

Municipality of Strathroy-Caradoc

Recreation Facility Infrastructure Renewal Plan

Report Presentation

Nustadia Recreation Inc.



Focus of the Facility Infrastructure Study

- *Tri-Township Arena*
- *Caradoc Community Centre*
- *West Middlesex Memorial Centre*
- *Gemini Sportsplex*



Summary of Research

- Public Engagement
- Community Census Data
- Industry Trends
- Corporate Strategic Plan (2020-2029)
- Condition Assessments (WalterFedy)
- Parks & Recreation Master Plan (2015)
- Impact of the Pandemic on the Future Development of Community Recreation Facilities

Strategic Plan 2020-2029

1. Economic opportunities that support local businesses can come from ***developing a vibrant sport tourism industry...*** a sport tourism industry requires the appropriate adequate ***sports and recreation facility inventory.***
2. The municipality must provide ***reliable infrastructure*** including roads, water and wastewater, bridges and ***facilities.***
3. The municipality must ***leverage its assets for programming a healthy community and attractions for children, youth and seniors...*** was a common theme from the broad community consultation process.
4. Provide ***recreational facilities*** that meet and adapt to challenging needs and trends.
5. Concept plan with cost estimate for ***new multi-use community centre in Mount Brydges.***

2015 Parks & Recreation Master Plan

- 1. Business Plan Approach to Development of Future Capital Projects:**
 - Staff were directed by Council to identify need (present & future), site selection, funding model. Is it financially sustainable? Does it reflect the community's wishes?
- 2. Facility Service Delivery Strategy Reviews & Engineering Assessments:**
 - With primary emphasis on the West Middlesex Memorial Centre and Tri-Township Arenas.
 - Physical plant efficiency in order to evaluate future investment and positioning decisions.
- 3. Very Clear Need from Community Consultation Regarding Demand for More Variety in Youth Programming & Facilities.**

Municipality of Strathroy-Caradoc Summary - Community Census Data

2016 Canadian Census Data

- Population of Strathroy-Caradoc was 20,867 up 4.6% from 2006.
- Population for Mount Brydges - 1,842 residents up 8 residents from 2011.

Projected Growth Rates (next 10 to 15 years)

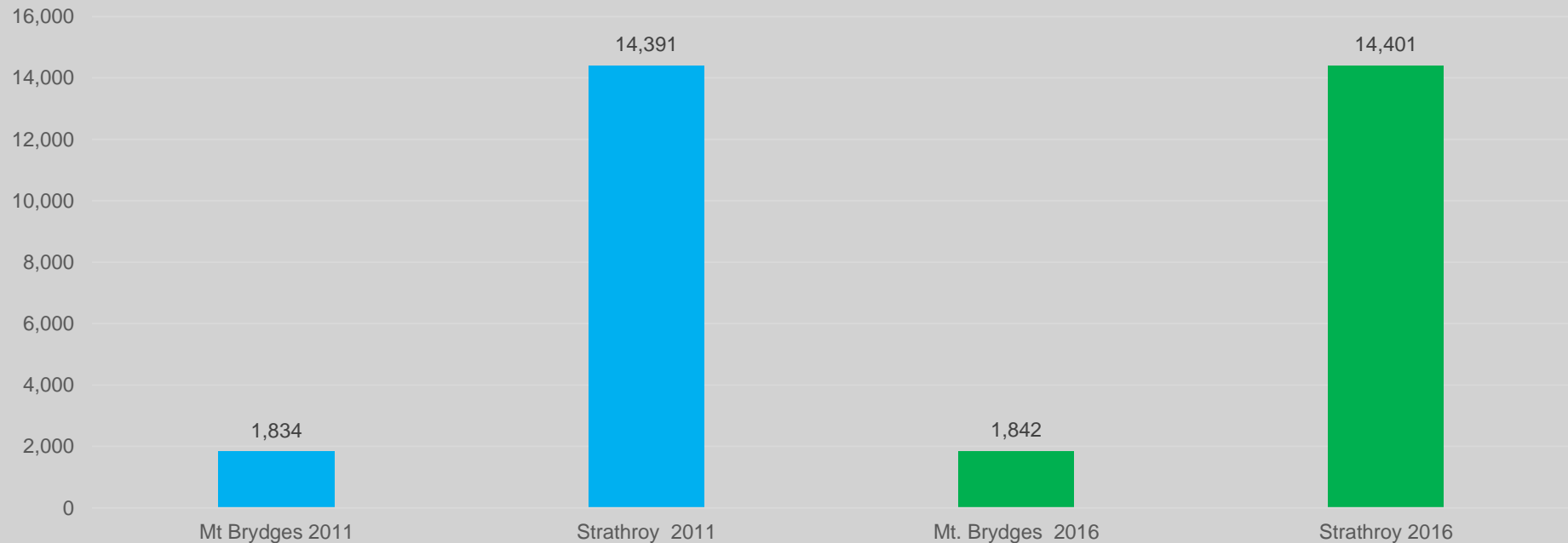
- population increase approximately **27,000 - 30,000**.

Other Relevant Factors Related to Census Data

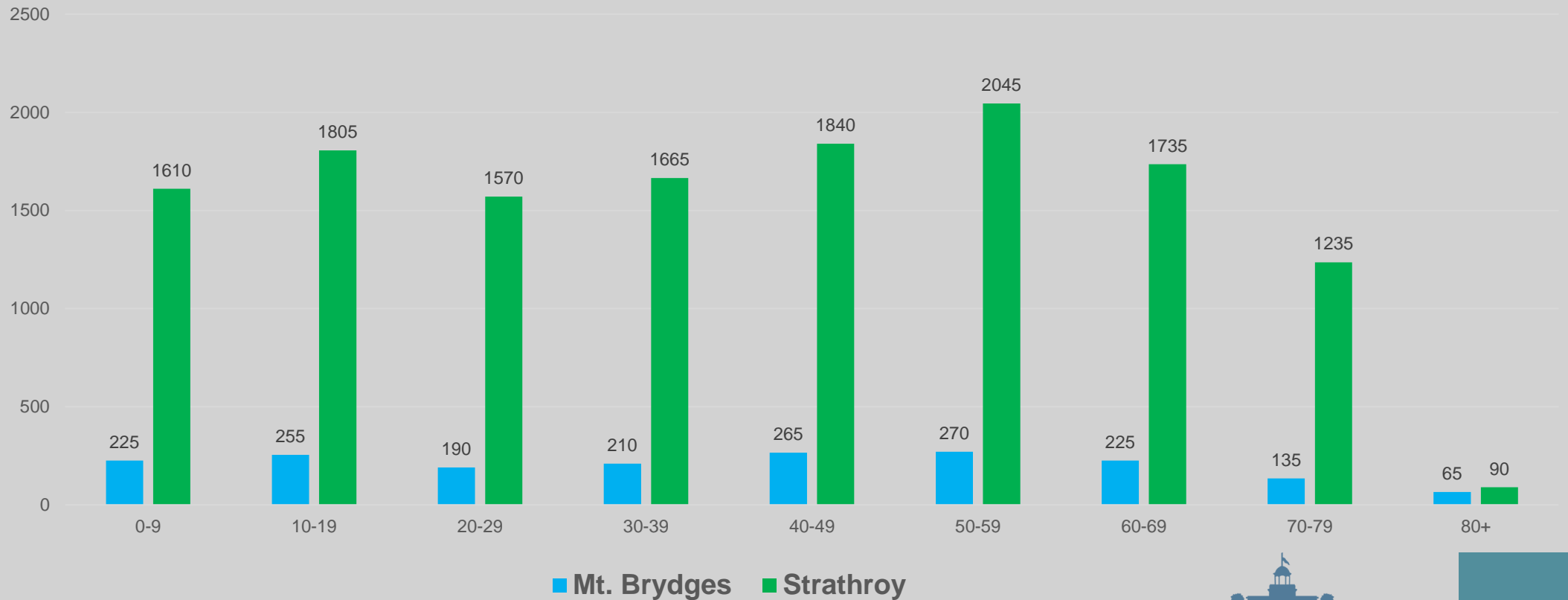
- Close to half the 2016 population pyramid (47%) are between the ages of 10-49, strong recreation usage cohorts who look for variety in physical recreation experiences.
- Projected future growth will come mainly from immigration and from countries in Africa, South America and the Middle East.



Municipality of Strathroy-Caradoc Summary – Population



Municipality of Strathroy-Caradoc Summary – Population by Age



Industry Trends

- **Aging Infrastructure**
- **Skill Development and Year-Round Sport Participation**
- **Energy Efficient Design**
- **Partnership Opportunities**
- **Multi-Use Facilities**

Impact of COVID

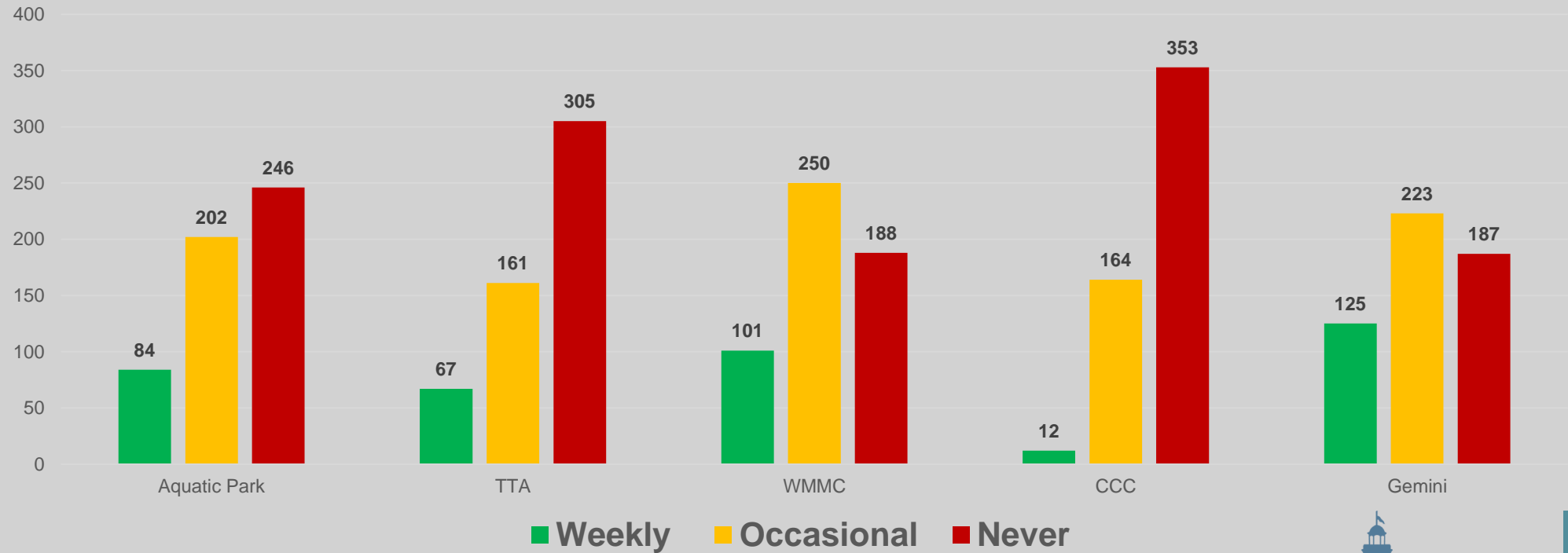
1. Increased Demand for Outdoor Activities and Facilities.
2. Social Distancing - larger gather spaces.
3. Improved Mechanical Air-Handling Units.
4. Interior Materials Selections:
 - Reduce Transmission of Pathogens.
 - Materials that withstand the use of disinfectant chemicals and products.
5. Touch Free Environments:
 - Bathroom fixtures, doors, etc.
6. New Technologies - Lighting Systems that Kill Pathogens

Summary of Feedback From Public Survey

1. Positive feedback for the upkeep of existing community facilities.
2. Citizens demand diversity in recreation facility inventory.
3. Funding for future recreation facilities.

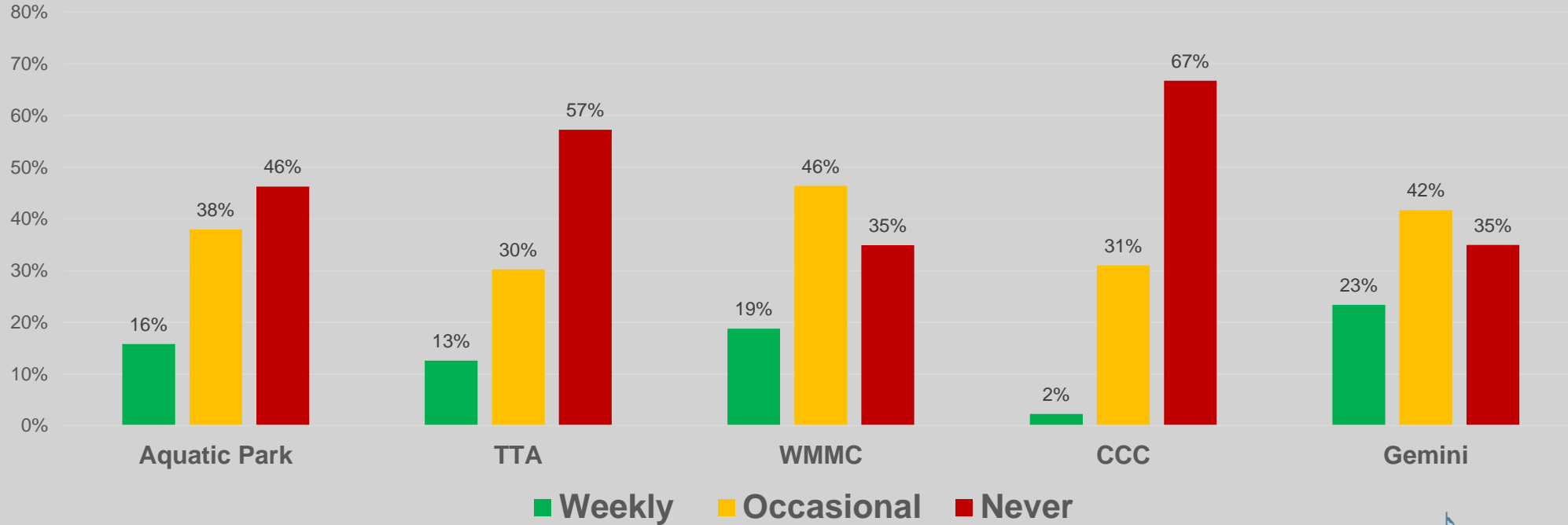
Summary of Feedback From Public Survey

Usage



Summary of Feedback From Public Survey

% of Usage



Summary of Feedback From Public Survey - Comments

- *“NOT HOCKEY RELATED!!!! THINK OF OTHERS IN TOWN!”*
- *“We could use an indoor track/workout & pool facility. The community facility in Komoka is beautiful and with an addition of an indoor pool would be an ideal facility for Strathroy-Caradoc.”*
- *“Would love to see a more all-season multi-sport facility. Indoor walking track, squash court, soccer field, indoor pool, work out studio that is more public and affordable than other private facilities. Drop-in classes, affordable registration fees, community building events. Why not encourage the community to be more active and healthier?”*
- *“Incorporation of greater opportunities or organization for activities that currently cause people to leave Strathroy to access facilities such as curling rinks, or organized non- competitive sports.”*

Summary of Feedback From Public Survey - Comments

“We have a great Facility base within the Municipality, but we lack a Facility that is an all in one place that provides complete recreational service and to be able to provide a sense of community for its users. Moving forward I believe we need to look at the citizens and age demographic very carefully top determine the direction of service for the next 20 to 30 years of use”

“New facilities should be multi purpose that meet the needs of the majority of citizen not just an ice pad(s) there are more needs and sports than hockey”

Summary of Feedback From Public Survey - Comments

“We definitely need places to go during the cold months, the community has very little to offer to non-hockey families. I love what the YMCA or the City of London offers youth...basketball, tennis, cooking classes, art classes, at a minimal cost but great after school activities that keep kids occupied with productive activities and less time spent on screens”

Recommendations

Recommendation #1 - Decommission Tri-Township Arena by Spring 2022.

Recommendation #2 - Decommission West Middlesex Memorial Centre.
Within the next five years (if not sooner)

Recommendations

Recommendation #3 - Within in the next two years (if not sooner) in Mount Brydges, develop and build a multi-use recreation facility consisting of the following amenities:

- Indoor playing field (air Inflated dome - half of full regulation size field).
- If financially viable, option to retrofit the existing Caradoc Community Centre
- If not financially viable to retrofit, decommission the Caradoc Community Centre
- Under a covered pavilion, outdoor active multi-use courts space with option for ice-skating pad
- Park maintenance equipment building



Proposed Pavillon with multi-purpose courts and opt. ice skating

Renovated Community Centre including Dressing Rooms

New Bubble 200' x 220'

New Parking
36 spots

Exist Community
Centre

New Pavillon

New Bubble

New Parking
30 spots

Exist Field

FOR ADDITIONAL SITE SEE UNDER GALLERY, SEE DA

UNLESS NOTED OTHERWISE, 4" FILLER CONCRETE ON AND BASE EPDM FINISHED, 4" 5/8" 1/2" P.C. AND EXPANSION TRENCH SLAB TO 2" WITH ASPHALT TYPING CONCRETE 20 MPa WITH 6.5 AIR

LANDSCAPE AREA INDICATED BY SEE LANDSCAPE DETAIL FOR

LIMITS OF CON

THE CONTRACTOR TO TAKE WITHIN THESE LIMITS, AT

1. ALL EXCAVATION & 1' OF THE UNDERSIDE OF GRADE & ALL SIDING
2. ALL LANDSCAPING, TOP SOIL, CONCRETE CURBS AND
3. SEPTIC TANK & GAS MESH & ELEC DWG

N 45°27'10" E

200' 0" 0" STORM @ 21%

1026.85'

N 45°27'10" E

743.04'

544.5' x 225'

EXIST FIELD
544.5' x 225'

544.5' x 225'

POINT BEHIND LINE YELLOW FOR A 10'-24" UTILITY (BY OWNERS / CONTRACTOR)

SEPTIC TANK AND PUMP CHAMBER SEE DWG. AS MECH. DETAIL FOR DETAIL

15' - 0" STORM @ 0.5%

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Recommendations

Recommendation #4 - Within the next five years (if not sooner), expansion program for the Gemini Sportsplex to consist of the following building program:

- Additional ice pad (3 pad facility).
- Twin gymnasium with elevated indoor walking track
- Additional multi-generational programming space
- Required capital upgrades to existing twin pad facility.
- Convert one of the natural grass playing fields to an outdoor artificial turf playing field with lights.

Summary - Financial Implications for Proposed Recommendations

Recommendation	Avg. Capital (Saving)/Cost	Avg. Operating (Saving)/Cost	Annual (Saving)/Cost	Cumulative (Saving)/Cost
#1 Decommission Tri-Township Arena by Spring of 2022 (our share @ 80%)	-\$608,000	-\$100,000	-\$708,000	-\$708,000
#2 Decommission West Middlesex Memorial Centre (within next 5 Years)	-\$840,000	-\$175,000	-\$1,015,000	-\$1,723,000
#3 Build Multi-Use Recreation Facility in Mount Brydges	\$13,500,000	\$75,000	\$13,575,000	\$11,852,000
(savings from capital works not needed at Caradoc Community Centre)	-\$170,000		-\$170,000	\$11,682,000
#4 Expansion of the Gemini Sport plex	\$26,625,000	\$125,000	\$26,750,000	\$38,432,000
(savings from capital works not needed at the Gemini Sport plex)	-\$300,000		-\$300,000	\$38,132,000
Totals	\$38,207,000	-\$75,000	\$38,132,000	