



Township of  
**Leeds and the  
Thousand Islands**

**The Corporation of the Town of**

**G NANOQUE**

## **SPECIAL JOINT COUNCIL MEETING AGENDA**

Held on April 9, 2019 at 6:00 PM

At Leeds & the Thousand Islands (TLTI) Council Chambers – 1233 Prince Street Stn. 1 – Upstairs

<b>1</b>	<b>Call Meeting to Order</b>
<b>2</b>	<b>Disclosure of Pecuniary Interest &amp; General Nature Thereof</b>
<b>3</b>	<b>Presentation(s)</b>
	1. Jon Hack, Sierra Planning - Joint Recreation Master Plan – Background Briefing
<b>4</b>	<b>Next Meeting – Tuesday, April 16, 2019</b>
<b>5</b>	<b>Adjournment</b>

# Joint Recreation MASTER PLAN

**Joint Council Session  
Background Briefing Pack**

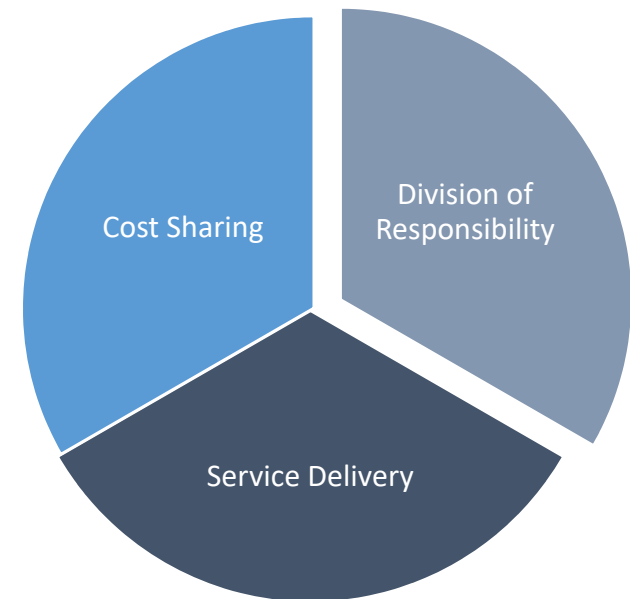
**09 April 2019**

# PURPOSE OF THE WORKING SESSION

- **An opportunity to speak directly with the consulting team as we prepare key directions for the Joint Recreation Master Plan**
- A strategic conversation where councillors and senior administrative staff of both municipalities can share views on:
  - Critical areas of focus for recreation planning and programming;
  - Joint planning principles and opportunities; and
  - Implementation and investment priorities.

## KEY AREAS FOR DISCUSSION

- Opportunities for cost-sharing
- Collaborative initiatives and service delivery responsibilities
- Potential new joint-recreation assets and location



# AGENDA FOR 07 FEB 2019

## 1. Introductions & Project Update

## 2. Key Thematic Issues

### Indoor Recreation

- Indoor Ice
- Aquatics
- Other Indoor Facilities (gym/field house, community halls)

### Outdoor Recreation

- Soccer Field Supply
- Parks Planning
- Trails Network
- Other Outdoor Facilities (ball diamonds, sport courts, waterfront)

### Service Delivery & Programming

## 3. Live Polling & Summary



# PROJECT UPDATE

# JOINT MASTER PLAN – PROJECT SCOPE

**Lou Jeffries  
Arena**



**Community  
Halls**



**Libraries  
(programming)**



**Sports Courts &  
Fields**



**Parks, Open  
Space & Trails**



**Marinas, Docks  
& Beaches**



**Programming  
& Events**



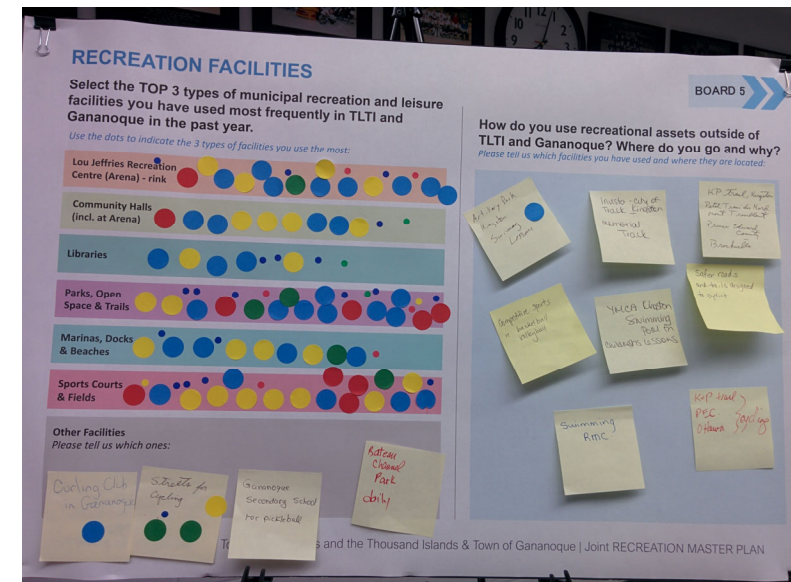
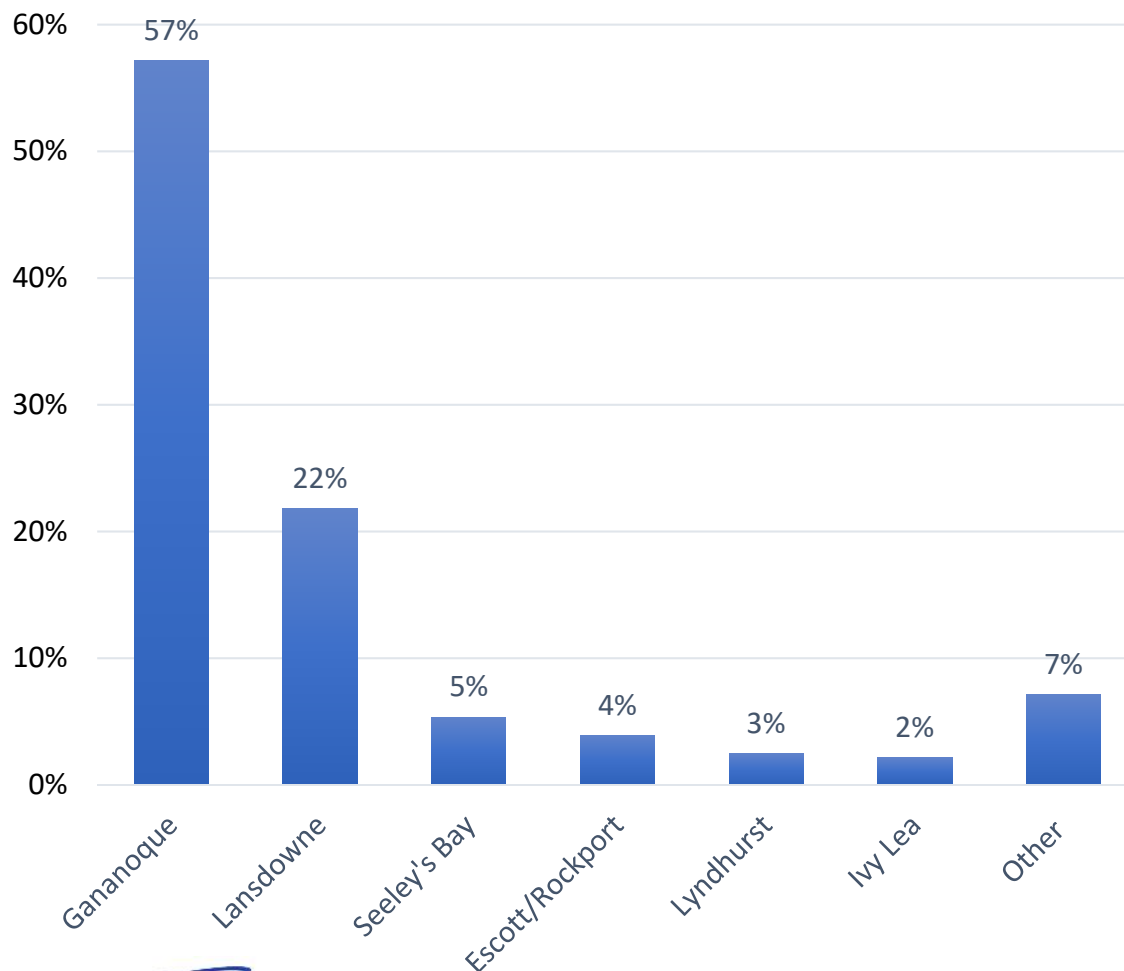
**Service  
Delivery**



# CONSULTATION TO-DATE

## PUBLIC ONLINE SURVEY

- 280+ responses: Good representation from all settlements



## COMMUNITY WORKSHOPS

- 06 & 13 June 2018 (47 attendees)

## USER GROUP CONSULTATION

- Online survey
- Facilitated workshops (Oct 2018)

## COUNCIL

- Update on 01 and 02 Oct 2018



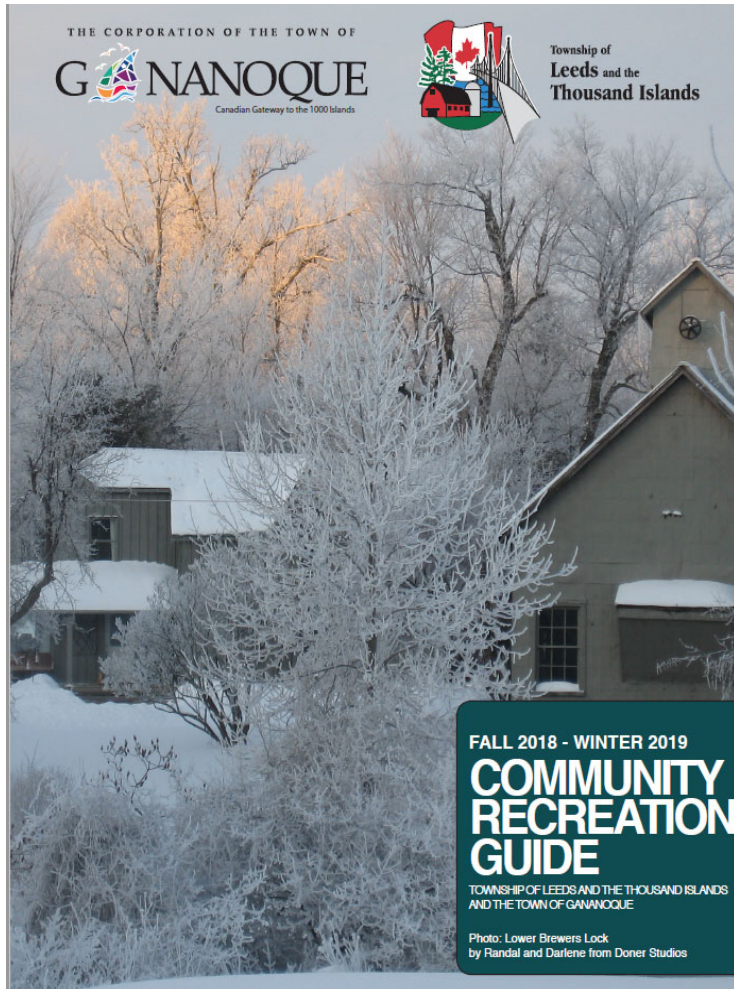
# THE REALITIES OF MUNICIPAL COLLABORATION & JOINT PLANNING FOR SERVICES



# BUILDING ON EXISTING COLLABORATION

## RECREATION: MARKETING AND PROGRAMMING

- Community Recreation Guide



## LOU JEFFRIES ARENA COST SHARING



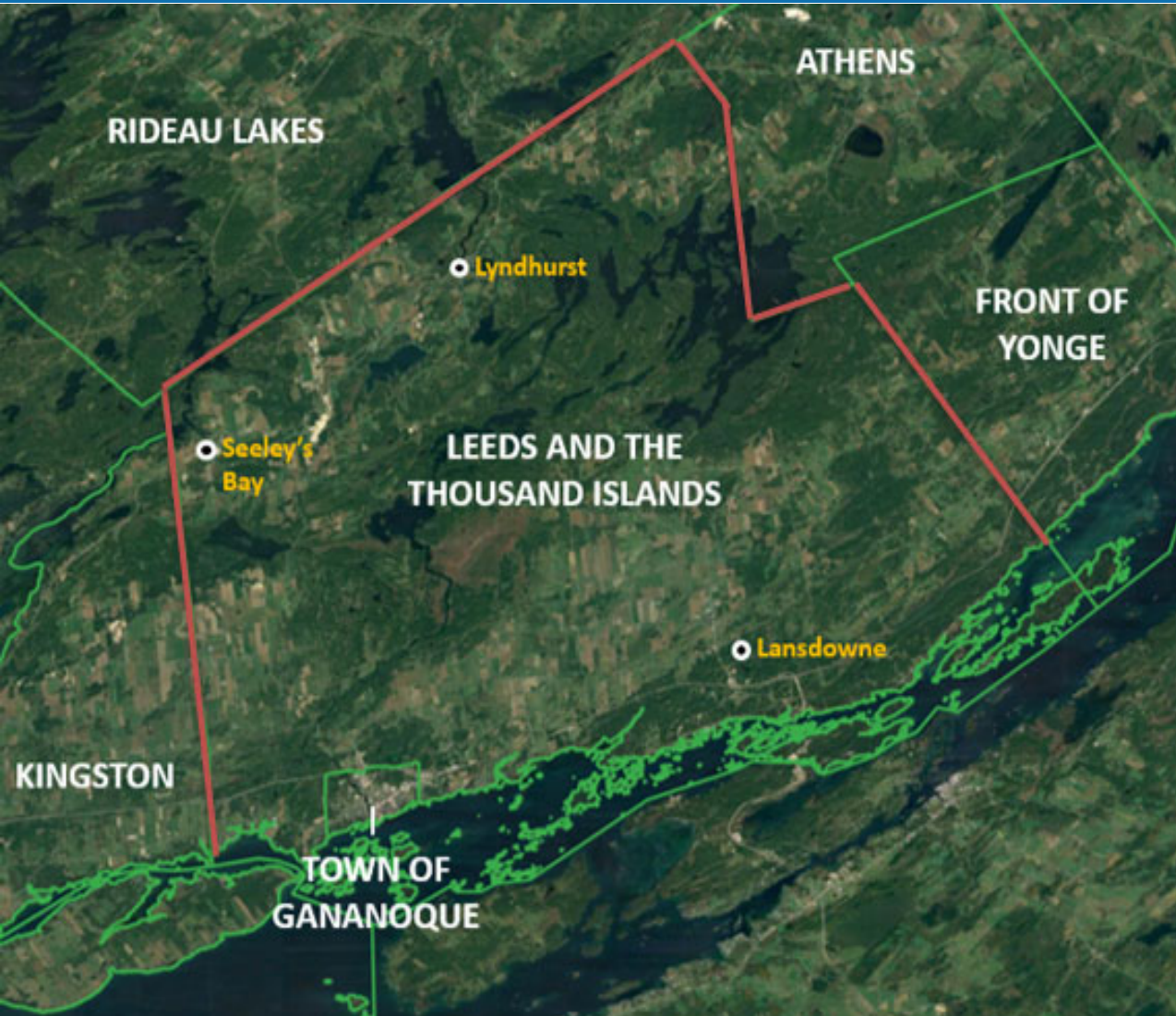
## ECONOMIC DEVELOPMENT & TOURISM INITIATIVES

- ‘Business Chronicles’ – Promoting local businesses through social media and websites

## JOINT RECREATION COMMITTEE

## MUNICIPAL COLLABORATION THROUGH PUBLIC WORKS DEPARTMENTS AND FIRE SERVICES

# DYNAMICS OF THE MASTER PLAN AREA



## POPULATION (CENSUS 2016)

- 14,624
  - TLTI: 9,465 (65% share)
  - Gan: 5,159 (35% share)
  - Population increase in Summer

## TOURISTS/VISITORS

\* Source: Gananoque 2018 Investment Profile

- 500,000 p.a. (70% June to Aug)
- 66% overnight

## POPULATION PROJECTION (AT 2029)

\* Source: Official Plan projections

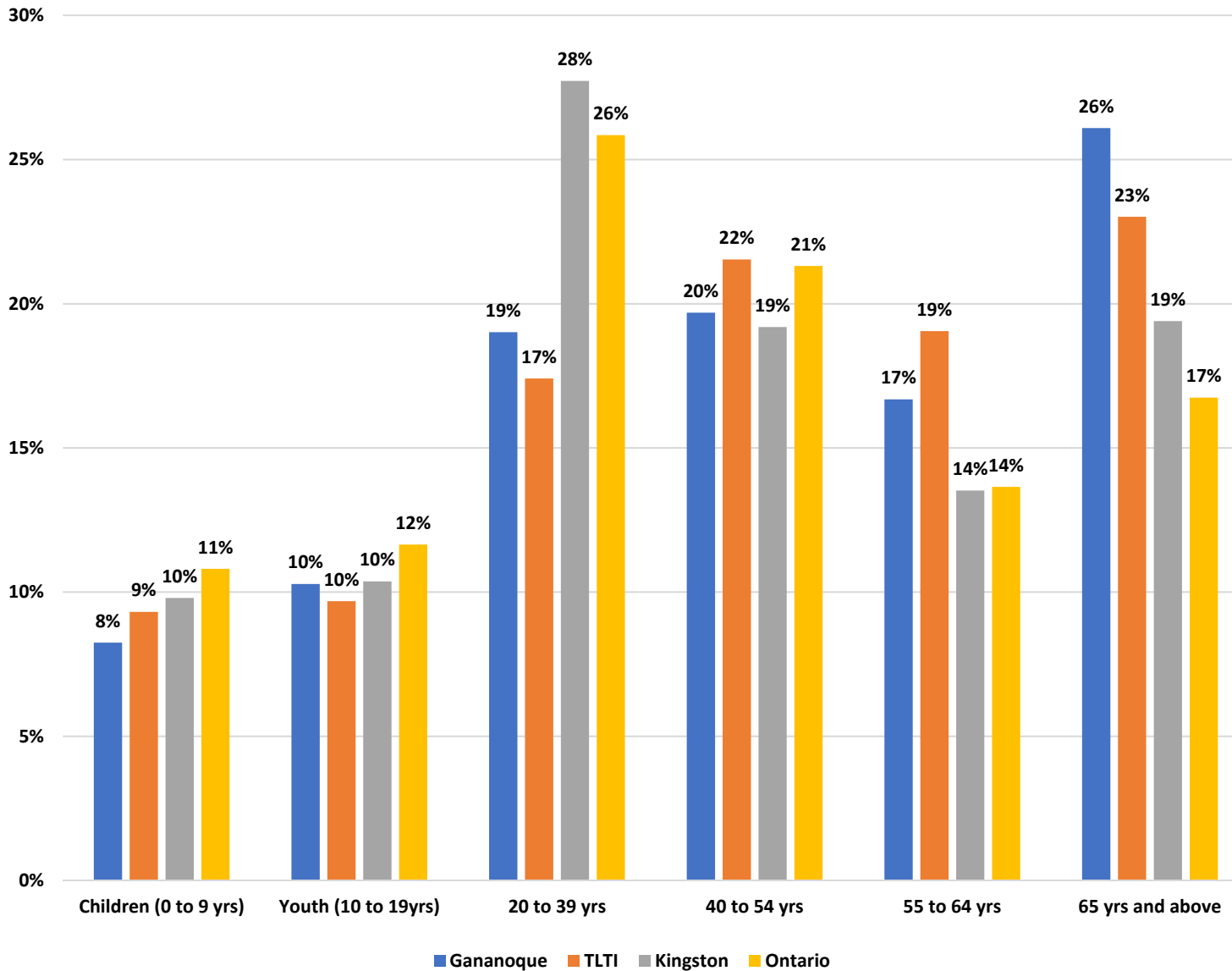
- 16,136 (10% increase)

## LOCATIONS FOR GROWTH

- Gananoque and Lansdowne (with municipal servicing)

# COMMUNITY PROFILE

## 2016 CENSUS



### AGE PROFILE

- **55 yrs+:** 43% TLTI; 42% Gan.
- Prevalence of older adults in waterfront and rural areas.

### INCOME PROFILE

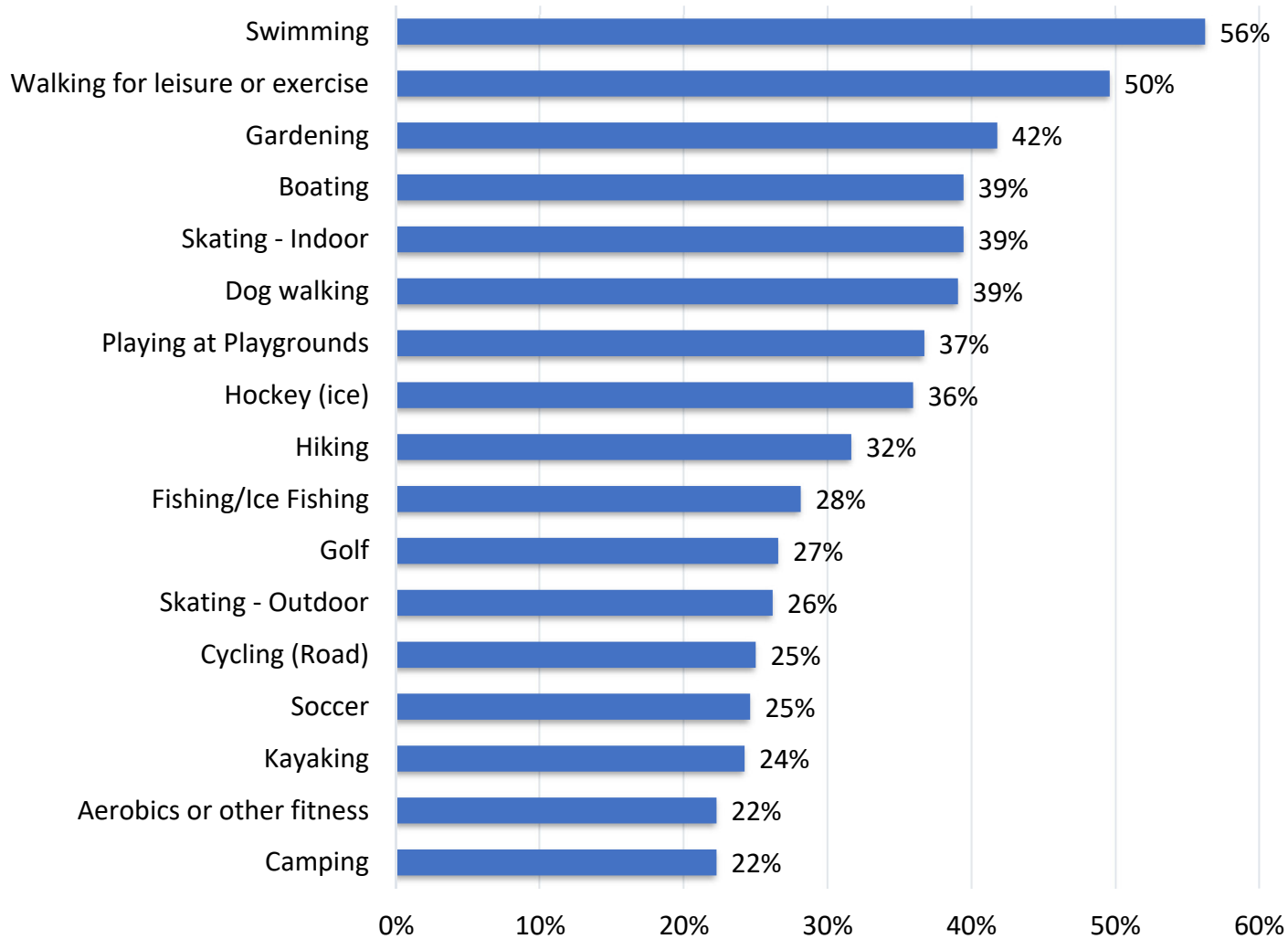
- **Average household income (after tax):**
  - TLTI: \$67,152
  - Gan: \$49,536
  - Ont: \$62,285
- **% residents under low income cut-off (after tax)**
  - TLTI: 2.10%
  - Gan: 5.50%
  - Ont: 9.80%

# COMMUNITY PROFILE

## MOST POPULAR RECREATION PURSUITS

### COMBINED PUBLIC SURVEY RESPONSE:

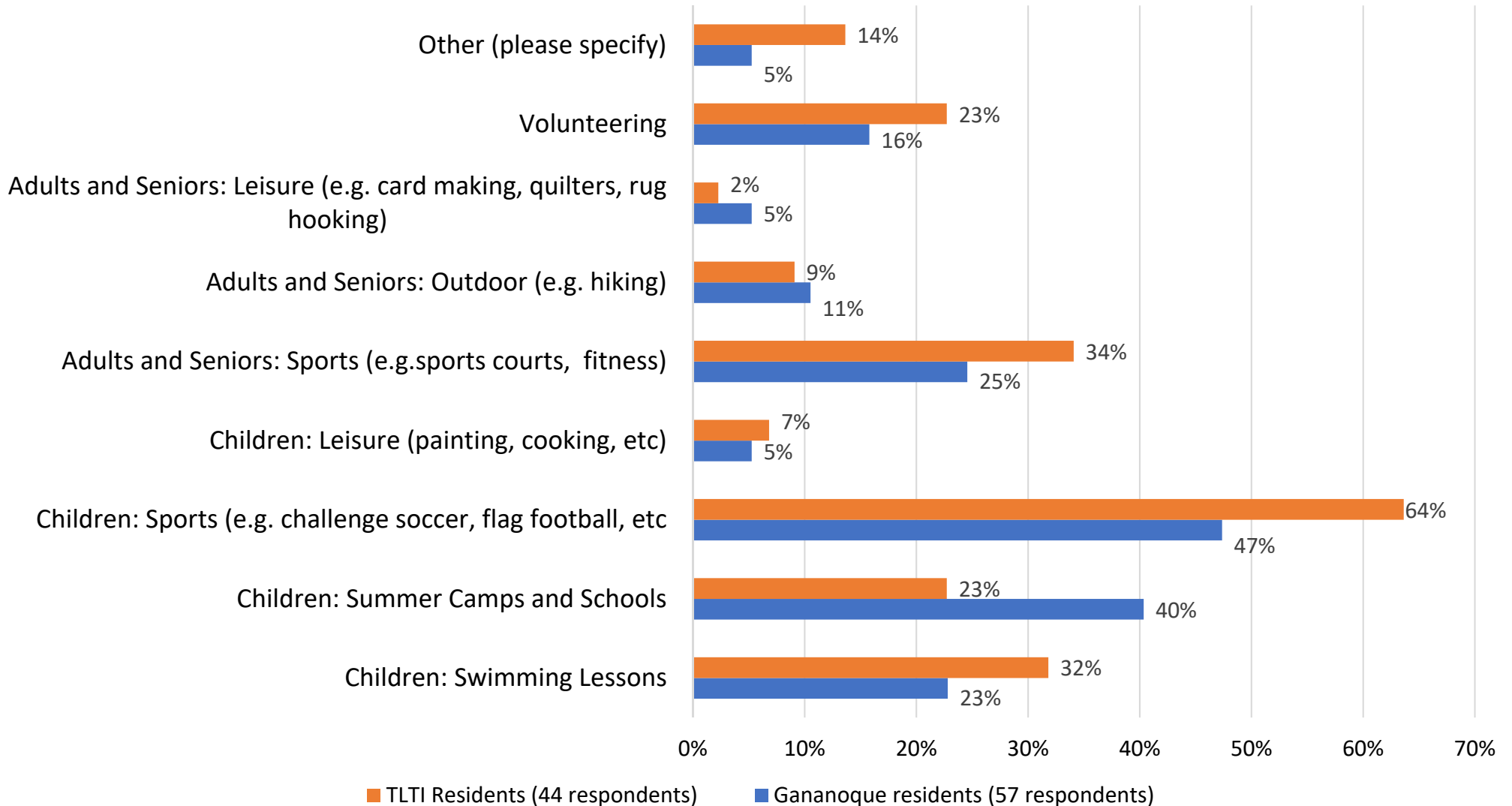
### TLTI & GAN RESULTS FOLLOWED SIMILAR PATTERN



# COMMUNITY PROFILE

## MOST POPULAR MUNICIPAL PROGRAMMING

### PUBLIC SURVEY RESPONSE



# COMMUNITY PROFILE

## RECREATION SPENDING & PRIORITIES

GANANOQUE		TLTI	
MUNICIPAL OPERATING EXPENDITURE ON RECREATION PER RESIDENT (2017)			
As declared on 2017 FIR			
▪	\$394 per resident	▪	\$127 per resident
With Arena operating costs split 50/50			
▪	\$350 per resident	▪	\$141 per resident
With Arena & Gan Marina operating costs removed			
▪	\$232 per resident	▪	\$118 per resident
PUBLIC SURVEY: TOP 3 PRIORITIES : INDOOR FACILITIES			
1.	Pool (Over half: 66%)	1.	Pool (Over half: 52%)
2.	Second Ice Pad	2.	Second Ice Pad
3.	Gymnasium / Fitness	3.	Gymnasium / Fitness
PUBLIC SURVEY: TOP 3 PRIORITIES: OUTDOOR FACILITIES			
1.	Outdoor Ice Rink	1.	Pool
2.	Trails	2.	Waterfront Rec – Various
3.	Waterfront Rec - Various	3.	Trails



# JOINT RECREATION THEMATIC ISSUES: INDOOR SPORTS FACILITIES

# INDOOR ICE REQUIREMENTS IN PLAN PERIOD

## LOU JEFFRIES ARENA – OPERATIONAL CONTEXT

### ARENA ICE – KEY OPERATING STATISTICS

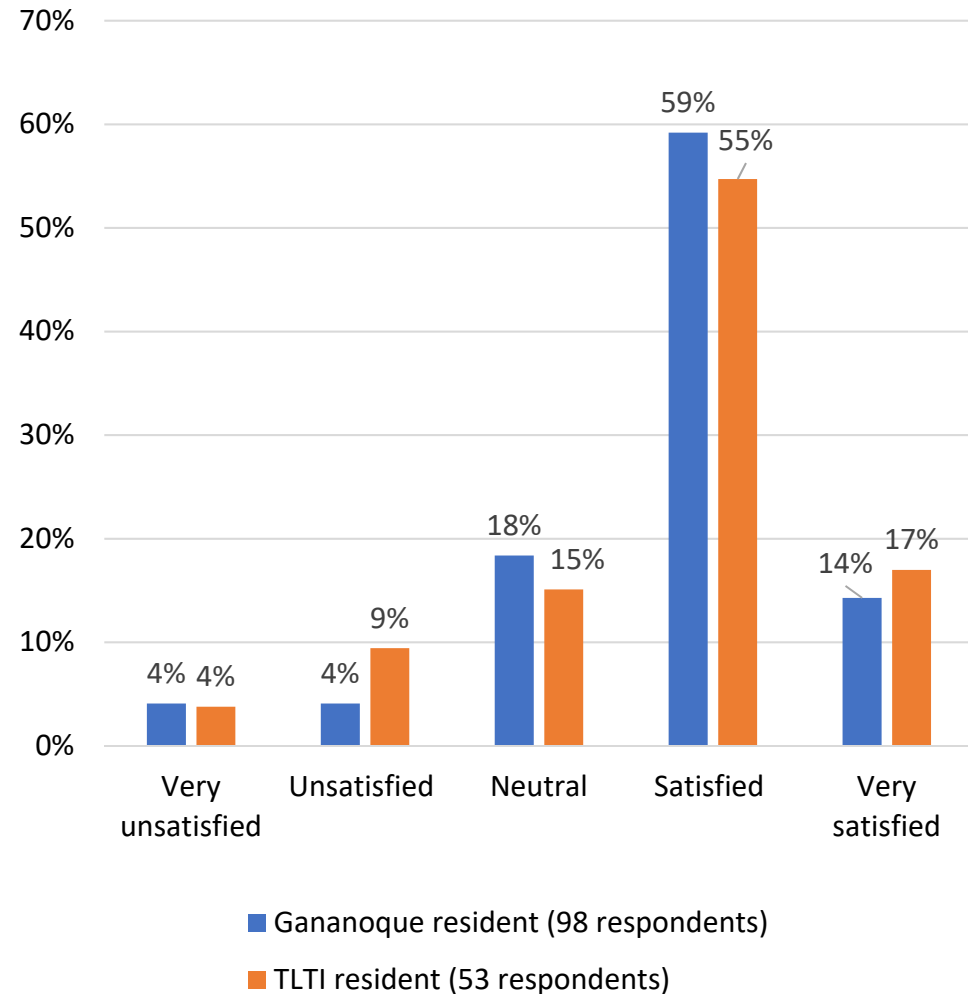
- **Ice User Groups:** More registered participants from TLTI than from Gananoque.

Extract from 2018 Arena Cost Sharing Agreement

Ice User Group	Gananoque Residents	TLTI Residents	Residents (Other)	Total Residents
Registered Participants (ice only)	159	256	77	492
% of users	32%	52%	16%	100%

- **High Prime-Time Utilization: 85%**
- **Net Operating Cost (2018): -\$181,655**
- **Maintenance:** Building condition assessment to be undertaken in 2019

### PUBLIC SURVEY – ARENA SATISFACTION





# INDOOR ICE REQUIREMENTS IN PLAN PERIOD

## A SUB-REGIONAL LENS ON SUPPLY

Indoor ice within 60 minute drive time of all residents (exc. Kingston)



### LOCAL LENS

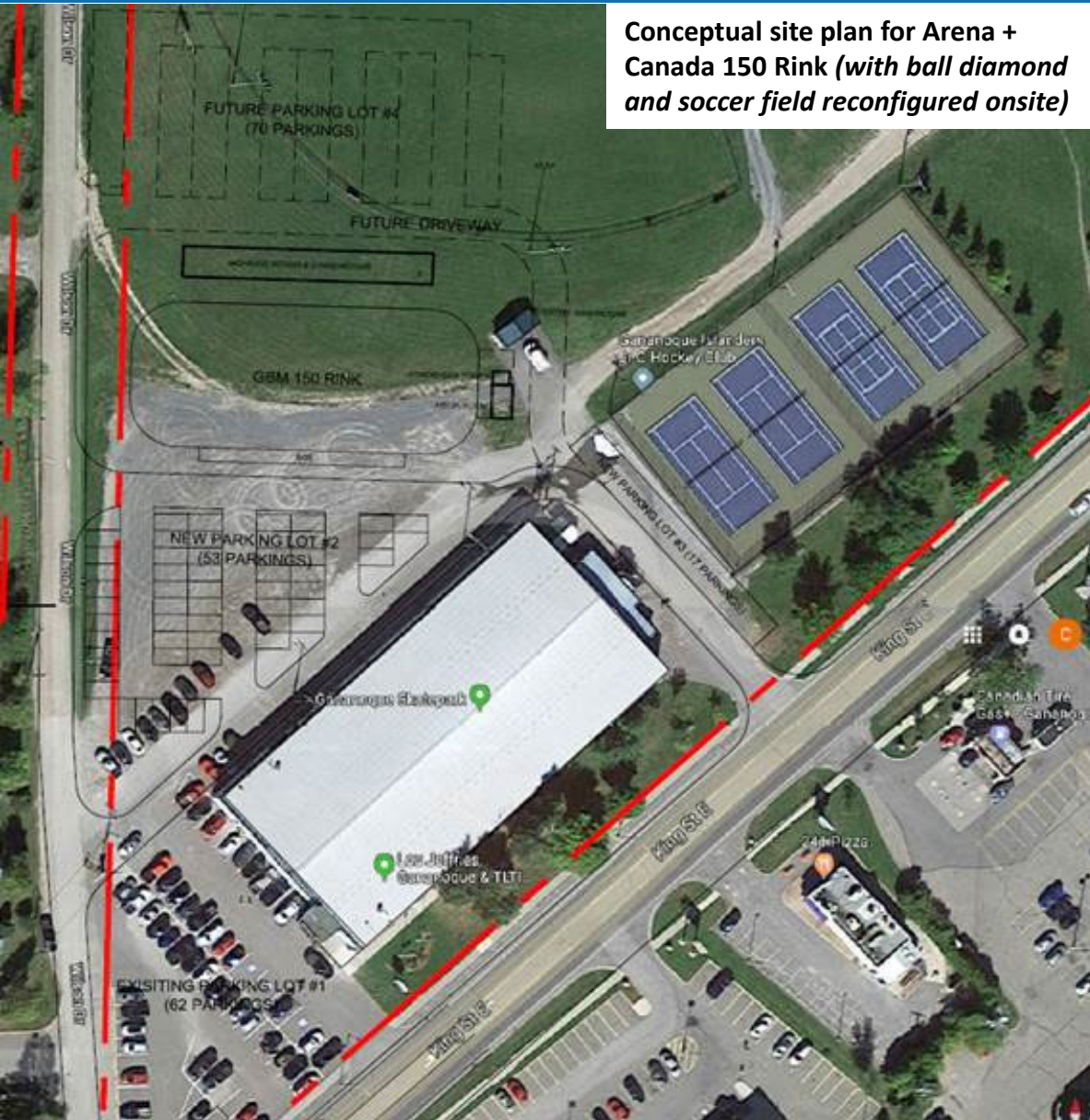
- Existing local standard:
  - 1 pad per 14,624 residents / 1 per 490 registered users.

### SUB-REGIONAL LENS

- 5 indoor pads in sub-regional ice circuit within 60 min drive of residents.
- Standard improves to 1 pad per 7,915 population in sub-region.
- Kingston important addition for league-play.

# ICE REQUIREMENTS IN THE PLAN PERIOD

## THE IMPACT OF THE 150 RINK ON SUPPLY



Conceptual site plan for Arena + Canada 150 Rink (with ball diamond and soccer field reconfigured onsite)

- Only eases ice programming pressures when roof installed = Winter 2021?
- Arena cost-sharing doesn't include 150 rink. Capital costs funded by grants and fundraising efforts.

### Phasing and Estimated Cost

Expenses	Estimate	Timeline/Complete
<b>Phase 1</b>		
Boards	\$0	By July 2019
Lights	\$75,000	
Cement Pad	\$350,000	
Site Plans	\$110,000	
<b>Phase 2</b>		
Refrigeration	\$550,000	TBC Winter 2019
<b>Phase 3</b>		
Change Rooms	\$100,000	By July 2020
<b>Phase 4</b>		
Roof	\$500,000	By July 2021
<b>Total Cost</b>	<b>\$1,685,000</b>	

# INDOOR ICE FOR DISCUSSION



- Existing local and sub-regional standards and growth projections do not point to need for additional indoor ice.
- However, demand for prime time ice is high and should be addressed.
- **How should this best be achieved? What are the red lines, if any?**

## POTENTIAL INVESTMENT OPTIONS FOR INDOOR ICE

### Option 1

- Existing single pad + 150 rink (existing phasing)
- *Through grants and fundraising*

### Option 2

- Existing single pad + 150 rink (with roof installed in short term)
- *Likely to require municipal investment*

### Option 3

- **Twinning existing arena**
- *Relocation of 150 rink?*
- *Site reconfiguration*

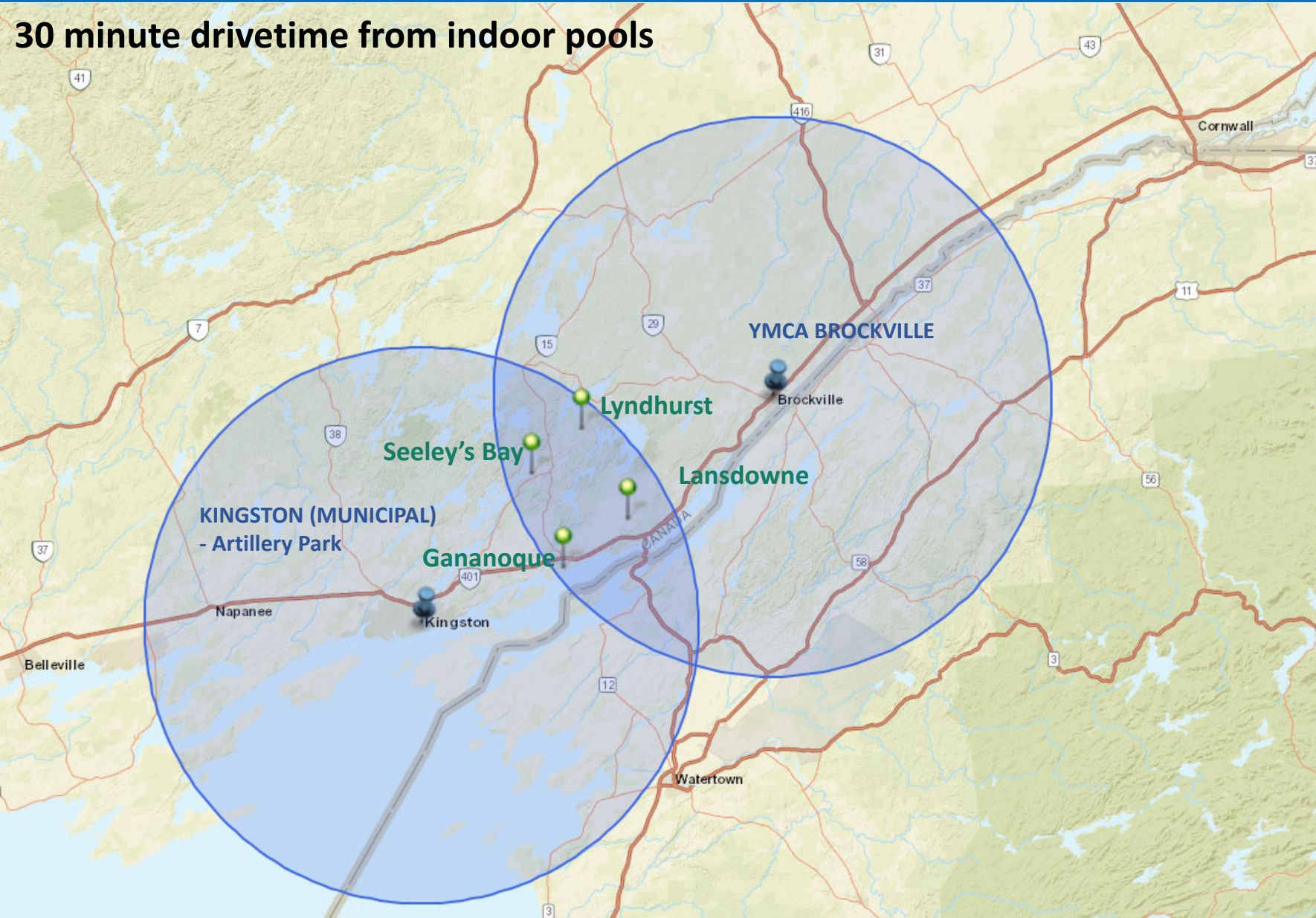
### Option 4

- **New twin pad**
- Significant capital expenditure
- ***\$25m to \$30m***

# A MUNICIPAL INDOOR POOL?

## EXISTING SITUATION

30 minute drivetime from indoor pools



# A MUNICIPAL INDOOR POOL?

## FACTORS TO CONSIDER

### PRACTICAL CONSIDERATIONS

- Indoor pools are major capital investments and expensive assets to operate.
- (-\$500,000) net operating cost on 50/50 cost sharing basis = 3.2% of annual TLTI and Gan municipal tax bases respectively.
- Indoor pools (Brockville and Kingston) within 30 min drive of all settlements.

### Outdoor Pool?

- Landon Bay Centre (Parks Canada). No long-term agreement for community access.
- Summer programming only, unless domed.

### Comparable Capital Construction Cost Estimates

- Assumption: \$600 per sq ft *excl. site acquisition & additional contingencies*

Indoor Aquatics facility Example	Sq ft	Capital cost estimate (exc. tax)
<b>Indoor Aquatics Facility 1:</b> Core aquatics elements only	25,000 to 30,000 sqft	\$15,000,000 to \$18,000,000
<b>Indoor Aquatics Facility 2:</b> multi-tank design, with foyer, viewing gallery, amenity rooms	50,000 sq ft	\$30,000,000

### Comparable Operating Budget Estimates

Indoor Aquatics Facility: Operating Financials	25 M, 6 Lane Indoor Pool
Operating Cost	\$650,000 to \$850,000
Operating Revenues	\$300,000 to \$350,000
<b>Net Operating Income</b>	<b>(\$350,000 to \$500,000)</b>

# A MUNICIPAL INDOOR POOL?

## AQUATIC OPTIONS - FOR DISCUSSION

- What do you think are the best ways to address local community demand for swimming?
- If you support investment in new joint municipal swimming facilities, **where is the best location, and why?**

Boston Higashi School Aquatics Dome



### POTENTIAL MUNICIPAL INVESTMENT OPTIONS FOR AQUATICS

#### Option 1

##### Improving access to existing pools

- Partnerships/collaboration with pool operators (e.g. YMCA) & transit providers

#### Option 2

##### Municipal outdoor pool

- 25m pool + admin/changeroom building:
- Cap cost range: \$4 to \$5m, exc. tax
- With Pool enclosure:
- Cap Cost: \$6m upwards (bubble from \$1m)

#### Option 2

##### Municipal indoor pool

- 25 to 30,000 sq ft: core elements only:
- Cap cost range: \$15-\$18m, exc. tax
- 50,000 sq ft facility (+ foyer, ancillary space):
- Cap cost: circa \$30m, exc. tax

# OTHER INDOOR ASSETS

## FURTHER OPPORTUNITIES FOR JOINT PLANNING?

### COMMUNITY HALLS

- There are only limited opportunities to expand programming at existing halls.
- Could the redeveloped Lansdowne Community Centre serve as a new joint facility?

### GYMNASIUMS / FIELD HOUSES?

- Community feedback points to some demand for new indoor fitness space.
- Best practice to include/co-locate space as part of any multi-use facilities.

### LOCATION

- Where should any new indoor facilities be located?

Conceptual images of redeveloped Lansdowne Community Centre



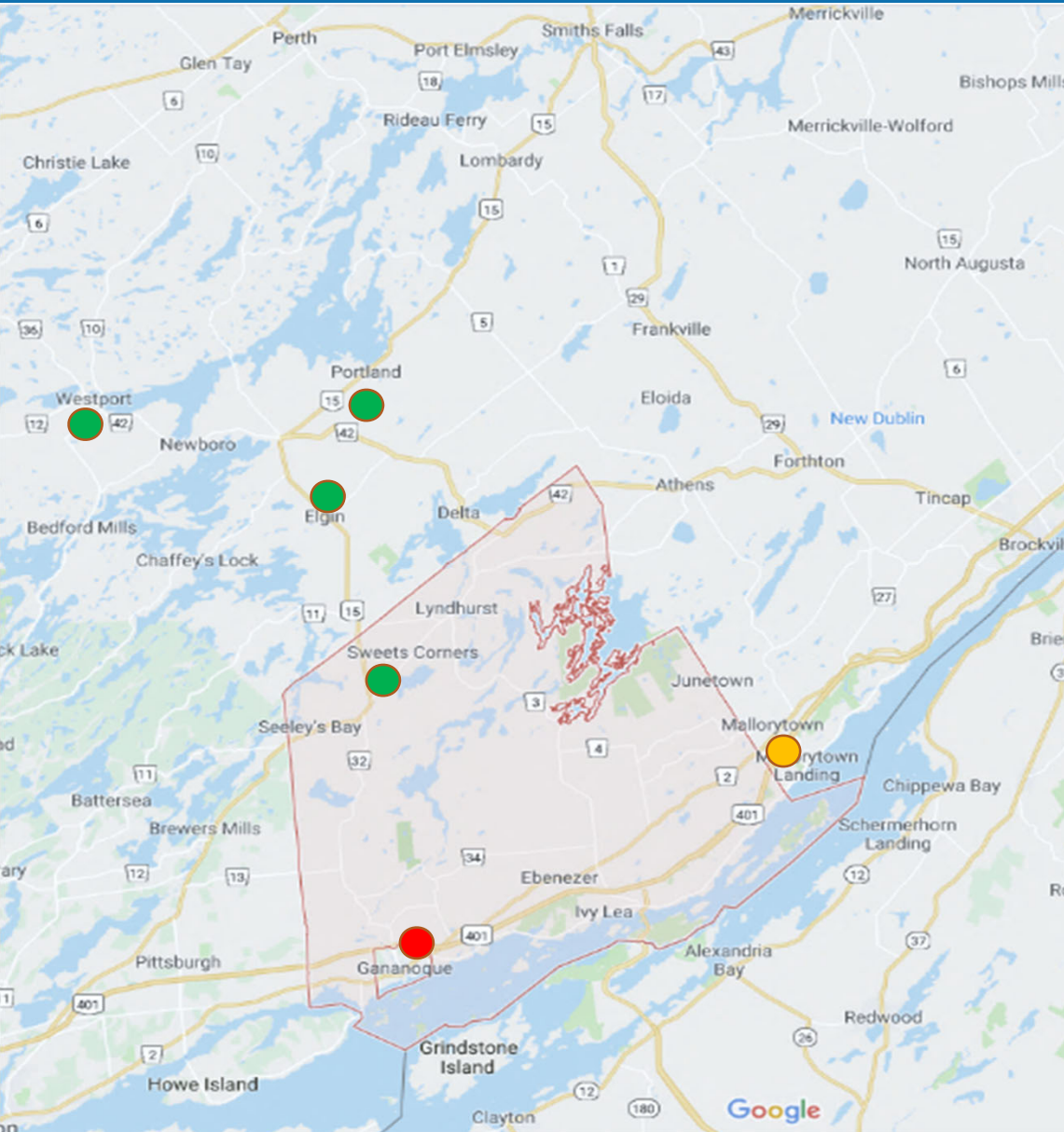


# JOINT RECREATION THEMATIC ISSUES: OUTDOOR RECREATION



# SOCCER FIELDS

## RELIANCE ON SCHOOL SUPPLY



### **Gananoque/TLTI Boys and Girls Soccer** ●

*Children from Gan and TLTI*

- Jeff Griffin Memorial Field
- Town Hall Mini Field
- Gananoque schools

### **North Leeds Soccer** ●

*Children from Seeley's Bay & Lansdowne*

- Sweets Corners School, TLTI
- Kin Park (Portland)
- Rideau District HS (Elgin)
- Newboro Park & Rideau Vista Public School (Westport)

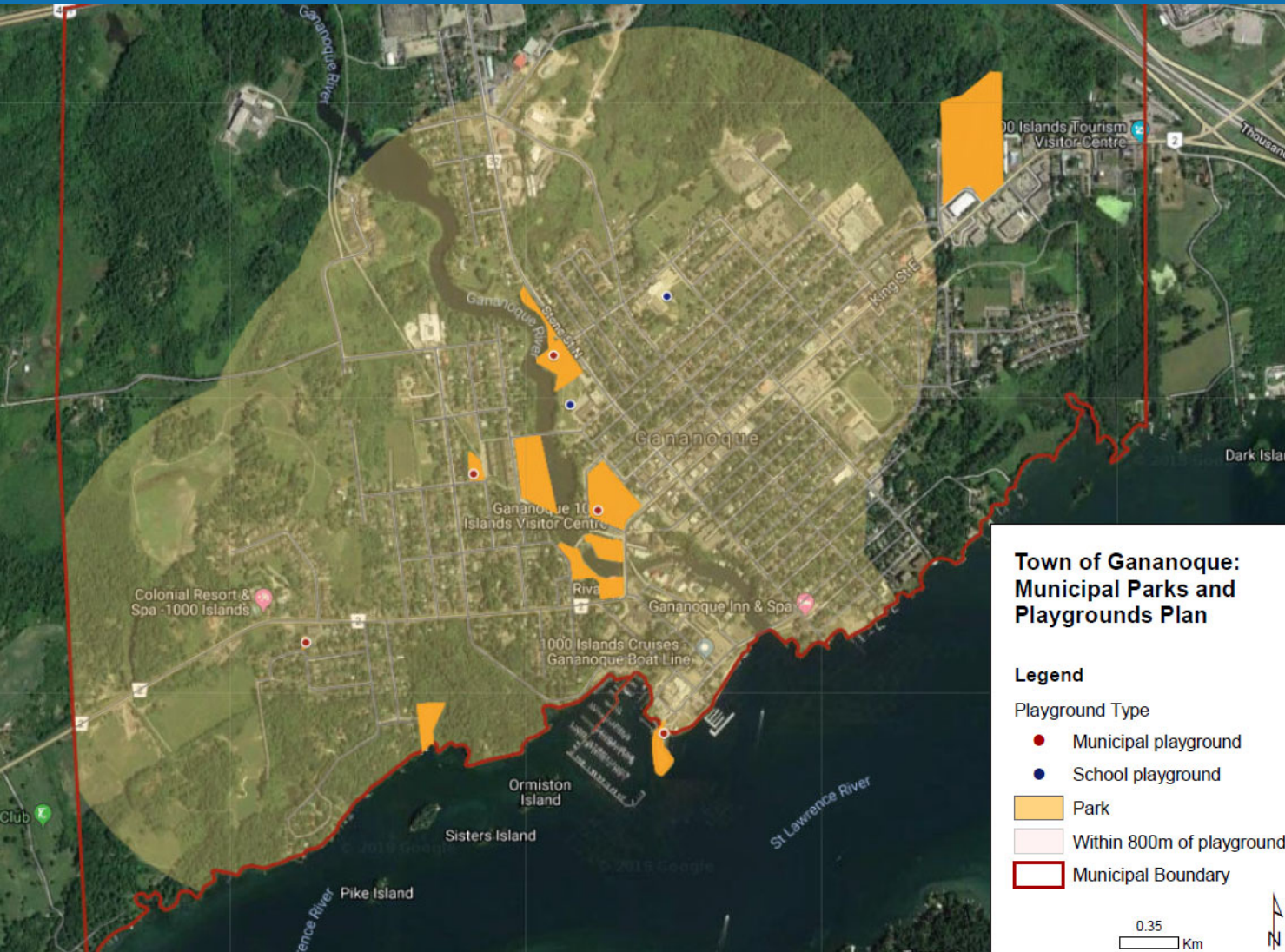
### **Front of Yonge Minor Soccer** ●

*Children from Gan and south TLTI*

- Don't use fields in TLTI & Gan
- Front of Yonge rec fields (Mallorytown)

# PLANNING FOR PARKS

## FUTURE DIRECTIONS FOR INVESTMENT



### PARKS

- 17 parks / 34ha
- 2.35 ha per 1,000 residents
- Joel Stone Park, Town Park & Jerry Park: Most popular for both TLTI and Gan residents (survey)
- Most built up areas have playground within 800m

### PARKS HIERARCHY & CONVEYANCE POLICIES

- No target standards for park or parks hierarchy
- Park conveyance policies under review

# TRAILS

## ENHANCING THE NETWORK

Former Rail Bed (Fourth St – Lions Trail)



### A JOINED-UP APPROACH

- Opportunity to improve synergies between trail systems, improve marketing, signage, and amenities.

### TLTI

- Active Transportation Plan being prepared – opportunity to align direction and recommendations (*e.g. multi-use paths, signage, new cycle amenities, paddle routes*)

### GANANOQUE

- Trails Committee: Accessible and paved trails (8 to 10ft wide): wheelchairs, mobility scooters, strollers, cycling etc.
- Multiple ownerships – deliverable?

Arthur St (River Trail)



Trail	Approx. length	Cost Estimate (asphalt) @ \$80 to \$100/linear mtr
<u>Rail Bed</u> : Trail Head to Queens St	2,000 metres	\$160,000 to \$200,000
Carmichael St to Arthur St:	1,500 metres	\$120,000 to \$150,000

# OUTDOOR RECREATION: THEMATIC ISSUES FOR DISCUSSION

1) SOCCER	2) PARKS	3) TRAILS
<p><b>RELIANCE ON SCHOOL FIELD SUPPLY</b></p>	<p><b>FUTURE DIRECTIONS FOR INVESTMENT</b></p>	<p><b>ENHANCING THE NETWORK</b></p>
<ul style="list-style-type: none"> <li>▪ Investment in new municipal fields vs reliance on school field supply.</li> <li>▪ Options to maintain community access to non-municipal fields: Consider:               <ul style="list-style-type: none"> <li>○ Funding towards non-municipal field maintenance?</li> <li>○ Closer municipal collaboration with school boards?</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Priorities for parks planning: Consider:               <ul style="list-style-type: none"> <li>○ Cash in lieu for parks improvement <u>vs</u> new land for parks</li> <li>○ Larger parks (with broader amenities) <u>vs</u> parkettes</li> <li>○ <u>Practical considerations:</u> Parks maintenance, resident travel time, access to playgrounds, tree canopy policy, etc.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Trail resurfacing: Consider:               <ul style="list-style-type: none"> <li>○ Cost/benefit</li> <li>○ Which trails take priority?</li> </ul> </li> <li>▪ Improvements in cross-boundary and regional collaboration on trails. Consider:               <ul style="list-style-type: none"> <li>○ Marketing initiatives</li> <li>○ Role as trail ambassador</li> <li>○ Consistency of trail design and signage within the broader network.</li> </ul> </li> </ul>

# OTHER OUTDOOR RECREATION OVERVIEW



## Ball Diamonds

- Community feedback: improved maintenance of diamonds required.
- Work with user groups on future requirements. One multi-diamond facility for tournament play?

## Waterfront Recreation

- Survey responses indicate qualitative improvements needed (maintenance, parking).

## Sports Courts

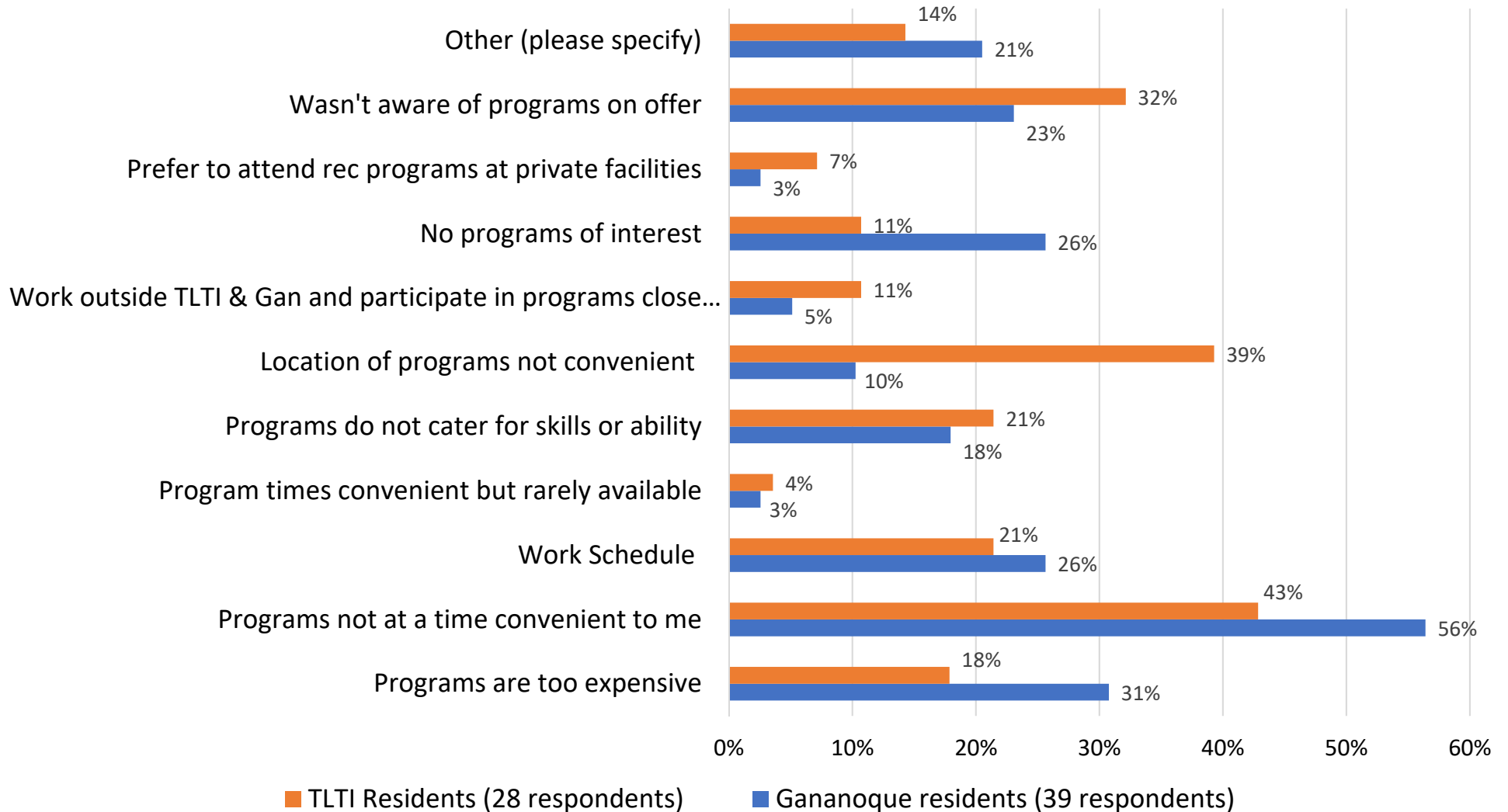
- Basketball: Deficit in municipal supply in Gan. School yards have hoops.
- Pickleball & Tennis: Share courts.
- Gan and TLTI pickleball groups anticipate growth in participants in next 10 yrs. Monitor demand for dedicated courts.



## **JOINT RECREATION THEMATIC ISSUES: PROGRAMMING AND SERVICE DELIVERY**

# PROGRAMMING

## WHAT WE'VE HEARD: BARRIERS TO PARTICIPATION



# JOINT PLANNING AND SERVICE DELIVERY

## DIRECTIONS FOR DISCUSSION

### 1) SERVICE DELIVERY - 'A ONE-STOP SHOP' FOR RESIDENTS

- Investing in recreation booking officer serving both municipalities.
- Consolidating online booking systems: joint webpage.

### 2) COLLABORATION & SERVICE DELIVERY EFFICIENCIES

- Widening remit and members of Joint Recreation Committee.
- Improving collaboration on programming with library boards.

### 3) LOCATION & REACH OF RECREATION PROGRAMS

- Subsidizing and/or facilitating transit options to facilities/programs
- Increasing partnerships to improve scope and coverage of programs (e.g. YMCA).

### 4) USER FEES AND SUBSIDY

- Reviewing scope of program subsidy initiatives (e.g. POP) to widen to vulnerable groups
- Facilities/programs where a uniform, cross-boundary approach to user fees/rentals could be applied?





THANK YOU

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