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TO:	CHAIR AND MEMBERS COMMUNITY SERVICES COMMITTEE MEETING ON December 19, 2011
FROM:	BILL COXHEAD, DIRECTOR OF PARKS AND RECREATION LYNNE LIVINGSTONE, DIRECTOR OF NEIGHBOURHOOD AND CHILDREN'S SERVICES
SUBJECT:	EAST-SOUTHEAST RECREATION FACILITY SITING PROJECT FINAL REPORT

RECOMMENDATION

That, on the recommendation of the Directors of Parks and Recreation and Neighbourhood and Children's Services, with the concurrence of the Executive Director of Community Services, the following actions **BE TAKEN**:

- i. The report in Appendix A "East/Southeast London Community & Recreation Facility Siting Project" **BE RECEIVED**;
- ii. The delivery model recommendation, providing two (2) locations for new community and recreation facilities in East/Southeast London, **BE ENDORSED**;
- iii. The preferred target location areas for the two (2) facilities **BE ENDORSED**; and,
- iv. Civic administration **BE DIRECTED** to continue to work with the consultant group to investigate potential sites within the recommended target areas and to report back with recommended sites in a confidential report in early 2012.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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East/Southeast Recreation and Community Centre Siting Project (May 17, 2011)

East/Southeast Recreation and Community Centre Siting Project (Jan. 18, 2011)

Parks and Recreation Strategic Master Plan Update (Nov. 23, 2009)

BACKGROUND

In November 2009, the City finalized its Parks and Recreation Strategic Master Plan Update. A major capital expenditure of \$40 million is recommended to construct new recreation and community centre components (indoor pool, gymnasium, community centre space, twin pad arena) in East/Southeast London in 2018.

The previous Master Plan (2003), recommended the construction of one large multi-purpose recreation facility be built in the Southeast part of the City to service the growth areas of Jackson Planning District, in the immediate area, and the larger existing populations, west in Glen Cairn and north of the river in East London, Hamilton Road and Argyle Planning Districts. The City of London purchased a greenfield site at 2495 Evans Avenue in the Summerside (Jackson) neighbourhood. Acquiring this site filled the need for a site at that point in time given the recommendations of the 2003 Master Plan and guaranteed a site on the south side of the river if no other suitable sites could be found. Community consultations during the Master Plan update in 2009 heard concerns



regarding the geographic complexity of the East and Southeast areas of the city and the inability of one large district facility, located in the extreme Southeast of the city, to meet the complex needs of the existing neighbourhoods north of the river. The updated Master Plan therefore recommends a facility provision model with a greater neighbourhood focus and instead of building one large multi-purpose centre the City should consider the divisibility of the various components and the possibility of constructing them on up to two sites. The centres could therefore serve as both neighbourhood gathering places/community hubs and as district facilities and better serve the overall population in the area.

Allan Ramsay Planning Associates Inc., along with PMHubbard and Associates and urbanMetrics, were retained to carry out this work and have produced the first of two final reports. The first report, found in Appendix A, outlines how the consultant group, with civic administration, consulted with the community to develop a facility delivery model (one site versus two site model) and criteria to assess both general and specific locations for the facilities. A second report, to follow in 2012, will provide analyses and recommendations on specific sites within the study area.

Methodology and Recommendations

It was anticipated that public interest in the project would be high so a carefully facilitated public engagement process formed a key component of this exercise. The community was provided several opportunities, at four (4) community meetings, to deliberate, in large and small groups, on the pros and cons of each option and to arrive at a consensus on the best approach for site selection. The first set of meetings were held in 5 different neighbourhoods within the broader study area in order to engage greater resident participation in the process. This was followed by 3 larger community meetings, in central locations, which included small table discussions and larger group conversations to share ideas and reach consensus. A total of 127 residents and stakeholders attended at least one of the community meetings and remained in contact with the Project Manager throughout the process.

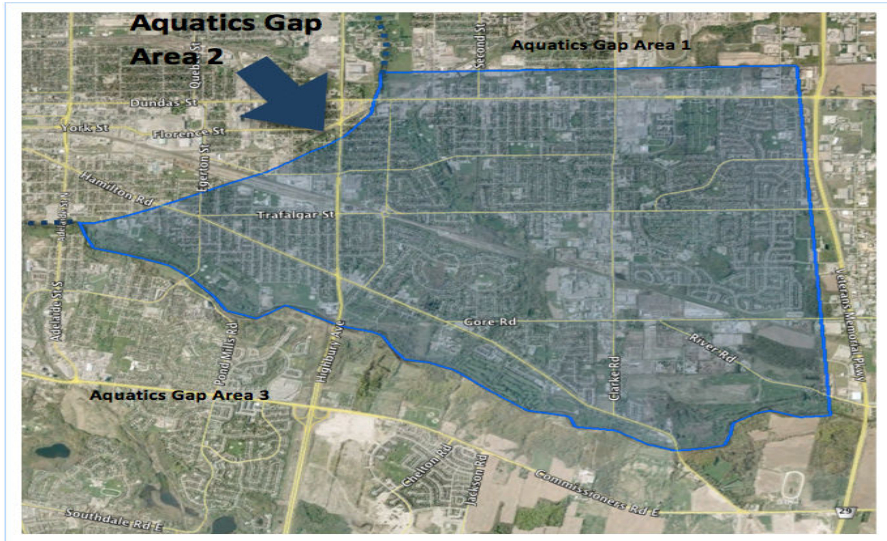
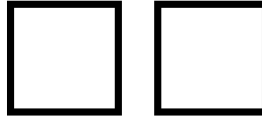
Several options were investigated regarding the facility delivery model and, with concurrence of the community, the consultant recommends that the facilities be accommodated on two sites:

- i. Community Centre, double Gymnasium anchored by an Indoor Aquatics Facility
- ii. Community Centre and double Gymnasium with a Double-pad Arena component

The inclusion of community centre and double gymnasium space at both sites acknowledges the community's demand for these types of facilities. Under this approach it is necessary to include an additional gymnasium beyond what is supported by the provisional target for gymnasiums. Gymnasiums are well used facilities when combined with community centres and any new community centre should contemplate a gymnasium as a key component of the offering.

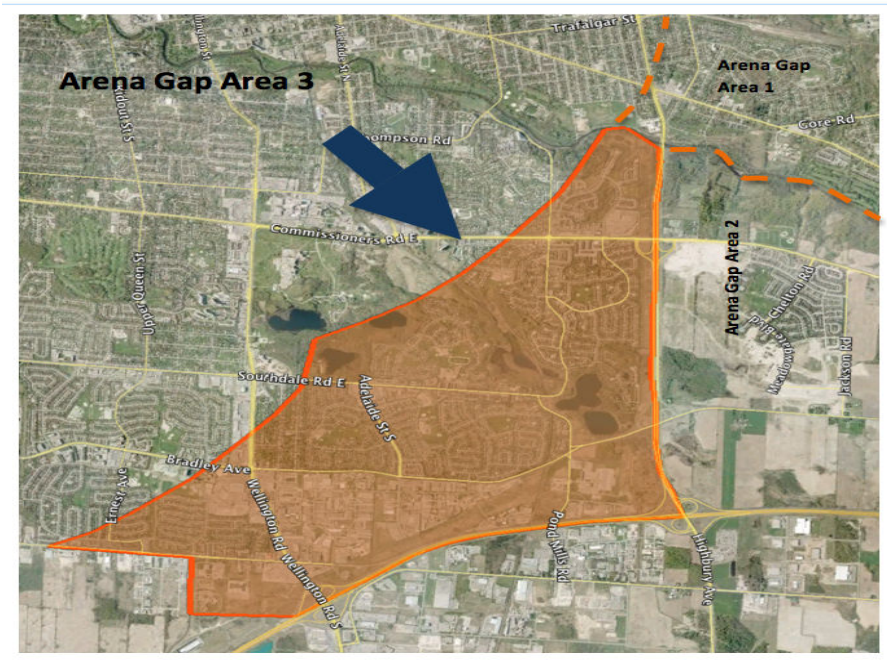
A locational analysis was also completed through the public participation process to identify and evaluate general areas within the larger study area of East and Southeast London that would provide appropriate locations for the 2 facilities. "Gap areas" were identified that represent those portions of the study area that are underserved by existing community and recreation facilities. The criteria used to evaluate the gap areas addressed real estate, service delivery and accessibility factors.

- It is recommended that Gap Area 2 be recognized as the preferred target area for the aquatic anchored facility (refer to map below). This area can be generally described as the area located south of Oxford Street and north of the Thames River and would service the immediate neighbourhoods of Argyle and Hamilton Road and the wider district including neighbouring communities in East London and Huron Heights and neighbourhoods south of the river in Glen Cairn, Westminster and Jackson planning districts.



Preferred Aquatics Target Area: Gap Area 2

- Gap Area 3 was identified as the preferred target area for the arena anchored facility. This area is indicated in the map below and can generally be described as the lands south of the Thames River and east of Wellington St. Although the gap area is bounded to the east by Highbury Ave., it is recommended that sites within the northern and western edges of this target area also be investigated.



Preferred Arena Target Area: Gap Area 3

Financial Implications

A total of \$40 million is identified in the capital plan for project RC2758 Multipurpose Recreation Centre SE including \$2 million for land, with all funding in place to allow construction to commence in 2018. A cost estimate prepared by the Facilities Division of the City Manager’s Department indicates that the total estimated construction cost for the two facilities is in the range of \$42,280,000, with the breakdown as follows:

- Community centre, double gymnasium anchored by indoor aquatics facility: **\$16,547,181**
- Community centre, double gymnasium anchored by double-pad arena facility: **\$25,736,139**

The City of London will consider opportunities for partnerships in constructing these facilities and in order to meet any budget constraints the size and scope of the work may be adjusted so as to fit within the budget.

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CONCLUSION

The recommendations for facility siting in the East/Southeast area of the city were developed as a result of a very successful public consultation process. Taking the time to address community concerns and to engage the public in the process from the start has resulted in some very strong recommendations with much public support for the projects under consideration. Recommendations for a 2 site model have strong public support as it means that a large population that currently is severely underserved will have access to both a local facility and an additional facility in close proximity across the river. The community is very anxious to start work on the next phase of these projects.

SUBMITTED BY:	RECOMMENDED BY:
DONNA BAXTER, MANAGER POLICY & RESEARCH, RECREATION & NEIGHBOURHOODS	BILL COXHEAD DIRECTOR PARKS & RECREATION
RECOMMENDED BY:	CONCURRED BY:
LYNNE LIVINGSTONE DIRECTOR NEIGHBOURHOOD & CHILDREN'S SERVICES	ROSS L. FAIR EXECUTIVE DIRECTOR DEPARTMENT OF COMMUNITY SERVICES

- C. Lynn Loubert, Division Manager, Aquatics, Arenas & Attractions
 Andrew Macpherson, Manager Parks Planning & Design
 Bill Campbell, Division Manager Facility Design & Construction
 Bob Steinberg, Property Appraiser, Negotiator, Realty Services
 Paul D'Hollander, Manager, East Area Recreation