

Report

Report No. OCS2018-24	To: Council	Prepared By: Shawn Binns
Meeting Date: October 10, 2018	Subject: SCDSB School/Community Centre Partnership Update	Motion # _____
Roll #:		R.M.S. File #:

Recommendation(s):	Requires Action <input checked="" type="checkbox"/>	For Information Only <input type="checkbox"/>
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It is recommended:

1. That Report OCS2018-24 be received and adopted;
2. That the recommended conceptual project scope be approved and confirmed to include a full size gymnasium with auditorium/stage (shared space), Multi-Purpose Space/Kitchen (Township), multi-purpose trails and the development of a site master plan subject to further review and approval by Council.
3. That staff be authorized to undertake additional work to review the feasibility of a fitness centre/gym and indoor walking track.
4. And that staff proceed as outlined and report back to Council.

Background:

At its meeting of June 28, 2018 Council received staff report OCS-2018-18 which provided an overview of the proposed partnership with the Simcoe County District School Board (SCDSB) (**Attachment #1**).

To further assess potential opportunities, refine and validate the project scope (shared enlarged/enhanced gymnasium and dedicated multi-purpose space) and to review additional considerations, Council authorized staff to conduct a community consultation program.

The intent of this report is to provide Council with an update on the project, to provide the results of the consultation program, to confirm and seek direction on the conceptual project scope and to outline next steps.

Analysis:

Preferred location - 739 Horseshoe Valley Road

As previously outlined, a number of technical reports are being completed to identify any potential issues and confirm the feasibility of the project to proceed at this location.

The status of reports are as follows:

Archaeological Assessment - Complete, awaiting report.

Natural Heritage Assessment/Species at Risk Screening – Fieldwork complete. awaiting report

Traffic Impact Study - Draft report under review.

Topographic Survey – Complete.

To date, the reports have not identified any significant constraints associated with the development at the proposed location.

Community Consultation

The purpose of the community consultation program was to share information with the community on the proposed project and to seek input on the following:

- Level of interest in the proposed scope of a full size gymnasium with possible enhancements and dedicated multi-purpose program space;
- Community interest in specific types of activities to be accommodated in facilities;
- Interest in other potential indoor and outdoor facilities for consideration as part of the project or in future phases;
- Degree of support for investing additional Municipal funding into the partnership to optimize the opportunity for a quality community centre and park;
- Degree of support for various ways to fund the project and;
- Suggestions/opportunities for additional partnerships.

The community consultation program consisted of the following:

- 1) **Community Forum** – Held on August 14, 2018 with approximately 80 people in attendance.
- 2) **Community Survey** – Held August 15 – September 5. The survey generated approximately 469 household responses representing approximately 1070 people.
- 3) Feedback obtained from updates on the Township's **Facebook** page.

The following is a summary of key findings:

- The survey demonstrated strong support for the proposed full size gymnasium - (74% interested-very interested), modifications to enhance the gymnasium (72% interested-very interested) and mid-size multi-purpose room (80% interested-very interested).

- A wide range of uses were suggested with typical programming and utilization consistent with these types of facilities. There was very strong support for group fitness, as well as adult and older adult programming. The response to potential uses and programming suggests that, although adult use may be strongest, that the facility should be well used by all ages.
- Both the survey and forum identified a community demand for a dedicated fitness facility (gym) as well as a functional commercial kitchen in the multi-purpose space. A walking track was also referenced.
- The establishment of trails ranked the highest for outdoor facilities (74% survey and 100% forum) followed by a water play facility and other facilities.
- Via the survey – 42% of respondents “fully supported” and 45% “somewhat supported” additional investment to optimize the opportunity for enhancements to the community centre. Via the forum 72% supported additional investment. However, there is mixed opinion on how this could/should be funded.

The consultation also outlined a number of concerns, specifically:

Safety – associated with Horseshoe Valley Road and pedestrian access

Impact on adjacent properties

Structure of agreement with the SCDSB – Concerns re: Shanty Bay Community Centre arrangement cited.

The detailed report on the results of the community consultation program is attached for reference (**Attachment #2**).

Township Facility Components

The existing business plan and budget allocation (established prior to the potential for partnership with the school board) has provided for approximately 6,000-7,000 ft² of flexible program space with washrooms and kitchenette. Following a review of facility needs as well as trends and opportunities that could be leveraged through a partnership, discussions on the project scope have revolved around a larger enhanced gymnasium (joint use element) and flexible program space (Township). The community consultation program has demonstrated strong community support for these facility components as well as demand for a dedicated fitness facility (gym).

This project has followed a dynamic path, which is inherent in the evolutionary nature of a partnership. To continue to advance the project and structure an agreement with the SCDSB, as well as to further refine the project scope and associated financial considerations, a conceptual project scope must be confirmed.

Following a review of the strategic facility plan, the initial community consultation program, and trends/opportunities, the following is being recommended for the conceptual scope of the Township facility components:

- A full size gymnasium with possible enhancement i.e auditorium/stage/floor (approximately 6,500 ft²) – shared use between the SCDSB and Township.

Conceptually this would be used by the SCDSB during the day during school hours and the Township on evenings/weekends.

- Multi-purpose program space and kitchen facility (approximately 3,000-4,000 ft²)
- The establishment of multi-use trails and the completion of a master plan for the site and adjacent lands.

Further, it is recommended that additional work be completed to review the feasibility of a dedicated fitness centre/gym (approximately 4,000 – 5,000 ft²) and an indoor walking track. There is strong community demand for these facilities and potential for a revenue generating proposition.

As part of the continued refinement of the scope of the Township facility components, additional opportunities for partnerships and private sector development will continue to be monitored and pursued.

Next steps

- Complete necessary technical studies (fall 2018)
- Engage architectural consultant in partnership with SCDSB (fall 2018)
- Undertake initial conceptual design / refine Township facility components and associated cost considerations (Q4 2018, Q1-Q2 2019)
- Continue to work through partnership agreement with the SCDSB (fall 2018)
- Report back to Council for further discussion during 2019 business planning and report in Q1 2019.

*Timelines for further communication and reporting to both Council/Board and the community will continue to evolve as the scope, timeline, and arrangement of the project becomes more clearly defined.

Financial/Legal/Risk Management:

While there would be no additional costs to the Township during this term of Council, augmenting the scope of the project will require additional municipal investment beyond the current approved capital budget allocations. Further planning/design work is required to finalize potential facility elements and associated cost considerations for further direction from Council. In addition to traditional funding methods, staff will continue to explore opportunities for sources of funding to optimize the net benefit to the community while minimizing pressures on the tax levy.

The SCDSB has time commitments for the completion of this project. The time constraints do pose a risk for the project, as both parties need to be moving in sync. Township and SCDSB staff continue to work collaboratively, respecting each other's distinct needs and processes while remaining committed to the partnership.

Policies/Legislation:

- Township of Oro-Medonte Strategic Facility Plan
- Simcoe County District School Board Policy #2345 – Community Planning and Partnerships
- Government of Ontario, Community Hubs in Ontario: A Strategic Framework and Action Plan.

Corporate Strategic Goals:

- Continuous Improvement and Fiscal Responsibility
- Inclusive, Healthy Community
- Balanced Growth

Consultations:

- Chief Administrative Officer
- Chief Financial Officer/Treasurer
- Director, Development Services
- Simcoe County District School Board
- Community at large

Attachments:

Attachment # 1 – Report OCS2018-18

Attachment # 2 - Report - Community Engagement Program for the Proposed Horseshoe Valley Community Centre (Rethink Group)

Conclusion:

The potential partnership with the Simcoe County District School Board for a new elementary school / community centre presents a unique opportunity to leverage public resources and develop a facility to meet the evolving needs of the community.

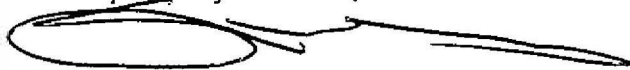
This proposed project has followed a dynamic path, which is inherent in the evolutionary nature of a partnership. To continue to advance the project and structure an agreement with the SCDSB, as well as to further refine the project scope and associated financial considerations, a conceptual project scope must be confirmed.

Following a review of the strategic facility plan, the initial community consultation program, and trends/opportunities, the following is recommended for the conceptual scope of the Township facility components subject to further review and approval:


- A full size gymnasium with possible auditorium/stage (approximately 6500 ft²) – shared use between the SCDSB and Township.
- Multi-purpose program space and kitchen facility (approximately 3,000-4,000 ft²)
- The establishment of multi-use trails.
- The completion of conceptual site master plan for the site and adjacent lands.

Further, it is recommended that additional work be completed to review the feasibility of a dedicated fitness centre/gym and indoor walking track.

Respectfully submitted:



Shawn Binns, PBDM, MBA
 Director, Operations and Community Services

SMT Approval / Comments:	C.A.O. Approval / Comments: 
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Report



Report No. OCS2018-18	To: Council	Prepared By: Shawn Binns / Andria Leigh
Meeting Date: June 28, 2018	Subject: SCDSB School/Community Centre Partnership Update	Motion # C180628-7
Roll #:		R.M.S. File #:

Recommendation(s):	Requires Action <input checked="" type="checkbox"/>	For Information Only <input type="checkbox"/>
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It is recommended:

1. That Report OCS2018-18 be received and adopted;
2. That the Mayor and Clerk be authorized to execute the Memorandum of Understanding with the Simcoe County District School Board;
3. And further that, staff be authorized to conduct the community consultation sessions and proceed as outlined.

Background:

Strategic Facility Plan

Completed in 2010, the Township's Strategic Facility Plan provides a guiding framework for the provision of community recreation facilities.

Specifically, the plan recommended that a new community centre be built in either the growing Craighurst community or further east along the Horseshoe Valley corridor to provide space suitable for floor based fitness/wellness programming for all ages, and specifically an aging population.

The plan also recommended the facilitation of partnerships and pursuing opportunities with the School Board to provide a full-size single gymnasium for both the school and community.

Acquisition of 739 Horseshoe Valley Road

In 2013, Council acquired 739 Horseshoe Valley Road, a 19 acre property adjacent to the Horseshoe Valley Memorial Park, Fire and Emergency Services Station 3 and the Huronia Nurse Practitioner Clinic for future municipal facility requirements (*attachment #1*).

Capital Plan

The Township's five-year capital plan has allocated a total of \$2,130,000 for the development of a central community centre. In 2018, \$130,000 was approved for planning and conceptual design work following partnership discussions with the Simcoe County District School Board (SCDSB). Current plans would see construction commence in 2020.

Evolving partnership with SCDSB

At its meeting of September 12, 2017, Council received *Staff Report OCS2017-28 Partnership Opportunity Simcoe County District School Board (attachment #2)* which outlined an opportunity for a potential partnership to construct a new elementary school / community centre in the Horseshoe Valley area. Council passed Motion No. C170913-18 authorizing staff to enter into discussions with the Simcoe County District School Board and to report back to Council on the progress of the discussion.

In early 2018, the Simcoe County District School Board received provincial approval to build a 357 pupil place school with a one-room EarlyON centre in the Township of Oro-Medonte.

The intent of this report is to provide Council with an update on the advancement of a potential partnership with the Simcoe County District School Board and recommended next steps.

Analysis:

Current Status

Through ongoing discussions between the Township and the School Board, it was acknowledged that there was an alignment between the respective organizations regarding a proposed facility, and further, that there could be benefits to both parties in considering a joint facility. As a result, staff discussions have advanced to the point where site identification, feasibility analysis, and other associated due diligence reports have commenced.

Site Location

Staff at the Township and the School Board undertook a preliminary analysis of potential facility sites based on general criteria regarding location, site characteristics, ease/cost of acquisition, policy alignment and timelines. This resulted in the identification of four potential facility locations:

- a) the site designated through the Craighurst Secondary Plan and subject to the draft plan of subdivision application submitted by Craighurst Land Corp;
- b) a privately held parcel in the Horseshoe Valley area;
- c) the former Edgar Occupational Centre/RCAF Station located at Line 3 North and Bass Lake Side Road; and
- d) the Township owned property east of the intersection of Horseshoe Valley Road and Line 4 North (known as 739 Horseshoe Valley Road West).

In order to assist with a more detailed investigation of potential sites and determine a preferred location, the Board and Township staff jointly developed a detailed list of site selection criteria as set out below:

Considerations

General Criteria

Specific Site Conditions

Geographic Area

Developable Site Area

Site Size

Environmental Conditions

Legal

Serviceability

Land Claims

Public Services

Natural Features

Location

Cultural Heritage

Safety

Provincial Planning Policies

Availability/Timing

County Policy and Regulations

Cost

Municipal Policy and Regulations

Public Acceptance

After a more detailed investigation utilizing the site selection criteria, staff at both the Township and School Board are satisfied that the Township property located at 739 Horseshoe Valley Road West best met the mutually agreed upon criteria and on that basis commenced with the next stage of the required due diligence on the preferred location. This parcel is Township owned, approximately 20 acres in size, and is located adjacent to other Township owned properties/community facilities including: the 4th Line park, Station 3- Fire Headquarters, The Nurse Practitioner Clinic, and the OPP satellite office.

Currently the following technical reports are underway and are expected to be completed by the fall of 2018:

- Archaeological Assessment - fieldwork in progress
- Natural Heritage Assessment/Species at Risk Screening - fieldwork in progress
- Traffic Impact Study - background work completed
- Topographic Survey - fieldwork in progress

Once these reports are received, staff will be required to review and identify any issues resulting from these reports that would impact the potential to further proceed with the development of this preferred site for a joint facility.

Planning considerations

The preferred location at 739 Horseshoe Valley Road West is located within a hub of other community facilities as noted above including: community park, fire headquarters, nurse-practitioner clinic and the OPP satellite office. Currently all of these community facilities are located immediately adjacent to, but not within the Rural Settlement Area of Horseshoe Valley. All of these lands are designated Rural by the Township's Official Plan. Section C2.2 of the Township's Official Plan states, "Institutional Uses such as schools, places of worship, and community centres are also permitted uses." The proposed joint facility would therefore be considered a permitted use in the Rural designation.

The Township's Zoning By-law 97-95, zones the subject lands as Agricultural/Rural (A/RU) consistent with the Horseshoe Valley Memorial Park, while the Fire Headquarters, Nurse-Practitioner clinic and OPP satellite office are zoned Open Space (OS). Neither the A/RU or OS zones identify these types of community facilities within the permitted uses. The Township's Zoning By-law does however contain a general zone provision in Section 5.25 Public Uses as follows:

5.25 Public Uses

The provisions of this By-law shall not apply to prevent the use of any land, building or structure by any public authority provided that:

- (a) such use, building or structure complies with the yard, setback and height provisions of the Zoning in which it is located; and.
- (b) No outdoor storage is permitted, unless such outdoor storage is specifically permitted in the Zone."

Public Authority is defined as: "Means any Provincial, County or Municipal commission, board, or authority."

Based on this definition both the Township and School Board are considered Public Authorities.

The existing buildings: Fire Headquarters, OPP satellite office and Nurse-Practitioner clinic were all constructed under this same general provision in the Township's zoning by-law as they are considered public uses, which has allowed them to be constructed in both the A/RU and OS zones in this area.

Township and School Board staff have held discussions with County of Simcoe staff with respect to the ability to expand the Rural Settlement Area of Horseshoe Valley to include these existing community facilities. The County will be considering this expansion during the completion of the County Municipal Comprehensive Review (MCR) process. In the short term, County staff are aware and supportive of the proposed joint facility proceeding under the Public Uses permission that already exists in the Township Zoning By-law.

Based on this general provision, the proposed joint Township/School Board facility would be considered a permitted use for the 739 Horseshoe Valley Road West site. Should the due diligence be completed and continue to confirm this preferred location, the siting and design will be required to ensure the proposed facility complies with the yard, setback, and height requirements of the Agricultural/Rural zone as noted above.

Memorandum of Understanding

As both the Township and SCDSB are investing significant effort in the advancement of a partnership, it is important that this relationship be formally structured and endorsed by both parties. Accordingly, a Memorandum of Understanding (MOU) has been drafted as an interim agreement while the specific details surrounding the partnership are worked out. The agreement would be in effect until such time as a partnership agreement is either: a) endorsed or b) this MOU cancelled by either party. *Appendix 1* of the MOU outlines a number of specific considerations on the relationship that will require clarification in a more detailed partnership agreement.

Township Facility Components

The current plans and budget allocation have provided for approximately 7,000 ft² of flexible program space with washrooms and kitchenette. Following a review of facility needs, trends and opportunities that could be leveraged through a partnership, the initial discussion with the SCDSB has revolved around a larger gymnasium and performing arts stage to support arts and culture (joint use elements) and flexible program space (Township and Community Use). As a next step, staff are proposing to undertake a community consultation program that will further seek to share information, assess other opportunities for partnership, refine facility needs and components, as well as to further assess operating considerations, including annual operating costs. It is important that the conceptual scope of the facility be clearly defined prior to undertaking a consultation program to ensure the public has realistic expectations of what can be achieved with current budget allocations. Specifically, a larger gymnasium and performing arts stage to support arts and culture (joint use elements) and flexible program space (Township and Community Use) are recommended.

In addition to further exploring opportunities for other partnerships in the proposed facility, opportunities exist to augment the Township's budget through the potential sale of the land to the school board and/or the potential sale of surplus parkland (divestment/reinvestment). Community fundraising also presents an opportunity. These aspects will be reviewed in greater detail and form part of the opportunity assessment associated with the initial community consultation program.

Next steps

As Township and Board staff continue to determine the feasibility of the preferred location, and await the findings of the associated studies, previous discussions continue to be built upon. The following are the expected next steps along with anticipated timelines:

- i. Township staff will hold a public consultation and engagement sessions pertaining to proposed plans and community centre opportunity/needs – July / August 2018;
- ii. Establishment of detailed project plan –August 2018;
- iii. Establish a draft joint use agreement for Board and Council consideration – fall 2018; and,
- iv. Commence with design – upon conclusion and confirmation of due diligence and Township community centre requirements.

*Timelines for further communication and reporting to both Council/Board and the community will continue to evolve as the scope, timeline, and arrangement of the project becomes more clearly defined.

Staff believe a unique opportunity exists for the Board and Township of Oro-Medonte to arrive at a solution that is not only viable, but one that would both meet the needs of the public elementary students in the Township as well the community as a whole. It is the intent of staff to maintain transparency in the process and further updates will be provided to stakeholders as the project advances.

Financial/Legal/Risk Management:

Partnership

Working through the details of a partnership will require a significant investment of time and energy. It will be important to review how the partnership will function for the life of the agreement, not only for the construction of facility, but also for future considerations, such as the operation of the facility, future facility capital works and even divestment of the asset. The Township and SCDSB have shared vision and values and common objectives for this proposed project. This alignment, along with the Township having control of the 739 Horseshoe Valley Road property minimizes the potential to not advancing to a point where a partnership agreement would not materialize. There is a risk of time as the SCDSB has a timeline for construction. For this to be achievable, the Township will need to expedite its work to align with SCDSB timelines.

Financial considerations

Preliminary work on the design of the facility and potential arrangements with the SCDSB must be completed prior to refining capital and operating costs estimates associated with the project.

Policies/Legislation:

Township Official Plan
Township Zoning By-law 97-95
Township of Oro-Medonte Strategic Facility Plan
Simcoe County District School Board Policy #2345 – Community Planning and Partnerships
Government of Ontario, Community Hubs in Ontario: A Strategic Framework and Action Plan

Corporate Strategic Goals:

Continuous Improvement and Fiscal Responsibility
Inclusive, Healthy Community
Balanced Growth

Consultations:

Chief Financial Officer/Treasurer
Simcoe County District School Board

Attachments:

Attachment # 1 – 739 Horseshoe Valley Road
Attachment # 2 - Report OCS2017-28
Attachment # 3 – Draft Memorandum of Understanding

Conclusion:

The potential partnership with the Simcoe County District School Board for a new elementary school / community centre presents a unique opportunity for a viable solution to leverage public resources to address community needs.

This proposed project has followed a dynamic path, which is inherent in the evolutionary nature of a partnership. Specific details surrounding the feasibility of the preferred location, the partnership arrangement and complete scope and cost of the project will be refined over the coming months.

A community consultation program will be undertaken to further assess potential opportunities, refine and validate the scope (a shared gymnasium with considerations for cultural programming and dedicated flexible program space) and cost of the project as well as future considerations for the site development.


Respectfully submitted:

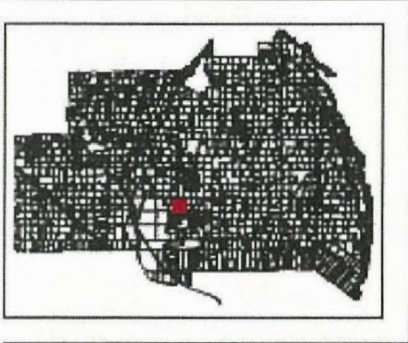


Shawn Binns, PBDM, MBA
Director, Operations and Community Services



Andria Leigh, MCIP, RPP
Director, Development Services

SMT Approval / Comments:	C.A.O. Approval / Comments: 
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- SUBJECT PROPERTY
- Elevation (5-metre interval contours)
- Parcel Boundaries (approximate)

Horseshoe Lands





Met
0 50 100

Prepared by: Planning S
Prepared: April 12, 2011



Report



Report No. OCS2017-28	To: Council	Prepared By: Shawn Binns
Meeting Date: September 13, 2017	Subject: Partnership Opportunity – Simcoe County District School Board	Motion # C170913-18
Roll #:		R.M.S. File #:

Recommendation(s):	Requires Action <input checked="" type="checkbox"/>	For Information Only <input type="checkbox"/>
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It is recommended:

1. That Report No. OCS 2017-28 be received and adopted;
2. That Staff be authorized to enter into discussions with the Simcoe County District School Board regarding facility partnership opportunities as set out in Report OCS2017-28;
3. That staff report back to Council on the progress of discussions.

Background:

The Township's Strategic Facility Plan completed in 2010 provides a guiding framework for the provision of Community Service Facilities. The plan reinforces the importance of community partnerships and provides specific recommendations for the provision of facilities which are integrated into the Township's long term business planning.

The approved 2017 capital budget includes funding of \$50,000 to commence Master Planning for a new Community Centre in the Township to be located within the Horseshoe Valley Corridor.

To this end, Township staff maintain regular dialogue with local school boards to discuss short and long-term community needs and planning objectives, to share information on capital plans and to review opportunities for synergies and opportunities for partnerships.

In late 2016, staff became aware of the Simcoe County District School Board's accommodation pressures, which are being fueled by accelerated growth, changing community demographics, and aging infrastructure.

During the 2017 budget deliberations, Council received correspondence from John Dance, Superintendent of Facility Services for the Simcoe County District School Board which further articulated these pressures and extended an outreach for further dialogue on the exploration of partnership opportunities (Attachment #1).

Analysis:

Both the Township and Simcoe County District School Board encourage and recognize the importance of coordinated planning principles and partnerships. These shared principles are aligned and mirrored in respective guiding policy documents, and are further supported by the Provincial Strategy, *Community Hubs in Ontario: A Strategic Framework and Action Plan*.

Over the past several months staff have continued discussions with the Simcoe County District School Board. Discussions to this point have been exploratory in nature and have primarily focused on generalities regarding our respective organization's needs, potential scope of a facility partnership, location, and possible barriers.

In its last Capital Priorities Update, the Simcoe County District School Board approved an adjustment to their capital priority list resulting in the inclusion of a new Oro-Medonte elementary school in lieu of proceeding with an addition at W.R. Best Public School. This was the result of the Board's further review of residential development potential combined with current and forecasted accommodation pressures in all public elementary schools in the Township of Oro-Medonte and the Township of Springwater. A letter of support was provided to the School Board to support their business planning (Attachment #2).

As a result of past and projected growth and changes in local demographics, the board and Township are facing similar challenges and pressures in the provision of infrastructure and public services. These challenges are further compounded by the servicing requirements of rural communities. Due to this alignment of needs and the willingness for a mutually beneficial outcome, a unique opportunity exists for the Board and Township of Oro-Medonte to potentially arrive at a solution that would meet the needs of both organizations and optimize the benefits to the community as a whole.

Due to this unique opportunity, Township and Board staff are recommending formalizing these facility partnership discussions in order to provide greater transparency to the community as a whole and to ensure that the Ministry of Education is fully aware of the Township's and Board's commitment as they consider the Simcoe County District Schools Board's capital priority submission. It is the intent of staff to build on previous discussions by jointly examining opportunities and feasibility in greater detail, finalizing an appropriate location, and by participating in and applying the necessary resources required for applicable studies relating to design, infrastructure and planning matters. It is the expectation that Staff will update Council as more information becomes available.

Policies/Legislation:

- Township of Oro-Medonte Strategic Facility Plan
- Simcoe County District School Board Policy # 2345 – Community Planning and Partnerships
- Government of Ontario, *Community Hubs in Ontario: A Strategic Framework and Action Plan*.

Corporate Strategic Goals:

- Continuous Improvement & Fiscal Responsibility
- Balanced Growth
- Inclusive, Healthy Community

Consultations:

- Simcoe County District School Board
- Chief Administrative Officer
- Director, Development Services

Attachments:

Attachment #1 – Communication from Simcoe County District School Board dated January 24, 2017.

Attachment #2 – Letter of support for Simcoe County District School Board capital priorities submission.

Conclusion:


Recent population growth, changes in local demographics, evolving community needs and aging infrastructure have created pressures for both the Township and the Simcoe County District School Board to provide public infrastructure and services. Preliminary discussions on a potential facility partnership have demonstrated alignment in guiding directions, capital plans and potential timelines.

An opportunity exists to further discussions on the feasibility and structure of a collaborative relationship and endeavor. By formalizing the direction to proceed in further reviewing the opportunity for a new Oro-Medonte Elementary School / Community Recreation Centre, Township and Board staff can continue to explore this opportunity and report back to each respective organization and the community as a whole.

Respectfully submitted:



Shawn Binns, PBDM, MBA
Director, Operations and Community Services

SMT Approval / Comments:	C.A.O. Approval / Comments:
	



Mr. Shawn Binns
Director, Operations & Community Services
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, ON
L0L 2E0

January 24, 2017

Dear Mr. Binns,

Thank you for taking the opportunity to meet with our staff to discuss the Township of Oro-Medonte's long term planning as it pertains to the provision of community facilities and services for your residents.

As per the Simcoe County District School Board's Community Planning and Partnerships policy, cooperative and collaborative relationships between school boards and community organizations aligns with the Board's mission and vision and are part of the foundation of a strong, vibrant and sustainable publically funded education system. The board believes it is the responsibility of all levels of government to make the best use of public assets.

We continue to address facility and infrastructure pressures, as well as accommodation challenges due to continued growth and demographics shifts, at many of our schools in the Township of Oro-Medonte. As such, we welcome the opportunity to continue discussions with staff and council to determine if there are feasible and viable solutions that can mutually benefit the community as a whole while also meeting the needs of our respective organizations. Please do not hesitate to contact me in the event the Township of Oro-Medonte wishes to continue to explore this approach.

Sincerely,

A handwritten signature in black ink, appearing to read "John Dance", written over a white background.

John Dance
Superintendent of Facility Services
Simcoe County District School Board

Cc:

Harry Hughes
Derek Wittib
Peter Beacock
Janis Medysky
Andrew Keuken

Mayor, Township of Oro-Medonte
Manager of Planning, Township of Oro-Medonte
Chair, Simcoe County District School Board
Acting Director, Simcoe County District School Board
Manager of Planning, Simcoe County District School Board



Mr. Brian Jeffs
Superintendent of Business and Facility Services
Simcoe County District School Board
1170 Hwy. 26
Midhurst, ON
L0L1X0

August 18, 2017

Dear Mr. Jeffs,

Please accept this letter to support the Simcoe County District School Board's capital priority submission to address the accommodation needs of residents of the Township of Oro-Medonte.

Over the past number of years the Township has experienced significant growth and changes in local demographics which are creating additional pressures for public services. These pressures are compounded by the unique servicing requirements of rural communities and aging community infrastructure.

The Township of Oro-Medonte recognizes and supports the importance of the public education system to the make up, culture and social infrastructure required for a strong community. As such, we support long term planning that addresses both local and regional educational needs while also supporting the concept of complete communities.

The Township of Oro-Medonte completed a Strategic Facility Plan in 2010 and recently a Strategic Plan which supports cooperative and collaborative relationships for the provision of infrastructure and services. We echo the belief that it is the responsibility of all levels of government to make the best use of public assets; a concept mirrored by the Provincial strategy *Community Hubs in Ontario: A Strategic Framework and Action Plan* and the Board's *Community Planning and Partnerships Policy*. An opportunity currently exists to align infrastructure plans to achieve mutually beneficial outcomes, not only for our respective organizations, but for the community we serve. As you are aware, the Township is currently advancing a master planning process for the development of a new community recreation centre.

Preliminary discussions on the feasibility and viability of solutions to address our respective needs have been positive and gaining momentum. Provincial support of the Board's capital priority submission will enable the continuation of cooperative and collaborative discussion and opportunity assessment.

Sincerely,



Shawn Binns
Director, Operations and Community Services
Township of Oro-Medonte

Cc.

Peter Beacock

Chair, Simcoe County District School Board

John Dance

Associate Director, Simcoe County District School Board

Andrew Keuken

Manager of Planning, Enrolment and Community Use

Harry Hughes

Mayor, Township of Oro-Medonte

Robin Dunn

CAO, Township of Oro-Medonte

Andria Leigh

Director Development Services, Township of Oro-Medonte

Council Minutes – Wednesday, September 13, 2017.

- d) Report No. OCS2017-32, Shawn Binns, Director, Operations & Community Services re: Tender OCS2017-015, Fire Protection Water Storage Tank Installation, Small Crescent and Oro-Medonte Community Centre (Guthrie Arena) [to be distributed].

Motion No. C170913-17

Moved by Macpherson, Seconded by Crawford

Be it resolved

1. That Report No. OCS2017-32, Shawn Binns, Director, Operations & Community Services re: Tender OCS2017-015, Fire Protection Water Storage Tank Installation, Small Crescent and Oro-Medonte Community Centre (Guthrie Arena) be received and adopted.
2. That Tender Contract OCS2017-15 - Schedule B be awarded to Duivenvoorden Haulage for \$89,851 (including \$10,000 contingency) plus HST for the installation of fire protection water storage tanks at the Oro-Medonte Community Arena location.
3. That Tender Contract OCS2017-15 - Schedule A be awarded to Duivenvoorden Haulage for \$107,940 (including \$10,000 contingency) plus HST for the installation of fire protection water storage tanks at the Small Crescent location following the completion of a renewed agreement with business partners within the parameters previously approved by Council.
4. That the Director, Operations and Community Services be authorized to execute the appropriate agreements on behalf of the Township.
5. And that the bidders be thanked and notified under the Director, Operations and Community Services' signature.

Carried.

- e) Report No. OCS2017-28, Shawn Binns, Director, Operations & Community Services re: Partnership Opportunity – Simcoe County District School Board.

Motion No. C170913-18

Moved by Hough, Seconded by Jerney

Be it resolved

1. That Report No. OCS2017-28, Shawn Binns, Director, Operations & Community Services re: Partnership Opportunity – Simcoe County District School Board be received and adopted.
2. That staff be authorized to enter into discussions with the Simcoe County District School Board regarding facility partnership opportunities as set out in Report No. OCS2017-28.
3. And that staff report back to Council on the progress of discussions.

Carried.

Memorandum of Understanding ("MOU")

Between:

The Corporation of the Township of Oro-Medonte ("the Township")

and

Simcoe County District School Board ("the School Board")

- a. WHEREAS strategic priorities of the School Board include creating purposeful partnerships with the community and encouraging lifelong learning; and
- b. WHEREAS the School Board has received provincial funding to construct a 357 pupil place elementary school which will include an EarlyON centre in the Township of Oro-Medonte; and
- c. WHEREAS it is the mission of the Township Community Services Department to strengthen Community through programs, services, parks and facilities that promote healthy lifestyles, connect families and neighbours, recognize culture and heritage thereby enriching the quality of life in Oro-Medonte; and
- d. WHEREAS the Township's 2010 Strategic Facility Plan recommended pursuing a partnership with the school board to provide a full-size single gymnasium for the school and community; and
- e. WHEREAS the Township's Strategic Facility Plan also recommended that a new community centre be built in either the growing Craighurst community or further east along the Horseshoe Valley Road corridor to provide space suitable for floor based fitness/wellness programming, dance programs, junior sports programs, creative arts activities, and other programming for all ages, including older adults; and
- f. WHEREAS the Township and the School Board recognize the benefit of partnerships to effectively utilize public resources;
- g. WHEREAS each party acknowledges that they shall be responsible for their own costs to advance the partnership unless cost sharing is mutually agreed upon in writing;
- h. WHEREAS each Party acknowledges their full endorsement of the MOU, through the execution of this MOU to be bound by its terms and conditions, in order to maintain the integrity and accountability of this document to the collective and singular benefit of each Party; and
- i. WHEREAS each Party possesses a desire to encourage a long-lasting agreement between them, and as a model of co-operation;
- j. WHEREAS this MOU shall be in force and effect until a partnership agreement between the parties is executed or the MOU terminated in accordance with Section 4;
- k. NOW THEREFORE the Parties agree to work together to provide educational and community facilities as outlined in this MOU as follows:
 1. Appendix 1 of the MOU identifies considerations for the nature of a facility partnership agreement.
 2. The Parties agree to share information with each other to facilitate an efficient partnership.
 3. The Parties agree to work together in a co-operative approach and to make all reasonable efforts to resolve any substantive disputes arising from this MOU informally and amicably. Should any dispute arise that is not resolved within 30 days, then the

Parties will agree to have the Township make arrangements to facilitate resolution of the dispute through the retention of a mediator, acceptable to both Parties, whose fees shall be equally shared by both Parties, to a maximum of \$2,000 per party in any year. Further, the Parties agree that the balance of the terms of the MOU will continue in full force and effect pending the resolution of the dispute.

4. Either Party may terminate this MOU, upon provision of a minimum of 30-days written notice. All financial obligations will be met prior to termination. Each Party agrees that all relevant information/reports will be provided to the other in a timely fashion prior to the termination date to enable an orderly transition of any and all responsibilities under this MOU. It is recognized that some information/reports may not be immediately available upon completion or at the termination date but will be provided as soon as reasonably possible.
5. This MOU comes into effect on the date of signing by both Parties and continues in force and effect until December 31, 2019 and may be automatically extended annually for up to three (3) years upon written consent of both parties on the same terms and conditions contained herein.
6. Notwithstanding sections 4 and 5, this MOU may be reviewed at the request of either Party at any other time. Any amendments to this MOU shall be made only with the consent of both Parties and any such amendments shall be in writing.
7. Nothing in this MOU shall be construed so as to prevent either Party from performing their statutory or contractual obligations under any applicable legislation.

THIS MEMORANDUM OF UNDERSTANDING IS DATED THIS

THE CORPORATION OF THE TOWNSHIP OF ORO-MEDONTE

H. S. Hughes, Mayor

Karen Way, Clerk

SIMCOE COUNTY DISTRICT SCHOOL BOARD

Peter Beacock, Chair

Steve Blake, Director of Education

Appendix 1

Facility Partnership Considerations

Elements	Considerations
Location	Horseshoe Valley corridor
Elementary School	Single gym, classrooms, learning commons, staff rooms, ancillary space
EarlyON	Child and family services
Community Facility	Expanded gym, multipurpose room, arts and culture space, washrooms , joint use of space
Tenure	Joint ownership, tenants in common, separately owned parcels, School Board lease from Township, Township lease from School Board
Parking Area	Dedicated, joint use
Play Area	School Board play area, joint use outdoor space
Undeveloped Area	Naturalized area, future development
Construction Lead	School Board
Scheduling	Exclusive Township use of community facility, School Board school hour use of community facility, evenings, weekends, summer, march break, statutory holidays, facility shut downs
Access and Security	Secure elementary school premises from defined community facilities/joint use spaces
Utilities	Separately metered, proportionate share based on area and usage
Capital Renewal	Annual contributions, as needed, proportionate share
Maintenance	School Board staff, proportionate share
Grounds Maintenance	Township staff, School Board contract, proportionate share
Custodial Care	School Board staff, proportionate share
Equipment	Shared responsibility, separate equipment and storage
Administration	Committees, trusts,
Capital Improvements	Additions and major renovations, proportionate share based on area and usage

Final Report: Community Engagement Program

For the Proposed Horseshoe Valley Community Centre

Township of Oro-Medonte

Prepared by:
The RETHINK GROUP
Leisure Services Planning and Management

September 2018



Introduction

In 2010, the Strategic Facility Plan was completed. Two of the goals of the Plan were to:

- provide an attainable approach/strategy to provide recreation, arts and culture facilities (including libraries) over the next 20 years in the Township.
- determine if it is acceptable and feasible to combine *some* of the needed indoor and outdoor facilities into one or more community centres, thus creating high-profile focal points for recreation, culture and arts activities in various parts of the Township.

The plan reviewed and considered:

- population growth and demographic shifts,
- recreation and leisure trends,
- partnership opportunities and development plans in neighbouring communities,
- current and future needs, and
- condition of buildings and investment required.

The Plan also provided a strategy for the management of facilities to meet the current and changing needs of the community.

Key activities/research and community engagement:

- inventory and analysis of facilities (quantity, location, use and condition);
- building condition assessments;
- park, open space and facility mapping and high-level analysis;
- examination of the leisure delivery system (within the Township and in the region);
- discussions with neighbouring communities and inventory research;
- age-specific population projections to 2031;
- consultation with user groups and other stakeholders, as well as the broader community;
- community profile research and analysis, including anticipated population growth and change;
- leisure trend analysis;
- projection of facility needs;
- affordability research;
- arena/multi-use facility feasibility research;
- investigation of partnership opportunities, including funding;
- findings and conclusions;
- facility-specific strategies; and
- a Township-wide provision strategy.

The following planning and provision principles were recommended:

1. Use the benefits of parks, recreation, culture and the arts as the foundation of the Plan.
2. Support the concept of “Communities within a Community”.
3. Base service delivery on a 3-tiered hierarchy of parks and facilities (Township, community, neighbourhood).
4. Cluster facilities (recognizing the geography of the Township).
5. Locate for visibility and prominence.
6. Gradually lessen the dependence on surrounding communities.
7. Complement rather than compete.

8. Continue to evolve partnerships.
9. Optimize facility use.
10. Ensure physical accessibility.
11. Be environmentally responsible.
12. Be fiscally responsible.

Recent Developments

Over the past couple of years, the Township and the Simcoe County District School Board have been exploring the possibility of a joint venture for a new elementary school and community centre to be located in the Horseshoe Valley/Craighurst area. After examination of several sites, a 20-acre Township-owned property east of the intersection of Horseshoe Valley Road and Line 4 North (known as 739 Horseshoe Valley Road) has been identified as the preferred site. It is adjacent to Horseshoe Valley Memorial Park, Fire Station #3 Headquarters, the Nurse Practitioner Clinic and the OPP satellite office. This will create a desirable hub of community facilities. Various technical investigations of the site are underway and should be completed by in the fall of 2018. See Figure 1 on page 3.

The municipal contribution to the school facility may result in a larger, enhanced gymnasium (5-6,000 square feet) and a mid-size (3-4,000 square foot) multipurpose room to support community programming. Outdoor and other indoor facilities may be included in Phase One and/or future phases.

The intent of the current community engagement program is to examine if the principles and directions embodied in the Strategic Facility Plan remain relevant, especially as they relate to the proposed community centre in this part of the Township and a partnership with the school board – both of which were recommended in the Plan.

For the current engagement program, the following techniques were employed to solicit input from the community:

- Township-wide household survey
- Community Forum
- Feedback via Facebook

The results from each input technique are reported below. In the final section of the report, the results are integrated, and conclusions presented. Implications are discussed for the continued planning of the joint venture with the School Board and the community centre portion of the facility, as well as the available outdoor space associated with the site and adjacent lands.

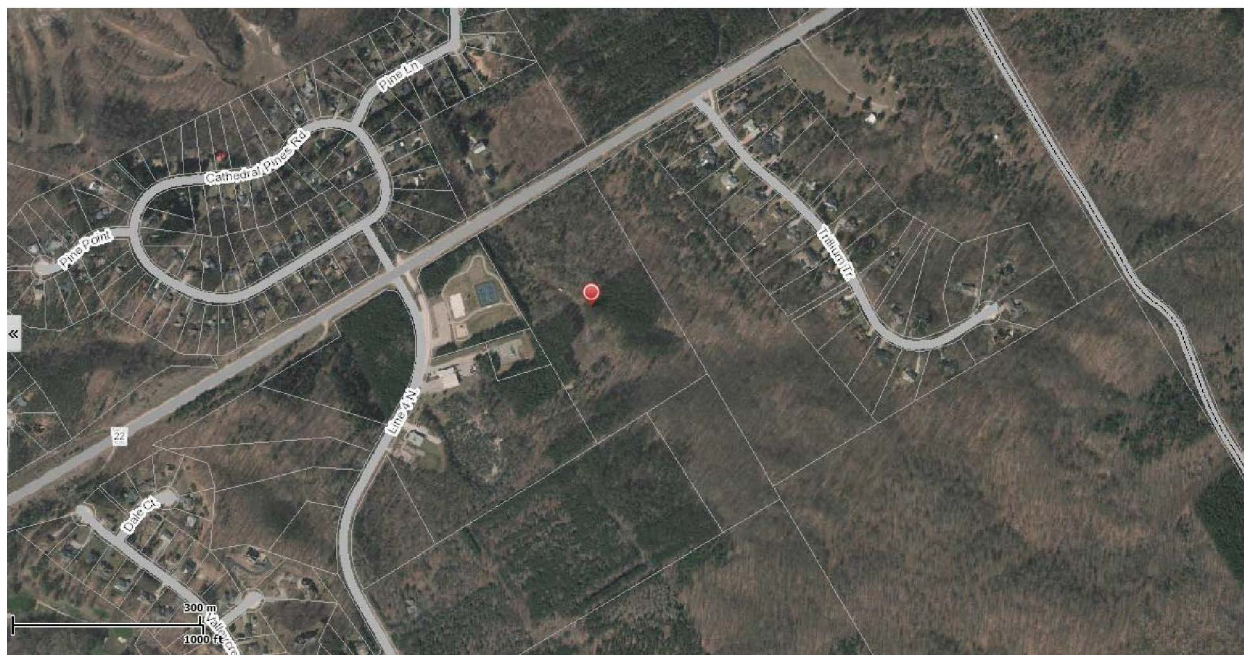


Figure 1: Proposed site of the elementary school and community centre

Household Survey: Proposed Horseshoe Valley Community Centre

Introduction

The purpose of the survey was to sample opinion from Township residents about the proposed joint venture between the Simcoe County District School Board and the Township of Oro-Medonte. The household survey was administered on-line; therefore, it is not a random sample. The survey was open for 22 days from August 15 to September 5, 2018. It was promoted at community events and recreation programs, via social media and at the Community Forum. The following are a few characteristics of the sample:

- 469 responses to the survey, representing just over 1,066 people (based on reported household size).
- the sample was over-representative of young families (children and youth age 0-14 and adults age 20-44). The survey sample under-represented adults age 45+.
- two thirds of respondents were female, reporting for their household.

The results are summarized below, with some interpretation provided.

Level of Interest in the Proposed Facilities and Enhancements

Interest in the facilities that are proposed to enhance the elementary school were well and similarly supported. By a small margin, support for the mid-size multipurpose program room was highest.

Full-size gymnasium	Very Positive response (weighted score of 3.45/5.0) 16% somewhat interested; 22% interested; 23% very interested; 29% extremely interested; 10% not interested
Modifications to enhance the gymnasium	Very Positive response (weighted score of 3.35/5.0) 16% somewhat interested; 24% interested; 22% very interested; 26% extremely interested; 12% not interested
Mid-size multipurpose program room	Very Positive response (weighted score of 3.59/5.0) 12% somewhat interested; 24% interested; 26% very interested; 30% extremely interested; 7% not interested

Types of Activities of Interest to Households that Could be Accommodated in the Gymnasium

Through reported interest in uses and programming themes, strong support was indicated for the proposed enhancements to the gymnasium. Note that traditional gym sports are not at the top of the list. Also note the very strong support for group fitness, as well as adult and older adult programming. The response to potential uses and programming suggests that, although adult use may be strongest, the facility should be well used by all ages.

Highest Responses – percentage of households interested in each activity (rounded):

1. group fitness activities	78%
2. adult and older adult programming	59%
3. performances/shows/assemblies/events	55%
4. public and educational assemblies, presentations and seminars	52%
5. social events	52%
6. dance programs and classes	51%
7. basketball	50%
8. volleyball	50%
9. day camp/PA days and youth programming	48%
10. summer child and youth programming	47%
11. arts programming and events	46%
12. health clinics and seminars	43%
13. trade and other shows/exhibitions	41%
14. floor hockey	40%
15. badminton	31%
16. Scouts/Guides and similar programming	33%
17. martial arts programming	30%
18. pickleball	26%

Types of Activities of Interest to Households that Could be Accommodated in the Multipurpose Program Room

As with the gymnasium, the response to potential uses and programming suggests that, although adult use may be strongest, the facility should be well used by all ages. Note the very strong support for group fitness. Also, note the strong support for culinary classes, which can only be accommodated if the proposed kitchenette is sufficiently enhanced.

Highest Responses – percentage of households interested in each activity (rounded):

1. group fitness activities	79%
2. adult and older adult programming	53%
3. culinary classes	53%
4. community meetings and forums	51%
5. summer child and youth programming	49%
6. public and educational assemblies, presentations and seminars	48%
7. social events	47%
8. day camp/PA day and youth programming	46%
9. art classes	45%
10. health clinics and lectures	44%
11. photography classes	38%
12. Scouts/Guides and similar programming	31%
13. card and board games	28%
14. pre-natal, post natal and pre-school programs	28%
15. Martial arts programming	28%
16. language classes	26%

Interest in Other Types of Indoor Facilities that Should be Considered in the Community Centre – Either Now or As a Future Phase

The very strong interest in a fitness gym, fitness equipment and lockers/showers/change rooms – which is in synch with very strong support for group fitness activities.

1. dedicated fitness gym and fitness equipment	76%
2. lockers, showers and change rooms	67%
3. indoor walking/running track/path	59%
4. larger kitchen to support social events and culinary programming	49%
5. more than one mid-sized multipurpose room	40%
6. small program/meeting room	30%

Although it was stated that this particular community centre is not of the scale to include an indoor swimming pool, that facility was the most mentioned 'other' facility to be considered, followed by a field house, squash and racquetball courts and a library.

Interest in Outdoor Facilities that Should be Considered for the 20-acre Site - Either Now or as a Future Phase

The top supported facilities are walking trails, a building to service activities in the park, a water play facility and a shade structure. All well-supported facilities are listed below.

1. walking trails and paths to access the entire site	74%
2. service building (washrooms, drinking fountain, storage)	73%
3. waterplay facility/splash pad	68%
4. shade structure	63%
5. children's playground	59%
6. sport fields (diamonds, rectangular fields)	57%
7. hard surfaced multipurpose play court (skating rink in winter)	56%
8. picnic area/pavilion	51%
9. sitting areas	45%
10. outdoor exercise circuit or gym	38%
11. community vegetable garden	38%
12. BMX/bicycle trail/pump track	32%
13. skateboard facility	22%
14. pickleball courts	18%

The following additional outdoor facilities were noted in the 'write-in' responses:

- tennis courts (5)
- outdoor swimming pool (3)
- pollinator garden
- community greenhouse
- art-in-the-park
- amphitheatre
- outdoor track
- off-leash dog facility
- facility for box lacrosse and floor hockey
- turf area for ultimate frisbee
- sand volleyball courts
- equestrian facility
- large-enough parking lot to accommodate markets and community events like BBQ cook-offs, etc.
- sports dome

Degree of Support for Various Ways to Cover the Township's Capital Contribution to the Community Centre/School

The following degree of support was shown for various funding sources/approaches:

1. sell naming rights to the facility and individual components	51%
2. utilize municipal capital reserves	45%
3. sell a portion of the site to the School Board	43%
4. community fundraising	43%
5. development charges derived from residential development	38%
6. low interest loan (municipal debenture)	28%
7. divestment and reinvestment of surplus parkland	22%

Degree of Support for Investing Additional Municipal Money into Phase One of the Joint Venture to Optimize the Opportunity for a Quality Community Centre and Park

Response to this question indicated strong support for additional investment in Phase One of the facility with:

- 42% of respondents 'fully supported' additional investment, with 45% 'somewhat supporting'.
- Only 12% would not support additional investment.
- The uncertainty illustrated by the 45% of respondents who 'somewhat supported' additional investment may be influenced by the unknown about the amount of required additional investment and the impact on taxes.

Suggestions for Other Partnership Possibilities to Share in the Capital and Operating Costs Associated with the Indoor and Outdoor Facilities and Programming Costs

The suggestions sorted into three dozen categories. The top categories and groupings of categories are noted below in ranked order:

- corporate donations, especially by local resorts/residential developments and Burls Creek Event Centre
- rent space to third parties (to offer programs and events)
- senior government grants, Trillium Foundation, other foundations, lottery funds
- a joint venture with the YMCA to offer programming (focus on wellness and childcare)
- partner with interested business, health clinics, wellness groups – to provide complementary services
- pay-as-you-use, program fees, admission fees, membership fees
- naming rights (corporate and family)
- community fundraising (residents and business)
- contributions from local sports groups who would benefit the most
- Barrie or Orillia public library branch
- national and provincial sport governing bodies
- developers
- install solar panels

Characteristics of Respondents and Households

Gender (of the respondent replying for their household)

- Male 29%
- Female 68%
- Preferred not to say 3%

Age Profile of the Household

463 of 469 respondents answered the age question, which also asked about the number of people in each age group living in the household. In total, just over 1,066 people are represented by the survey. The age breakdown/household composition represented by the survey is as follows (note the percentage comparison to the 2016 census):

Age Group	Number (%)	Comparison to 2016 Census
Age 0-4	143 (13.3%)	4.2%
Age 5-9	129 (12.1%)	5.2%
Age 10-14	94 (8.8%)	5.8%
Age 15-19	53 (5.0%)	6.1%
Age 20-34	145 (13.6%)	9.2%
Age 35-44	186 (17.5%)	11.3%
Age 45-54	124 (11.6%)	16.7%
Age 55-64	99 (9.3%)	17.9%
Age 65-74	66 (6.2%)	12.2%
Age 75+	27 (2.5%)	8.2%

The survey sample over-represented young families (children age 0-14 and adults age 20-44), while under-representing adults age 45+.

Household Size (number of members)

1 person	2.6%
2 people	28.1%
3 people	21.0%
4 people	32.2%
5 people	10.7%
6 people	4.1%
7 or more people	1.3%

The above average household size reinforces the predominance of family households responding to the survey. It also underscores the strong support for the community centre and park by households with children and youth.

Household Income

Under \$20,000	0.7%
\$20,000-\$39,999	1.8%
\$40,000-59,999	7.8%
\$60,000-\$79,999	9.4%
\$80,000-\$99,999	16.9%
\$100,000 and over	63.5%

Affiliations

216 of 469 respondents replied that they and/or a member of their household are affiliated with a community-based organization. Examples included (not in ranked order):

- resident/homeowner associations,
- sports clubs,
- recreation groups,
- horticultural/gardener organizations,
- sororities,
- gun clubs,

- service clubs,
- Guides/Scouts,
- natural heritage organizations,
- agricultural society/fair,
- cycling groups,
- YMCA,
- church groups,
- arts groups,
- fitness/wellness groups,
- Accessibility Advisory Committee,
- equestrian groups,
- historical groups,
- community hall organizations,
- dance groups,
- Sports Hall of Fame,
- a hospice volunteer,
- canoe club,
- book club,
- bridge club,
- volunteer firefighter and
- a dragon boat participant.

Residence Location

Half of the responding households are located in the Horseshoe/Sugarbush area. The remaining responding households are located as follows:

▪ Oro-Station area	10.1%
▪ Craighurst area	7.8%
▪ Moonstone area	7.6%
▪ Hawkstone area	6.9%
▪ Shanty Bay area	5.0%
▪ Edgar/Rugby area	4.1%
▪ Warminster area	3.9%
▪ Bass Lake area	2.8%
▪ Carthew Bay/Lakeshore area	1.6%
▪ Vasey area	0.23%

The Community Forum

Introduction

All known groups and associations that would likely have an interest in the discussion about the proposed community centre were invited to the Forum, and the session was widely advertised. Everyone was welcome to join the conversation. 80 people attended and were organized into 13 discussion groups of 4-8 people per table.

Results

Topic One: Thoughts About the Proposed Facilities to Which the Community Would Have Access

Larger, Enhanced Gymnasium

The gymnasium would be about double the size of a typical elementary school gymnasium (in the order of 5-6,000 square feet). Enhancements could include: a portable stage, improved acoustics and sound system, adapted lighting and a durable sprung floor to support a wide variety of activities.

98% of participants liked the idea of a larger, enhanced gymnasium.

Three quarters of attendees thought that at least one member of their household would make use of the gymnasium.

When asked about the times of the day that the gym might be used by members of their household, the largest number (84%) indicated weekends, but anticipated utilization was also high for weekday daytime (69%) and evenings (81%).

Anticipated types of uses included (not in ranked order):

- gym sports, including drop-in sports (youth and adults) – basketball, badminton, volleyball, beach volleyball, pickleball, ping pong, tennis, floor hockey
- floor-based fitness/wellness/exercise activities/spin classes/Yoga/Zoomba/Tai chi/Pilates
- martial arts/Taekwondo
- gymnastics
- rock climbing (wall)
- performing arts/community theatre
- community events
- craft shows
- art/craft activities/pottery/stained glass/knitting/quilting
- painting classes
- book club meeting space
- dance
- music programming
- older adult classes/programming
- archery
- youth programming/youth centre/summer camp/day camp/before and after school programs/Scouts/Cubs
- golf practice (utilizing a net)
- parties/socials
- cards
- bingo
- seasonal programming

The following items were suggested for further enhancement of the gymnasium facility:

- full kitchen
- elevated running/walking track
- storage space
- permanent stage/storage under
- retractable bleachers
- dividable wall
- golf net

Multipurpose Program Room

What is anticipated is a space with a medium-height ceiling, possibly dividable, with a kitchenette and water source - and in the order of 3,000-4,000 square feet.

98% of participants liked the idea of this type of facility and most (89%) thought that at least one member of their household would make use of it.

When asked about the times of the day that the MPR might be used by members of their household, 63% indicated weekday evenings, but anticipated utilization was also fairly high for weekday daytime (48%) and weekends (48%).

When asked if a larger kitchen should be included to support functions in the building and culinary classes, 88% agreed.

Anticipated types of uses included (not in ranked order):

- floor-based fitness/wellness/exercise activities/spin classes/Yoga/Zumba
- educational programs/classes/lecture series/speakers/language classes
- community meetings/events
- social events/birthday parties/bridal showers/anniversaries/Buck and Does/weddings/celebration of life/reunions/luncheons
- card and board games
- ping pong
- child and youth programming/day camp programs/ youth centre/Scouts/Guides/Brownies
- older adult programming/dedicated older adult space
- floor sports – non-specific
- performances/plays
- drama classes
- arts programming
- recreation programming – non-specific
- martial arts
- darts
- billiards/snooker
- farmers market
- craft and Christmas fairs
- culinary classes
- religious events

In addition, the following comments, suggestions and questions were noted by table:

Table 1

- Leave space to build up – 2nd floor multipurpose for expansion

Table 3

- Workout room – 3rd party franchise
- Phase in larger kitchen – rewire, etc. in advance during construction of Phase I

Table 4

- Concerned about cost of enhanced kitchen
- Ensure facility will accommodate expansion
- Youth need to be engaged, so volunteering does not fall to older generation - promote as a way to earn community volunteering hours
- Daytime classes should be scheduled around school programming hours
- Need to ensure adequate parking and traffic flow in and out of the facility

Table 6

- Facility will be used the most by people in the immediate area.

Table 7

- Cost-oriented - price point matters
- Provide sound-proof dividers in larger room – or provide smaller rooms – so each component can be used at the same time for multiple programming
- Facilities will be used beyond local community due to inadequate facilities elsewhere

Table 9

- Horseshoe Valley residents have to drive 15-20 minutes to the nearest gym
- Kitchen yes, but not for culinary classes
- Can use the banquet hall at the arena for larger events

Table 10

- Divide the gym into two sections/uses
- Will there be conflict with school use?

Table 12

- Acoustics – consider aging population and special needs residents
- Respite program – support dementia patients and adapt space for usage

Table 13

- What conflicts will there be with school use?
- Will there be rentals?
- Will the community be able to support this facility?
- What cost to install upgrades?
- Will the community support the use of the facilities?

Table 14

- Want clarification re: access
- The building should be designed to allow expansion
- Things that will support our kids
- Take advantage of nature

Table 15

- Start larger
- Parking concerns
- Accessibility
- Consider seasonal residents and demographics

Topic Two: Suggestions for Additional Indoor and Outdoor Facilities – Either as Part of Phase One or Later Phases of the Community Centre and Park Development

Indoor Facilities

The following types of indoor facilities and features were suggested (results integrated from all tables). The two most strongly supported facilities are a dedicated fitness facility and a branch library.

- dedicated fitness facility – weights and aerobic (10/13 tables)
- library (8/13 tables)
- working kitchen (4/13 tables)
- climbing wall (4/13 tables)
- indoor play space for kids/youth centre/kids club//indoor playground (4/13 tables)
- running/walking track (3/13 tables)
- computer room/area (3/13 tables)
- art/crafts room (3/13 tables)
- music room (2/13 tables)
- racquet sport courts (2/13 tables)
- meeting room (2/13 tables)
- Early Years Centre/before and after school day care centre (2/13 tables)
- indoor swimming pool (2/13 tables)
- changing facilities
- large foyer
- rental office space
- restaurant franchise
- indoor sports facility (non-specific)
- arena
- woodworking facility
- staff space
- café
- first aid facility

- bleachers for gym
- storage under stage
- WiFi throughout
- outside access to washrooms
- integrate community centre into adjacent park
- should be two stories

Outdoor Facilities

The following types of facilities and features were suggested (results integrated from all tables). The most strongly supported facilities are walking trails, a water play facility, sports fields, bicycle facilities, a skateboard facility and a community garden.

- walking trail/cross-country ski trail (13/13 tables)
- splash pad/children's waterplay facility (10/13 tables)
- ball diamonds (10/13 tables)
- bicycle facilities (trail, BMX, pump track), including bicycle repair station (8/13 tables)
- soccer fields (8/13 tables)
- skateboard facility, skateboard track (7/13 tables)
- community garden (6/13 tables)
- running track (5/13 tables)
- children's playground (4/13 tables)
- pickleball courts (4/13 tables)
- maintain forest/protect trees/plan the park with nature in mind (3/13 tables)
- leash-free dog facility (3/13 tables)
- lawn bowling facility (3/13 tables)
- pavilion (3/13 tables)
- sand volleyball courts (3/13 tables)
- hard surface sport court (basketball, skating) (3/15 tables)
- artificial skating rink (2/13 tables)
- shuffleboard courts (2/13 tables)
- educational trail (2/13 tables)
- toboggan hill (2/13 tables)
- tennis courts (cover in winter) (2/13 tables)
- outdoor exercise gym (move from adjacent park) (2/13 tables)
- sitting areas (2/13 tables)
- outdoor swimming pool (2/13 tables)
- outdoor classroom (2/13 tables)
- lighting (2/13 tables)
- bocce courts (2/13 tables)
- access to adjacent park (2/13 tables)
- low ropes course
- sidewalks (edge of park and to school)
- bike lanes (edge of park)
- outdoor performance facility
- service building
- gaga ball
- ultimate frisbee
- frisbee golf
- snowshoeing area
- skating trail
- shade areas
- outdoor climbing wall
- picnic area
- farmers market
- camping facility
- archery range
- green space
- butterfly garden
- meditation garden
- pavement games (hop scotch)
- communication board
- safety concern about crossing busy roads to get to park
- fencing around facilities
- parking (adequate)
- video surveillance

Topic Three: Preference for Ways to Cover the Township's Contribution to the Cost of the Facility

Opinion varied by table and funding option, and there was some uncertainty and a request for more information and clarity about what would be involved and the implications of several of the options. Consequently, not every table recorded responses for every option and 'mixed feelings' and 'hesitation'

was occasionally noted. For some options, some participants felt it was not appropriate to comment. At each table, all participants were asked to 'vote' on each of the options. The numbers noted below represent the total of the individual responses for each option – and provide a *general indication of preference*.

1. municipal capital reserve (\$2.2 million already set aside)	72	(90%)
2. development charges funds derived from residential development	60	(75%)
3. sell naming rights to the building and individual components	60	(75%)
4. community fundraising	49	(61%)
5. sell a portion of the site to the School Board	44	(55%)
6. divestment and reinvestment of surplus parkland	37	(46%)
7. low interest municipal loan (debenture)	33	(41%)

It was asked how many participants would support **increased municipal investment in Phase One** to optimize the opportunity for a quality community centre and park. 72% (52/72) supported this. Two tables did not provide a number, and for a third table, the response was zero.

When asked how many would **support an increase in the tax base** for a more comprehensive facility, 30% (21/69) supported increasing taxes. One table did not record the number who agreed. Another table felt that the question was beyond their expertise.

Suggestions for raising capital funds included the following sources and means (note that some of the suggestions relate more to off-setting operating costs):

- sell right to School Board for outdoor facility/Sell lands to School Board except for the multipurpose room and gym
- provincial and federal grants/grants for green investment in the facility
- utilize the gas tax
- limited naming rights/sponsorship of benches, trees and bricks/service club naming rights/seek sponsorship for sport facilities
- fundraising events (raffle, golf and ball tournaments, benefit gala, Pink Floyd concert, Go Fund Me, in-kind services, donations, fundraising through schools, donations from famous people, auctions, donations from developers, local business sponsors)
- private-public partnership
- fitness drink bar
- advertising
- rental revenue/Early Years Centre could rent the facility/coffee shop
- license for rental pot store or grow-op
- OLG/casino
- HVR toll road
- sell off excess parkland
- decrease DCAs
- sale and lease of back land
- business partnerships
- School Board pays for the school and Township pays for the community components with no tax increase
- membership fees/user fees
- repurpose current expenditures to operate this facility since it won't be needed

In addition, the following comments, suggestions and questions were noted by table:

Table 1

- Divestment/reinvestment of surplus parkland – need more information – where and what properties and implications
- Re: support for investment – as long as no impact on taxes

Table 3

- Re: selling naming rights – concerns about too much input/influence from investors
- Re: low interest loan – concerns about mis-management and current debt load
- Re: development charges – as long as they are not raised as a result of this project
- Re: sale of portion of site – long-term lease may be better
- Would support investing more money if the finances were there

Table 4

- Re: community fundraising – large businesses already support the community through taxes
- Re: low interest loan – concern with increase in taxation to re-pay the loan
- Re: sale of portion of the site – whichever option (sale or lease) generates the most money without losing control
- Feeling that a community centre/school will ground the community
- Ideas: sponsorship through businesses, permit marketing signage, development charges, park/building dedication, user fees to help offset costs

Table 6

- Re: divestment/reinvestment of surplus parkland – concerns about eliminating existing parkland
- Re: sale of portion of the site – more information for shared use and/or options for future development – consider long-term lease to the School Board for shared use (each build independently)
- Re: investment of additional money – possibly minimal, but how much?
- Re: increase in tax base – more information on final plan – consideration to residents outside Horseshoe Valley community
- Are there other interested partners – YMCA?

Table 7

- Re: divestment/reinvestment of surplus parkland – depends on location of the parkland
- Re: sale of portion of the site – donate x 2 – don't lose the deal

Table 9

- Re: community fundraising – interest in not township-wide, so fundraising could be localized
- Re: divestment/reinvestment of surplus parkland – do not take away our current parks because there are so few
- Re: development charges – concerns that it might discourage developers if they feel they are too high
- Re: sale of portion of the site – support for sale of land for the building, not the trails (outdoor facilities)
- Re: increase in tax base – because of the increase in population, it won't be required – already have really high taxes

Table 10

- Majority at this table was not in favour of having the school and community centre at this location – is this the correct location for this facility?
- School should be in Craighurst and the recreation centre in HSV – wants pool

Table 12

- Re: divestment/reinvestment of surplus parkland – depending on who is buying and what they plan to do with it. Concerns about losing forests/trails/wildlife, traffic and development

Table 14

Group generally felt outside of their realm of ability to comment – not enough expertise and information

Table 15

- Re: community fundraising – who is in charge of the facility (School Board or Township?)
- Age group – how much longer in the area?
- Re: selling naming rights – already tapped out higher income families
- Re: low interest loan – if a need for more money, increase development charges
- Re: sale of land – lease, don't sell
- Parking – serious issue, especially in winter
- Re: the OPP and nurse practitioner facility – a lot of wasted space on those sites – what is happening?
- Fast-track the environmental testing – have it moving in this election period
- Is the timing too ambitious – development in 2019
- Timeline – when is the facility going to be running?
- What is happening with the roundabout? Will it impact the school?
- Is there going to be access to the facility off 4th Line Road?

Response Via Facebook

Some of comments focused on lack of trust in dealing with the Simcoe County District School Board, given past experiences. Shanty Bay School was cited as an example.

A number of people questioned the location of the facility on busy and hilly Horseshoe Valley Road at Line 4 North – especially in the winter driving conditions.

There were a couple of comments about including a library, and if one was included, would that risk the arrangement the Township has with the City of Barrie for access to their facilities by Township residents.

One person suggested that a secondary school is more in need than an elementary school.

There was a hope that an indoor pool could be included.

One person liked the idea of the joint venture with the School Board.

A number of people liked the possibility of a community facility located in the Horseshoe Valley area.

Conclusions

Based on the results of the household survey and Community Forum, there was very positive response to the endeavour and the facilities proposed to be available for community use.

Some concern was expressed at the Forum and via Facebook posts that the location of the facility could be an issue – citing perceived dangerous access from Horseshoe Valley Road, especially during the winter. Concern was also expressed that the location of the facility is on the opposite side of the County road from one of the residential areas, creating additional safety and access issues.

Another area of concern that was expressed by a few people via Facebook and indirectly at the Forum was whether the School Board can be trusted in a joint venture with the Municipality, given what was thought to have transpired with the joint venture associated with Shanty Bay elementary school. At the Forum, this concern was expressed via comments about whether the Township should sell or lease a portion of the site to the school board – citing concerns about long-term municipal control of and access to the ‘community’ portion of the facility.

Suggested Programs and Uses

A wide range of uses of the gymnasium and the multipurpose room (MPR) were suggested which are consistent with typical programming and utilization of these types of facilities. What was particularly evident from the suggested uses is the strong support for the proposed enhancements to the gymnasium to make it more than a sports facility.

From the survey, the top ten programs and uses suggested for the gymnasium were:

- group fitness activities 78%
- adult and older adult programming 59%
- performances, shows, assemblies and events 55%
- public and educational assemblies, presentation and seminars 52%
- social events 52%
- dance programs and classes 51%
- basketball 50%
- volleyball 50%
- day camp/PA days and youth programming 48%
- summer child and youth programming 47%

Because of the smaller sample size, the list from the Forum was not ranked. However, the range of suggested uses was similar to the survey response, with the following additions:

- rock climbing
- archery
- golf practice
- bingo
- cards
- meeting space

From the survey, the top ten suggested programs and uses of the MPR were:

- group fitness activities 79%
- adult and older adult programming 53%
- culinary classes 53%
- community meetings and forums 51%
- summer child and youth programming 49%
- public and educational assemblies, presentations and seminars 48%
- social events 47%
- day camp/PA day and youth programming 46%
- art classes 45%
- health clinics and lectures 44%

Because of the smaller sample size, the list from the Forum was not ranked. However, the range of suggested uses was similar to the survey response, with the following additions:

- card and board games
- ping pong
- performances and plays
- drama classes
- martial arts
- darts
- billiards/snooker
- farmers market
- craft and Christmas fairs

Other Facilities to Consider

Indoor Facilities

When asked via the survey about other indoor facilities that should be considered in Phase One of the community centre or a future phase, the following was the response (from the facility choices listed in the survey).

- dedicated fitness gym and fitness equipment 76%
- lockers, showers and change rooms 67%
- indoor walking/running track/path 59%
- larger kitchen to support social events and culinary programming 49%
- more than one mid-sized multipurpose room 40%
- small program/meeting room 30%

Leading the list of 'other' (write-in) suggestions was an indoor swimming pool, followed by a field house, squash/racquetball courts and a library.

From the Forum, the top five suggested additional indoor facilities were (at least 4 of 13 tables):

- dedicated fitness facility – weights and aerobic (10/13 tables)
- library (8/13 tables)
- working kitchen (4/13 tables)

- climbing wall (4/15 tables)
- indoor play space for kids/youth centre/kids club//indoor playground (4/13 tables)

Note the consistency re: the fitness gym and working kitchen. A walking/running track was mentioned at the Forum, just below the child and youth-oriented components - as were variations on the smaller program room. Some participants at the Forum suggested a library (not included in the list of facility choices in the survey).

Outdoor Facilities

At the Forum and via the household survey, opinion was asked about outdoor facilities to be considered for the 20-acre site of the proposed school and community centre (in Phase One or a future phase).

From the survey, the top ranked suggested outdoor facilities with at least 50% approval were:

- | | |
|--|-----|
| ▪ walking trails and paths to access the entire site | 74% |
| ▪ service building (washrooms, drinking fountain, storage) | 73% |
| ▪ waterplay facility/splash pad | 68% |
| ▪ shade structure | 63% |
| ▪ children's playground | 59% |
| ▪ sport fields (diamonds, rectangular fields) | 57% |
| ▪ hard surfaced multipurpose play court (skating rink in winter) | 56% |
| ▪ picnic area/pavilion | 51% |

Leading the list of 'other' (write-in) suggestions were tennis courts and an outdoor swimming pool.

At the Forum, the following were the top outdoor facilities suggested (at least 4/13 tables):

- walking trail/cross-country ski trail (13/13 tables)
- splash pad/children's waterplay facility (10/13 tables)
- ball diamonds (10/13 tables)
- bicycle facilities (trail, BMX, pump track), including bicycle repair station (8/13 tables)
- soccer fields (8/13 tables)
- skateboard facility/track (7/13 tables)
- community garden (6/13 tables)
- running track (5/13 tables)
- children's playground (4/13 tables)
- pickleball courts (4/13 tables)

Note the consistency in types of outdoor facilities suggested. At the Forum, a pavilion, a sport court and shaded areas were also mentioned, but lower down in the ranking. Pickleball courts, community gardens and a skateboard facility were noted in the survey, but lower down in the ranking.

Ways to Cover the Township’s Capital Contribution to the Community Centre/School

At the Community Forum and via the household survey, the same list of options was provided. Table 1 illustrates the relative consistency in the ranking of the top and bottom two options. The other three are in inverse order.

Table 1: Comparison of Opinion About funding Options

Funding Options	Survey		Forum	
	Rank	%	Rank	%
Sell naming rights to the facility and individual components	1	51%	2	75%
Utilize municipal capital reserves	2	45%	1	90%
Sell a portion of the site to the School Board	3	43%	5	55%
Community fundraising	4	43%	4	61%
Development charges derived from residential development	5	38%	3	75%
Low interest municipal loan	6	28%	7	41%
Divestment and reinvestment of surplus parkland	7	22%	6	46%

Support for Investing additional Municipal Money into Phase One of the Joint Venture to Optimize the Opportunity for a Quality Community Centre and Park

Via the survey, 42% of respondents ‘fully supported’ and 45% ‘somewhat supported’ the investment (total of 87%).

At the Forum, 72% supported increased investment. 30% supported an increase in taxes if necessary.

A Concern that Was Raised

Via Facebook comments and discussion at the Community Forum, concern was raised about the proposed location of the school/community centre – with access off a very busy County road and located across that busy road from some of the area residents. **Note:** At the time of the consultation, a traffic study was being completed.

Implications for the Proposed Community Centre and Outdoor Space

Indoor Uses and Facilities

Enhanced Gymnasium: The list of anticipated uses suggests that providing an enhanced gymnasium should be seriously considered and will provide excellent value. Highest demand for the indoor space is floor-based group fitness programs, as well as adult and older adult programming.