



Staff Report

Community Services

Report To: Committee of the Whole
Meeting Date: June 26, 2017
Report Number: CSPW.17.073
Subject: Beaver Valley Community Centre Expansion Request
Prepared by: Shawn Everitt, Director of Community Services

A. Recommendations

THAT Council receive Staff Report CSPW.17.073 entitled “Beaver Valley Community Centre Expansion Request;

AND THAT Council provide direction to staff to create a Capital Project sheet for consideration in the 2018 budget process; or

AND THAT Council receive the report for information purposes only.

B. Overview

This report outlines a request received by Council to consider the expansion of recreational facilities at the Beaver Valley Community Centre as well as the recommendations of Town staff to address the request.

C. Background

At the May 8, 2017 meeting of Council, correspondence was received that requested the consideration of an expansion of recreation facilities at the Beaver Valley Community Centre. The request included a gymnasium and associated change room facilities.

The request identified the need for expanded facilities particularly to accommodate the growing popularity of pickleball in the area. Currently, various pickleball groups are utilizing the Beaver Valley Community Centre 5 days a week for 6 to 8 hours per day.

D. Analysis

Staff have provided two recommendations for Council to consider. Due to the level of funding required, staff believe that if there is interest in pursuing an expansion to the existing facility or constructing additional facilities that the 2018 budget process would be the appropriate process to consider long term planning commitments.

Additionally, staff will continue to have discussions with neighbouring municipalities that help determine what plans those communities have in the next 5, 10 and 15 year horizons to ensure appropriate planning opportunities are considered.

Staff consulted representatives from the local school boards and other municipalities to determine an estimated cost for expansion that would reflect a gymnasium type facility with change rooms. The consultations provided valuable information with regards to suggested budgeting amounts when considering an expansion of an existing facility for gymnasium type usage. An estimate of \$180.00 per square foot was suggested as a conservative figure.

In addition to the use of the expanded facility for pickleball, members of the public have also asked that staff consider a facility expansion that could incorporate indoor tennis.

Staff suggest that if a capital sheet was to be prepared, sizing of a potential expansion or a new build of a recreation facility should consider the multi-use type of facility. Staff recommend that a feasibility study for an expansion or a stand-alone facility should be completed as a first step to the capital planning project. Staff also suggest that proper consideration must be made to the type of structure as well as appropriate locations that would best suit any potential increases of facilities.

An expansion to the existing Beaver Valley Community Centre has been reviewed recently through the curling club proposals. Both a stand-alone facility and an expansion to the east end and the south side of the arena section of the building were investigated. Any expansion to the existing facility will require significant review as the hall portion of the facility is entering its 31st year of operations and the arena portion of the facility is entering its 25th year of operations. A feasibility study for a multi-use facility was last completed in 2009. Council, at the time, received the feasibility study but did not approve the report.

The second option recommends that Council receive this report with no actions required. However, staff recognize that it is good practice to continue ongoing discussions with neighbouring municipalities to consider future regional opportunities.

E. The Blue Mountains Strategic Plan

- Goal #1: Create Opportunities for Sustainability
- Goal #2: Engage Our Communities & Partners
- Goal #3: Support Healthy Lifestyles
- Goal #4: Promote a Culture of Organizational & Operational Excellence
- Goal #5: Ensure Our Infrastructure is Sustainable

F. Environmental Impacts

Consideration of any future recreational opportunities must consider environmental benefits including healthy lifestyles and efficient operations and sustainable use of land and energy sources.

G. Financial Impact

Based on an expansion area that could house 4 pickleball courts and provide adequate change rooms and entrance areas, staff suggest that a facility twice the size of the existing Beaver Valley Community Centre Large Hall for court space, plus twice the size of the existing Small Hall for change rooms would be the minimum size required.

The existing large hall is 76' x 60' or 4,560 square feet.

The existing small hall is 33' x 40' or 1,320 square feet.

The total existing hall area is 5,880 square feet not including the kitchen, washrooms or foyer.

Staff suggest that an area of 180' x 90' (16,200 square feet) would provide adequate space for 4 pickleball courts and associated change rooms. This proposed area is slightly less than the size of the existing arena ice surface.

The estimated cost of the additional 16,200 square feet at \$180.00 per square foot is \$2,916,000.

It is important to note, that additional indoor recreation facilities were not included in the current Development Charge Plan, however, an expansion or addition of recreational facilities could be considered in the future Development Charge Review process.

H. In consultation with

Senior Management Team

Sam Dinsmore, Deputy Treasurer / Manager of Accounting and Budgets

I. Attached

1. Thornbury Pickleball Correspondence to Council
2. Map of Potential Expansion Areas

Respectfully submitted,

Shawn Everitt
Director of Community Services

For more information, please contact:
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April 20, 2017

Town of the Blue Mountains

Att: Aaron- Facilities Manager for BVCC

Re: Expansion of Recreation Facilities at the BVCC

Further to my letter of Feb. 26th, of this year, I once again ask that the Town of the Blue Mountains consider the expansion of the hall at the BVCC to include a sporting facility consisting of a gymnasium and adequate change rooms similar to those provided for the hockey arena.

I have attached a petition of over 200 names who feel that the community would benefit significantly with the construction of such a facility. It would not only help the Pickleball community but also the rising number of seniors and youth being encouraged to keep fit through the Participation Program.

I would point out that the 5 pickleball clubs presently renting the hall are filled to capacity and all have a considerable number of people on the waiting list. There are over 200 active members in the 5 clubs at present renting the Hall for over 30 hours a week.

A number of Communities are now hosting Pickleball Tournaments. It would be our hope to do so in the future if there were more courts. At least 4 courts are required to host the Ontario Senior games. Events such as these not only help raise the profile of our community, encourage people to keep fit, but also bring more tourism to the area.

Thank you for your consideration.

Harry Stevens

President of TPC

Convenor of Blue Mountain Pickleball

Organizer of Youth and Working People Pickleball

Volunteer for Events For Life Pickleball

Petition

BVCC Expansion

The present facility is now 30 years old, please support our bid to have the existing building double in size.

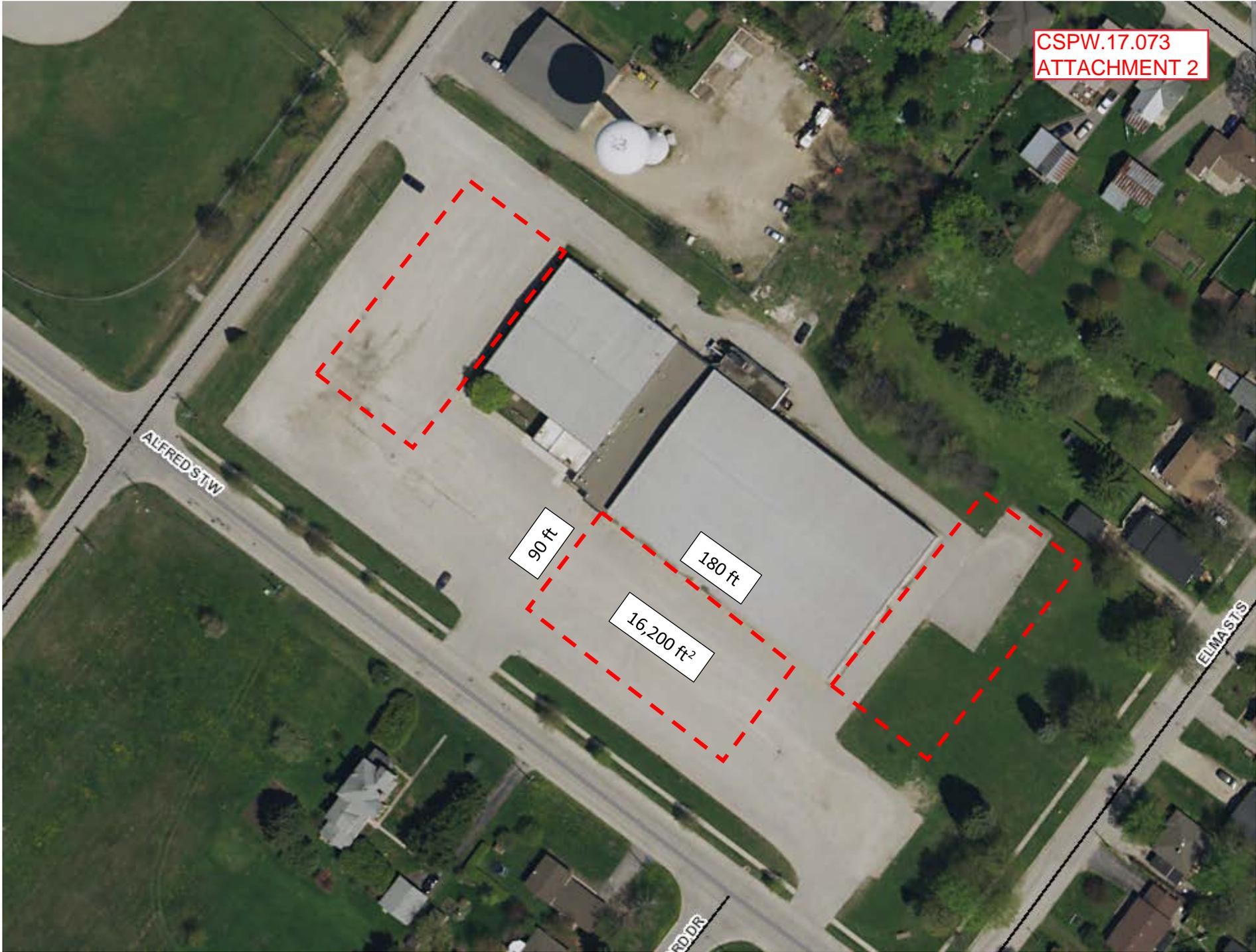
We are in need of a gymnasium to support the many new sporting activities and social events required in our community.

We have presently over 200 people playing Pickleball at the BVCC with an extensive waiting list. We are need of additional courts to accommodate the growing interest in our sport.

A proper gymnazium could be used by a number of different sporting activities such as Basketball, badminton, Vollyball, and dance groups etc.

154 signatures

CSPW.17.073
ATTACHMENT 2



ALFRED STW

90 ft

180 ft

16,200 ft²

ELMA STS

RDDR