST ESTIMATE  
THORNDALE COMMUNITY PARK MASTER PLAN  
THORNDALE, ONTARIO**

ITEM #	ITEM DESCRIPTION	Unit	Estimated Quantity	Unit Price	Total Cost	Phase 1 Cost	Phase 2 Cost	Phase 3 Cost	Optional Items
18	Main Parking Lot								
	a) New Parking Lot East of Main Hall								
	b) i) Subgrade Preparation	m2	1,000.00	\$1.50	\$1,500.00		\$1,500.00		
	c) ii) Granular B, 375mm thick	t	1,040.00	\$12.00	\$12,480.00		\$12,480.00		
	d) iii) Granular A, 150mm thick	t	420.00	\$15.00	\$6,300.00		\$6,300.00		
	e) iv) Supply and install Base Asphalt, 50mm thick HL-8	t	138.00	\$85.00	\$11,730.00		\$11,730.00		
	f) v) Supply and install Surface Asphalt, 40mm HL-3	t	110.00	\$90.00	\$9,900.00		\$9,900.00		
	g) Parking slot markers - line painting	m	735.00	\$4.00	\$2,940.00		\$2,940.00		
	h) Relocate existing parking light standards	ea	2.00	\$2,500.00	\$5,000.00		\$5,000.00		
	i) Surface Pave main parking lot - Surface asphalt, 40mm thick (HL-3)	t	630.30	\$90.00	\$56,727.00		\$56,727.00		
19	Expand second parking lot Fairview Road								
	a) i) Subgrade Preparation	m2	715.00	\$1.50	\$1,072.50				\$1,072.50
	b) ii) Granular B, 375mm thick	t	740.00	\$12.00	\$8,880.00				\$8,880.00
	c) iii) Granular A, 150mm thick	t	300.00	\$15.00	\$4,500.00				\$4,500.00
	d) iv) Base Asphalt, 50mm thick HL-8	t	99.00	\$85.00	\$8,415.00				\$8,415.00
20	Expand Skate Park	ls	1.0	\$50,000.00	\$50,000.00				\$50,000.00

<b>SUBTOTAL*</b>	\$ 788,607.00	\$ 306,950.00	\$ 440,557.00	\$ 41,100.00	\$ 219,897.50
<b>15% Contingency</b>	\$ 118,291.05	\$ 46,042.50	\$ 66,083.55	\$ 6,165.00	\$ 32,984.63
<b>GRAND TOTAL</b>	\$ 906,898.05	\$ 352,992.50	\$ 506,640.55	\$ 47,265.00	\$ 252,882.13

\*subtotal does not include optional items in red





**OPTION 3 SITE WORKS COST ESTIMATE**  
**THORNDALE COMMUNITY PARK MASTER PLAN**  
**THORNDALE, ONTARIO**

ITEM #	ITEM DESCRIPTION	Unit	Estimated Quantity	Unit Price	Total Cost	Phase 1 Cost	Phase 2 Cost	Phase 3 Cost	Optional Cost
1	Correct Existing Drainage Problems on Soccer Fields								
a)	Rough grade soccer fields	m2	3,407.50	\$2.00	\$8,815.00	\$6,815.00			
b)	Topsoil and fine grade soccer fields	m2	13,630.00	\$5.00	\$68,150.00	\$68,150.00			
c)	Hydroseed soccer fields	m2	13,630.00	\$2.00	\$27,260.00	\$27,260.00			
2	Add 2 mini soccer field beside hardball diamond								
a)	Earth fill including excavation, loading, hauling, placement and comp	m3	1,160.00	\$6.00	\$6,960.00	\$6,960.00			
b)	Topsoil and fine grade soccer fields	m2	4,620.00	\$5.00	\$23,100.00	\$23,100.00			
c)	Hydroseed soccer fields	m2	4,620.00	\$1.00	\$4,620.00	\$4,620.00			
c)	Supply and install goal posts	m2	4.00	\$1,000.00	\$4,000.00	\$4,000.00			
3	Improvements to Baseball Diamond No. 3								
a)	Install granular warning track beside outfield fence	m2	745.00	\$5.00	\$3,725.00	\$3,725.00			
b)	Supply and Install bleachers	ea	4.00	\$5,000.00	\$20,000.00				\$20,000.00
c)	New 'dugout' benches	ea	2.00	\$2,500.00	\$5,000.00				\$5,000.00
d)	Even out gravel playing surface	m2	1,600.00	\$2.00	\$3,200.00	\$3,200.00			
e)	Even out turf playing surface	m2	7,350.00	\$3.00	\$22,050.00	\$22,050.00			
4	Relocation of Hardball Diamond								
a)	Remove backstop and fencing	ls	1.00	\$2,500.00	\$2,500.00		\$2,500.00		
b)	Relocate granular playing surface	m2	1,600.00	\$2.00	\$3,200.00		\$3,200.00		
c)	Grade, topsoil and hydroseed turf field	m2	7,350.00	\$5.00	\$36,750.00		\$36,750.00		
d)	Supply and install granular playing surface	m2	1,600.00	\$10.00	\$16,000.00		\$16,000.00		
e)	Relocate and install old backstop	ls	1.00	\$6,000.00	\$6,000.00		\$6,000.00		
f)	Supply and install new outfield fence	lm	355.00	\$50.00	\$17,750.00		\$17,750.00		
g)	Supply and install new foul poles	lm	2.00	\$25.00	\$50.00		\$50.00		
h)	Supply and install granular warning track beside outfield fence	m2	745.00	\$5.00	\$3,725.00		\$3,725.00		
i)	Supply and install new bleachers	ea	4.00	\$5,000.00	\$20,000.00				\$20,000.00
j)	New 'dugout' benches	ea	2.00	\$2,500.00	\$5,000.00				\$5,000.00
k)	Supply and install lighting system	ea	6.00	\$12,000.00	\$72,000.00				\$72,000.00
5	Tree Planting	ea	73.0	\$400.00	\$29,200.00	\$9,733.33	\$9,733.33	\$9,733.33	



**OPTION 3 SITE WORKS COST ESTIMATE  
THORNDALE COMMUNITY PARK MASTER PLAN  
THORNDALE, ONTARIO**

ITEM #	ITEM DESCRIPTION	Unit	Estimated Quantity	Unit Price	Total Cost	Phase 1 Cost	Phase 2 Cost	Phase 3 Cost	Optional Cost
6	Remove redundant fencing	ls	85.0	\$10.00	\$850.00		\$850.00		
7	Remove Washroom Building	ls	1.0	\$5,000.00	\$5,000.00		\$5,000.00		
8	Improve south parking lot								
a)	Granular A, 150mm thick	t	190.00	\$15.00	\$2,850.00		\$2,850.00		
b)	Supply and install Base Asphalt, 50mm thick HL-8	t	64.00	\$85.00	\$5,440.00				\$5,440.00
c)	Supply and install Surface Asphalt, 40mm HL-3	t	51.00	\$90.00	\$4,590.00				\$4,590.00
d)	Supply and install curb stops	ea	50.00	\$60.00	\$3,000.00		\$3,000.00		
e)	Fine grade and add granular to parking area	m2	320.00	\$4.00	\$1,280.00		\$1,280.00		
9	Move Tug o' War	ls	1.0	\$2,500.00	\$2,500.00		\$2,500.00		
10	Repair, relocate and expand old playground	ls	1.0	\$35,000.00	\$35,000.00		\$35,000.00		
11	Supply and Install new tot lot/natural playground	ls	1.0	\$25,000.00	\$25,000.00		\$25,000.00		
12	Partially relocate horse coral	ls	1.0	\$5,000.00	\$5,000.00		\$5,000.00		
13	Improvements to Baseball Diamond No. 2								
a)	Remove backstop and fencing	ls	1.00	\$2,500.00	\$1,500.00		\$1,500.00		
b)	Relocate granular playing surface	m2	1,600.00	\$2.00	\$3,200.00		\$3,200.00		
c)	Grade, topsoil and hydroseed turf field	m2	7,350.00	\$5.00	\$36,750.00		\$36,750.00		
d)	Supply and install granular playing surface	m2	1,600.00	\$15.00	\$24,000.00		\$24,000.00		
e)	Relocate and install new backstop	ls	1.00	\$6,000.00	\$6,000.00		\$6,000.00		
f)	Supply and install new outfield fence	lm	355.00	\$50.00	\$17,750.00		\$17,750.00		
g)	Supply and install new foul poles	lm	2.00	\$25.00	\$50.00		\$50.00		
h)	Supply and install granular warning track beside outfield fence	m2	745.00	\$5.00	\$3,725.00		\$3,725.00		
i)	Supply and install new bleachers	ea	4.00	\$5,000.00	\$20,000.00				\$20,000.00
j)	New 'dugout' benches	ea	2.00	\$2,500.00	\$5,000.00				\$5,000.00
14	Improvements to Baseball Diamond No. 1								
a)	Remove backstop and fencing	ea	1.00	\$1,500.00	\$1,500.00		\$1,500.00		
b)	Relocate granular playing surface	m2	1,600.00	\$2.00	\$3,200.00		\$3,200.00		
c)	Grade, topsoil and hydroseed turf field	m2	7,350.00	\$5.00	\$36,750.00		\$36,750.00		
d)	Supply and install granular playing surface	m2	1,600.00	\$15.00	\$24,000.00		\$24,000.00		
e)	Relocate and install new backstop	ls	1.00	\$6,000.00	\$6,000.00		\$6,000.00		
f)	Supply and install new outfield fence	lm	355.00	\$50.00	\$17,750.00		\$17,750.00		
g)	Supply and install new foul poles	lm	2.00	\$25.00	\$50.00		\$50.00		
h)	Supply and install granular warning track beside outfield fence	m2	745.00	\$5.00	\$3,725.00		\$3,725.00		
i)	Supply and install new bleachers	ea	4.00	\$5,000.00	\$20,000.00				\$20,000.00
j)	New 'dugout' benches	ea	2.00	\$2,500.00	\$5,000.00				\$5,000.00
15	Supply and Install new stone dust walkways	m2	3,600.0	\$20.00	\$72,000.00	\$24,000.00	\$24,000.00	\$24,000.00	





**OPTION 3 SITE WORKS COST ESTIMATE  
THORNDALE COMMUNITY PARK MASTER PLAN  
THORNDALE, ONTARIO**

ITEM #	ITEM DESCRIPTION	Unit	Estimated Quantity	Unit Price	Total Cost	Phase 1 Cost	Phase 2 Cost	Phase 3 Cost	Optional Cost
16	Main Parking Lot								
	a) New Parking Lot East of Main Hall								
	b) i) Subgrade Preparation	m2	480.00	\$1.50	\$690.00		\$690.00		
	c) ii) Granular B, 375mm thick	t	480.00	\$12.00	\$5,760.00		\$5,760.00		
	d) iii) Granular A, 150mm thick	t	190.00	\$15.00	\$2,850.00		\$2,850.00		
	e) iv) Supply and install Base Asphalt, 50mm thick HL-8	t	64.00	\$85.00	\$5,440.00		\$5,440.00		
	f) v) Supply and install Surface Asphalt, 40mm HL-3	t	51.00	\$90.00	\$4,590.00		\$4,590.00		
	g) Parking slot markers - line painting	m	735.00	\$4.00	\$2,940.00		\$2,940.00		
	h) Relocate existing parking light standards	ea	2.00	\$1,000.00	\$2,000.00		\$2,000.00		
	i) Surface Pave main parking lot - Surface asphalt, 40mm thick (HL-3)	t	630.30	\$90.00	\$56,727.00		\$56,727.00		
17	Expand Skate Park	ls	1.0	\$50,000.00	\$50,000.00				\$50,000.00

<b>SUBTOTAL*</b>	\$	<b>704,482.00</b>	\$	<b>203,613.33</b>	\$	<b>467,135.33</b>	\$	<b>33,733.33</b>	\$	<b>232,030.00</b>
<b>15% Contingency</b>	\$	<b>105,672.30</b>	\$	<b>30,542.00</b>	\$	<b>70,070.30</b>	\$	<b>5,060.00</b>	\$	<b>34,804.50</b>
<b>GRAND TOTAL</b>	\$	<b>810,154.30</b>	\$	<b>234,155.33</b>	\$	<b>537,205.63</b>	\$	<b>38,793.33</b>	\$	<b>266,834.50</b>

\*subtotal does not include optional items in red



**OPTION 4, 5 & 6 SITE WORKS COST ESTIMATE  
THORNDALE COMMUNITY PARK MASTER PLAN  
THORNDALE, ONTARIO**

ITEM #	ITEM DESCRIPTION	Unit	Estimated Quantity	Unit Price	Total Cost	Phase 1 Cost	Phase 2 Cost	Phase 3 Cost	Optional Cost
1	Correct Existing Drainage Problems on Soccer Fields								
a)	Rough grade large and 2 medium soccer fields	m3	3,407.50	\$2.00	\$6,815.00	\$6,815.00			
b)	Topsoil and fine grade soccer fields	m2	13,630.00	\$4.00	\$54,520.00	\$54,520.00			
c)	Hydroseed soccer fields	m2	13,630.00	\$1.00	\$13,630.00	\$13,630.00			
2	Add 2 medium soccer field beside hardball diamond								
a)	Rough grade soccer fields	m3	1,160.00	\$6.00	\$6,960.00	\$6,960.00			
b)	Topsoil and fine grade soccer fields	m2	4,620.00	\$5.00	\$23,100.00	\$23,100.00			
c)	Hydroseed soccer fields	m2	4,620.00	\$1.00	\$4,620.00	\$4,620.00			
d)	Supply and install goal posts	m2	4.00	\$1,000.00	\$4,000.00	\$4,000.00			
3	Add 2 mini soccer field beside hardball diamond								
a)	Rough grade soccer fields	m3	580.00	\$6.00	\$3,480.00	\$3,480.00			
b)	Topsoil and fine grade soccer fields	m2	2,300.00	\$5.00	\$11,500.00	\$11,500.00			
c)	Hydroseed soccer fields	m2	2,300.00	\$1.00	\$2,300.00	\$2,300.00			
d)	Supply and install goal posts	m2	4.00	\$1,000.00	\$4,000.00	\$4,000.00			
4	Improvements to Baseball Diamond No. 3								
a)	Relocate light standards	ea	2.00	\$2,500.00	\$5,000.00				\$5,000.00
b)	Supply and install new outfield fence	lm	355.00	\$50.00	\$17,750.00				\$17,750.00
c)	Supply and install new foul poles	ea	2.00	\$25.00	\$50.00				\$50.00
d)	Install granular warning track beside outfield fence	m2	745.00	\$5.00	\$3,725.00	\$3,725.00			
e)	Supply and Install bleachers	ea	4.00	\$5,000.00	\$20,000.00				\$20,000.00
f)	New 'dugout' benches	ea	2.00	\$2,500.00	\$5,000.00				\$5,000.00
g)	Even out gravel playing surface	m2	1,600.00	\$5.00	\$8,000.00	\$8,000.00			
h)	Even out turf playing surface	m2	7,350.00	\$4.00	\$29,400.00	\$29,400.00			
5	Improvements to Hardball Diamond								
a)	Grade, topsoil and hydroseed turf field	m2	360.00	\$7.00	\$2,520.00	\$2,520.00			
b)	Grade and improve gravel playing surface	m2	1,455.00	\$5.00	\$7,275.00	\$7,275.00			
c)	New bleachers	ea	2.00	\$5,000.00	\$10,000.00				\$10,000.00
d)	New 'dugout' benches	ea	2.00	\$2,500.00	\$5,000.00	\$5,000.00			
e)	Supply and Install light standard poles and bases	ea	6.00	\$12,000.00	\$72,000.00			\$72,000.00	
6	Tree Planting	ea	100.0	\$400.00	\$40,000.00	\$13,333.33	\$13,333.33	\$13,333.33	
7	Remove redundant fencing	ls	85.0	\$10.00	\$850.00		\$850.00		
8	Relocate Batting Cage	ls	1.0	\$2,500.00	\$2,500.00		\$2,500.00		
9	Remove Washroom Building	ls	1.0	\$5,000.00	\$5,000.00		\$5,000.00		
10	Improve south parking lot								
a)	Granular A, 150mm thick	t	190.00	\$15.00	\$2,850.00		\$2,850.00		
b)	Supply and install Base Asphalt, 50mm thick HL-8	t	64.00	\$85.00	\$5,440.00				\$5,440.00
c)	Supply and install Surface Asphalt, 40mm HL-3	t	51.00	\$90.00	\$4,590.00				\$4,590.00
d)	Supply and install curb stops	ea	50.00	\$60.00	\$3,000.00		\$3,000.00		
e)	Fine grade and add granular to parking area	m2	320.00	\$4.00	\$1,280.00		\$1,280.00		





**OPTION 4, 5 & 6 SITE WORKS COST ESTIMATE  
THORNDALE COMMUNITY PARK MASTER PLAN  
THORNDALE, ONTARIO**

ITEM #	ITEM DESCRIPTION	Unit	Estimated Quantity	Unit Price	Total Cost	Phase 1 Cost	Phase 2 Cost	Phase 3 Cost	Optional Cost
11	Move Tug o' War	ls	1.0	\$2,500.00	\$2,500.00		\$2,500.00		
12	Supply and Install new playground	ls	1.0	\$60,000.00	\$60,000.00		\$60,000.00		
13	Remove and Dispose of old playground	ls	1.0	\$5,000.00	\$5,000.00		\$5,000.00		
14	Improvements to Baseball Diamond No. 2								
a)	Remove backstop and fencing	ls	1.00	\$2,500.00	\$2,500.00			\$2,500.00	
b)	Relocate granular playing surface	m2	1,600.00	\$2.00	\$3,200.00			\$3,200.00	
c)	Grade, topsoil and hydroseed turf field	m2	7,350.00	\$5.50	\$40,425.00			\$40,425.00	
d)	Supply and install granular playing surface	m2	1,600.00	\$10.00	\$16,000.00			\$16,000.00	
e)	Install Relocated backstop	ls	1.00	\$6,000.00	\$6,000.00			\$6,000.00	
f)	Supply and install new outfield fence	lm	355.00	\$50.00	\$17,750.00			\$17,750.00	
g)	Supply and install new foul poles	lm	2.00	\$25.00	\$50.00			\$50.00	
h)	Supply and install granular warning track beside outfield fence	m2	745.00	\$5.00	\$3,725.00			\$3,725.00	
i)	Supply and install new bleachers	ea	4.00	\$5,000.00	\$20,000.00				\$20,000.00
j)	New 'dugout' benches	ea	2.00	\$2,500.00	\$5,000.00			\$5,000.00	
15	Removal of Baseball Diamond No. 1								
a)	Remove backstop and fencing	ea	1.00	\$2,500.00	\$2,500.00		\$2,500.00		
b)	Remove granular playing surface	m2	1,600.00	\$2.00	\$3,200.00		\$3,200.00		
c)	Grade, topsoil and hydroseed turf field	m2	500.00	\$5.50	\$2,750.00		\$2,750.00		
16	Supply and Install new stone dust walkways	m2	4,775.0	\$20.00	\$95,500.00	\$31,833.33	\$31,833.33	\$31,833.33	
17	New Main Parking Lot and New Park Entrance								
a)	New Parking Lot East of New Community Centre								
i)	Remove existing parking lot	m2	3,000.00	\$2.50	\$7,500.00		\$7,500.00		
ii)	Grade, topsoil and hydroseed open fair space (old parking area)	m2	3,000.00	\$5.50	\$16,500.00		\$16,500.00		
iii)	Subgrade Preparation	m2	4,325.00	\$1.50	\$6,487.50		\$6,487.50		
iv)	Granular B, 375mm thick	t	4,470.00	\$12.00	\$53,640.00		\$53,640.00		
v)	Granular A, 150mm thick	t	1,790.00	\$15.00	\$26,850.00		\$26,850.00		
vi)	Supply and install Base Asphalt, 50mm thick HL-8	t	595.00	\$85.00	\$50,575.00		\$50,575.00		
vii)	Supply and install Surface Asphalt, 40mm HL-3	t	476.00	\$90.00	\$42,840.00		\$42,840.00		
b)	Parking slot markers - line painting	ls	1.00	\$5,000.00	\$5,000.00		\$5,000.00		
c)	Relocate existing parking light standards	ea	6.00	\$1,000.00	\$6,000.00		\$6,000.00		
18	Expand second parking lot behind building								
a) i)	Subgrade Preparation	m2	780.00	\$1.50	\$1,170.00				\$1,170.00
b) ii)	Granular B, 375mm thick	t	810.00	\$12.00	\$9,720.00				\$9,720.00
c) iii)	Granular A, 150mm thick	t	330.00	\$15.00	\$4,950.00				\$4,950.00
d) iv)	Base Asphalt, 50mm thick HL-8	t	108.00	\$85.00	\$9,180.00				\$9,180.00
19	Expand Skate Park	ls	1.0	\$50,000.00	\$50,000.00				\$50,000.00

<b>SUBTOTAL*</b>	\$	<b>799,817.50</b>	\$	<b>236,011.67</b>	\$	<b>351,989.17</b>	\$	<b>211,816.67</b>	\$	<b>162,850.00</b>
<b>15% Contingency</b>	\$	<b>119,972.63</b>	\$	<b>35,401.75</b>	\$	<b>52,798.38</b>	\$	<b>31,772.50</b>	\$	<b>24,427.50</b>
<b>GRAND TOTAL</b>	\$	<b>919,790.13</b>	\$	<b>271,413.42</b>	\$	<b>404,787.54</b>	\$	<b>243,589.17</b>	\$	<b>187,277.50</b>

\*Subtotal does not include optional items in red