
Executive Summary

Recreation/Cultural Studies 1990 – 2010

The following summary is an overview of four studies and three reports (staff to Council) authored between 1990 and 2010. Due to the vast span of time the reports cover not all members of Council are aware of their content. In order to provide all Councillors with the same information this executive summary was prepared to allow all members of Council access to the same information with the goal of assisting in future decision making.

It should be noted that this summary is not an endorsement of any study or a staff recommendation, rather, an overview of their content. Moreover, not all studies were of the same scope or depth. For the purpose of this executive summary, only reports with content dealing with recreational/cultural facilities were considered. Some of the reports delve into parks, playground, trails, fire stations, libraries etc. which was not considered relevant to the purpose of this overview.

This executive summary does not indicate what actions were taken by the respective Councils who received them (i.e. received for information/adopted etc.)

Studies and Reports Inventory

All studies and reports inventoried were provided to the CAO by the clerk. To staff's knowledge it is a comprehensive list and all significant materials that are in the possession of the Town of Pelham.

Studies:

- 1) Institute of Environmental Research (1985) Inc. in association with R.E. Winter and Associates 1990. ***Town of Pelham Parks, Recreation and Cultural Services Master Plan Final Report.***
- 2) dma Planning and Management Services July 2001. ***Town of Pelham Updated Master Plan, Policy Review and Multi-use Complex Feasibility Study.***
- 3) dma Planning and Management Services & WGD Architects Ltd. March 2008. ***Town of Pelham Facilities Feasibility Study: Sport, Recreation, Arts, Culture, Fire, Library, Administrative Facilities.***
- 4) Quartek Group Inc. February 2010. ***Pelham Community Centre Study.***

Reports to Council:

- 1) L.J Hodge, Director of Operations October 2000. **Recreation & Leisure Facility Needs Analysis: 2000-2020.**
- 2) The Planning Partnership 2010. **East Fonthill Secondary Plan Area: Response to Council Workshop.**
- 3) M. Yamich, Chief Administrative Officer 2010. **East Fonthill Lands (Town Owned Property).**

Reports Executive Summary

Institute of Environmental Research in association with R.E. Winter and Associates

This report was presented to Council in August of 1990 in the form of a Parks, Recreation and Cultural Services Master Plan. The plan covers a number of different areas but related to facilities it makes the following recommendations:

- The arena can adequately serve the needs of the Town's current population. Prime time is used to capacity and outstanding demand for regular use is minimal.
- Local user groups could not generate sufficient additional use to support another ice surface at this time.
- When the Town's population reaches 16,600 population (reached during the span of the master plan) it would still not be sufficient to support another arena.
- Participation in ice-related activities is not expected to increase in the future, so it is likely that additional demand will be generated through new program development or expansion. Based on these considerations, we would not recommend the provision of another arena during the life of the Master Plan

- Pelham has limited multi-purpose space for general recreation programming and appropriate facilities are needed to support program development and accommodate large social functions.
- A qualified pool consultant is hired to confirm the costs for renovating and repairing the existing outdoor pool.
- The existing outdoor pool is replaced by a new pool if the consultant's cost exceeds our preliminary estimates.
- The municipality should provide multi-purpose space for general community use and programming, either as a part to a joint development with community groups interested in facility provision or independently. A detailed feasibility study should be prepared prior to facility development to determine use, size financial viability and management options.

dma Planning & Management Services

This report was submitted to Council July 2001 as an update to the Master Plan and a multi-use complex feasibility study. The relevant recommendations are as follows:

- The Town of Pelham should provide an additional ice surface in the period of the plan.
- A second ice surface should be provided as part of a twin pad facility.
- Additional ice should be provided in Pelham with a twin pad arena in a multi-use complex. The arena design should be such that one pad can be provided in the short term and an additional pad added in the longer term, if phasing is deemed necessary. The existing arena should be closed and consideration given to relocating outdoor facilities and disposing of the property.
- These facilities should only be provided if users are prepared to pay for their use.
- The development of a multi-use facility should occur on a new municipally owned tract of land of at least 11 hectares in size. Proposed sites should be evaluated based on the criteria outlined in the report, which includes capital development costs, size, access, compatibility, operating costs, visibility and the development schedule.

- The most commonly listed facilities that would be used as part of a multi-use facility were meeting rooms, banquet facilities and a weight room, change/shower facilities and an indoor walking track.
- Major user groups (figure skating and minor hockey) requested significant number of additional hours needed to run existing programs were almost 60% more than the number of hours currently used by figure skaters and the minor hockey league. This outstanding demand may be optimistic or may cause a shift in hours of use from non-prime time at the first pad to prime time use of a second. However, we anticipate that availability of additional ice time would help curtail the declining participation in minor hockey and promote the development of new leagues such as women's hockey and an Old-timer's league.
- In the next ten years the Town should investigate the community's potential to support and indoor pool, perhaps in partnership with another organization such as the YMCA, there may be some cost saving advantages to building an indoor pool, rather than constantly rebuilding and maintaining the existing outdoor pool. If at this point the community cannot support an indoor pool, the outdoor pool would need to be rebuilt/upgraded to meet the community's needs.
- Based on our review of building plans, previous inspection reports and arena capital improvements required over the next five years, the cost of upgrading and twinning the existing arena would not be a cost effective solution to providing additional ice time.

dma Planning & Management Services with WGD Architects Ltd.

This report was submitted to Council March 2008 as a facilities feasibility study with a ten year planning horizon. The study process involved documentation of current and relevant information including: demographics and growth data, facility provision and structural information, service trends and practices, and regional facility supply. The relevant recommendations were:

- In the short term develop a twin pad arena on a new site. The site should be large enough to accommodate future expansion of arena space as well as other community space.
- Continue to investigate partnership opportunities with both the City of Welland and Niagara College for the development of a multi-pad ice facility.
- Decommission the existing arena as an ice rink and consider repurposing it for use as an indoor facility to accommodate indoor soccer, roller hockey and indoor tennis.

- In the short term develop up to 5,000 square feet of community space as a component of arena development.
- In the short term develop a portion of the community space to accommodate informal/unstructured social space that can be scheduled for use by both youth and seniors. In partnership with groups such as the library and local business, investigate opportunities to incorporate a supervised computer area.
- In the long term redevelop the Fonthill branch of the Pelham library as part of redevelopment of the civic centre.
- In the short term develop appropriate space for Town recreation staff, including space for program registration and administrative space for the Recreation Department within the new arena.
- Today's recreational facilities are designed to be aesthetically pleasing and welcoming, (rather than utilitarian) to meet the need for quality, relaxing experiences. Larger, brighter, open concept lobby areas including visitor amenities such as coffee corners, comfortable chairs and tables are increasingly common. Recreation facilities are sometimes providing display spaces for local history and community information. Facilities are planned and designed to be accessible by alternative transportation means, including cycling, walking, public transport, and trails and often have a connection between inside and outside spaces both in terms of form and programming.
- The importance of physical activity to health and wellbeing and the alignment of Provincial policy to dedicate resources to this area has resulted in recent examples of joint facility development and/or shared facility use by recreation and health practitioners. In these examples, recreation components were designed not only to serve the community but also to serve medical practitioners' patients and staff and to be programmed by the medical practitioners. A wellness centre can be defined as a facility that through its design, programs and personnel involves participants along the entire illness/health and ability/disability continuum, for the purpose of moving (maintaining) those participants toward to the point of optimum physical, mental, emotional and social well-being. These facilities reflect this concept in design, programming and operation.

Quartek Group Inc.

This report was presented to Council in February of 2010. The purpose of the report was to study a Pelham Recreational Centre. They pointed out that the term Recreational Facility was originally used at the beginning of the study but it became apparent that Community Centre was a more appropriate name for the proposed facility, as other activities and uses were envisaged which did not fall under the recreation umbrella.

The report contains three main recommendations, however, the bulk of the report deals with Statements of Requirements (SOR's) which express in written form the general scope and requirements for a design process in order to define the objectives and performance criteria that a room or system is intended to provide.

The following relevant recommendations were made:

- There is a need for new recreational facilities considering the inadequate space and the inherent problems with older facilities. Stakeholders identified in workshop session 1 that a Community Centre would address the needs expressed by various stakeholders representing groups from sports and recreation clubs, arts and cultural clubs, community and service clubs, schools and the Town of Pelham as a whole.
- The most appropriate site based on the optimal functional program for a community centre is the site currently owned by the Town at the corner of Rice Road and Highway 20. The site is 32.01 acres. Accessible from Highway 20 and Pelham's largest urban centre and thereby presents an opportunity to create a civic gateway.
- The total project budget is approximately \$24,662,000.00 for an approximately 113,000 square foot facility including a twin pad arena, a community events room, offices, storage, maintenance garage, 25m swimming pool and a skateboard park. This budget excludes soft costs and possible future options for the facility.

Reports to Council Executive Summary

Recreation and Leisure Facility Needs Analysis: Period 2000-2010

This report was presented to Council by staff January 9, 2001 and is a recreation and leisure facility needs analysis from 2000 to 2020. It contains a broad scope of recreational facilities in the community at the time of its development. The report makes the following relevant recommendations:

- Council accept the report in principal as the basis for addressing identified community recreation and leisure needs over the period to 2020.

- Direct staff to initiate the retaining of a specialist consultant, through a request for proposal process to work with staff and interested community groups and stakeholders to develop a comprehensive concept plan for a multi-use integrated municipal complex generally outlined as a multi-pad, multi-use municipal complex facility together with auxiliary soccer and ball fields.
- Acquire 2 – 3 parcels of 25 – 50 acres each or preferably a single parcel 75 – 100 acres of lands for park/recreational uses within reasonable proximity to Fonthill and Fenwick urban areas by whatever means may be necessary to secure ownership of these lands by mid-2002.
- Direct staff to investigate methods of financing the acquisition of lands and construction of facilities to include options for staging/phasing of facilities based on affordability and funding models for community based fundraising as a component of total funding need and identification or senior government or private sector funding that may be available.

East Fonthill Secondary Plan Area Response to Council Workshop

This report was the summary of a Council consultation conducted by the Planning Partnership in 2009. The following summary was provided:

- The subject lands are an important municipal asset and should be utilized to achieve some benefit to the Town, whether being an increase on the Town's return on investment or the accommodation of a community/recreational facility or other public facility.
- It is clear from the response of Council that at least some, if not all of the subject site should be sold. With that said, the Town, in an effort to maximize its potential benefit should also recognize that its disposition strategy could be implemented in a phased approach. In other words, the Town does not have to sell all the lands at once, but rather in pieces over time to reflect development/market potential.
- From a retention perspective, in addition to the given requirements for a storm water management pond, the key municipal use justifying any larger land retention strategy appears to be a large scale community/recreational facility. It would be logical for Council to retain a site for the accommodation of the community/recreational facility, until such time as the lands are removed from consideration for such a use.

- The Town should provide specific direction to staff to ensure that the desired approach to the subject lands, in terms of land use, is appropriately included in the East Fonthill Secondary Plan exercise.
- Council must wait for finalization of the secondary plan and approval of the conversion of the subject lands from Employment Uses to a mix of other land uses, prior to pursuing any land sales.
- It is recommended that the Town retain a real estate appraisal specialist to determine the value of the subject lands and assist in the formulation of a marketing sales strategy.

East Fonthill Lands (Town Owned Property)

This report was prepared and submitted to Council by Martin Yamich, Chief Administrative Officer June 2010. It contained the following recommendations;

- Council not dispose of any portion of the Town owned lands in East Fonthill until the following conditions are satisfied:
 - Council consideration of the recommendations of the Recreational Facilities Committee.
 - Approval of the Official Plan review to convert the lands from Employment Uses and;
 - Approval of the East Fonthill Secondary Plan designating lands for specific use.

Conclusion

It is clear that there has been considerable study and work conducted in an attempt to determine the recreational and cultural needs of the community. Although details differ (Twin Pad Arena v. Community Centre) it is abundantly clear that since 1990 the community has consistently voiced a need and desire for a new twin pad arena, new pool facilities and a community wellness centre. The same cannot be said of the various political representatives during the same time as there is clearly a wide breadth of political opinion ranging from significant land acquisition and facility construction (east Fonthill) to the disposal of all town owned lands (East Fonthill) and the foregoing of building any new facilities.

Again, it is not the intent to make recommendations, rather to provide an executive summary of the relevant information pertaining to community recreation/wellness facilities from 1999 to present.