

Town of Whitby Staff Report

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Report Title: Whitby Sports Complex (WSC) – Community Engagement Analysis and Next Steps

Report to: Committee of the Whole

Date of meeting: May 31, 2021

Report Number: CMS 09-21

Department(s) Responsible:

Community Services Department

Submitted by:

John Romano, Commissioner of
Community Services

**Acknowledged by M. Gaskell, Chief
Administrative Officer**

For additional information, contact:

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1. Recommendation:

1. That the Community Services Report, CMS 09-21 be received as information;
2. That Staff be directed to develop concepts that include additional program amenities as a result of input received from the community engagement and survey results; and,
3. Staff be directed to report back to Council with a preferred design concept which includes additional program amenities, including budgetary impacts.

2. Highlights:

- A highly successful public consultation for the Whitby Sports Complex (WSC) concluded on April 2, 2021. The Town received an unprecedented volume of feedback from the community on the future sports complex and the three (3) design concepts. The engagement included the following:
 - 2469 survey responses with 992 written comments;

- 4 public sessions attended by approximately 150 participants;
- key stakeholder session with 12 organizations represented; and,
- engagement session attended by 75 staff members.
- A multi-channel communications campaign was launched prior to starting the engagement process to inform the community on how to get involved. The outreach strategies included the Connect Whitby project website, mail-out cards to all Whitby residents, multiple social media platforms, local newspaper ads, digital advertising, Curbex and various facility signs.
- Online Survey: The highest number of responses requested additional amenities including outdoor spaces (33%), a gymnasium (21%), and aquatics (12%)
- Community Engagement Sessions: The highest number of responses from these sessions requested additional amenities including outdoor spaces (32%), aquatics (16%) and ice use (15%)
- Based on the feedback received from the community and the internal analysis completed, Staff recommend the expansion of public amenities on this project, to include:
 - An additional 2 pool lanes and a 2nd floor viewing area;
 - A double gymnasium; and
 - An outdoor skating opportunities.

3. Background:

The concept for the WSC was first identified as part of the Sports Facility Strategy (SFS) which was approved by Council in 2015 Report [CMS 35-15](#). The SFS was undertaken to provide a comprehensive strategy to guide the planning and management of the Town's sports facilities towards the year 2031.

On June 15, 2020 Staff presented a Report [CMS 03-20](#) to the Committee of the Whole highlighting the various deliverables completed to date. The report was carried forward to Council on June 22, 2020 with a recommendation that Staff be directed to issue a Request for Proposal (RFP) for the selection of a Design Consultant for the WSC.

On October 26, 2020 Staff presented a Report [CS 45-20](#) to the Committee of the Whole with a recommendation to proceed with Perkins + Will (P+W) for a total amount of \$2,746,675.01 before tax plus a 10% contingency. The report was approved by Council on November 2, 2020.

Staff and P+W completed the Members of Council and Staff Visioning Sessions in December 2020 and January 2021 which informed the development of the three (3) design concepts.

On March 1, 2021 Staff provided a Report [CMS 04-21](#) to the Committee of the Whole. A formal presentation was conducted by P+W Architects highlighting the three (3) design concepts during the meeting. The report was carried forward to Council on March 8, 2021 with a recommendation that Staff be directed to begin the WSC Community Engagement process and present the three (3) design concepts to the public for feedback. Following the engagement sessions Staff are to report back to Council with a recommended design option based on the feedback received from the community.

4. Discussion:

The WSC will build upon the vision that was defined in the SFS incorporating Council's vision as determined through the individual interviews conducted by P+W. The WSC will enhance the quality of life in the community through the promotion of physical activity, social and community connections, and participation. The design will look to foster a commitment to equality and inclusivity in sport and ensure a foundation for cultural and program spaces is created for residents. The requirements of the facility will be informed through the design process, which includes community engagement.

Input received from Members of Council and Staff Visioning Sessions enabled P+W to develop the three (3) design concepts for the project.

An extensive community engagement process was completed by Staff and P+W in April 2021. The community was notified of the engagement process through newspaper advertising, exterior signage and multiple social media platforms.

An online survey was posted on the Connect Whitby website and four (4) virtual engagement sessions were conducted.

Community Engagement Results

Online Survey Demographics

The online survey was available at connectwhitby.ca for residents to participate from March 12 to April 2. A summary of the 2469 surveys includes the following:

- 97% of survey respondents were Whitby residents
- 95% of respondents agree that sports complexes are a key contributor to a Town's quality of life
- 27% of respondents identified their primary purpose of visiting a Whitby sports complex prior to the pandemic was swimming
- 24% of respondents identified their primary purpose of visiting the Whitby sports complex prior to the pandemic was ice skating or hockey

Online Survey Results

- 33% of respondents comments requested additional outdoor amenities such as ice skating, courts, playgrounds, trails, bike/skateboard tracks and sports fields
- 21% of respondents comments included the addition of an indoor gymnasium for general programming, pickleball, basketball, volleyball and badminton
- 12% of respondents identified aquatics amenities included increased pool size, 2nd floor viewing and adequate change rooms
- The three design concepts were ranked in the following order
 - 1st Choice – Active Plaza (Average rank of 1.74)
 - 2nd Choice – Terraced Courts (Average rank of 1.99)
 - 3rd Choice – Bridge (Average rank of 2.27)

The online survey respondents were requested to provide additional comments related to the three design concepts. A total of 992 comments were received and the results are included in Attachment 1 (Figure 1).

The four highest ranked responses within the survey were related to Outdoor Spaces, Gymnasium, Aquatics and Ice Pads. Staff further subdivided these amenities into subcategories. Identified in Attachment 1 (Figures 2 to 5) is the breakdown for the Gymnasium, Aquatics and Ice Pads.

There were a total of four (4) Key Sports Stakeholder and Community Engagement Sessions held between March 23 and March 30. Over 120 participants attended these sessions. A variety of comments were received during the breakout sessions which are identified in Attachment 1 (Figure 6).

Community Engagement Session Results

- 32% of respondents comments requested additional outdoor amenities such as ice skating, courts, playgrounds, trails, outdoor programming and bike/skateboard tracks
- 16% of respondents identified aquatics amenities included increased pool size, 2nd floor viewing, deep water pool and adequate change rooms
- 15% of ice use including additional ice pads, adequate seating & viewing opportunities, dryland draining space, change rooms and the addition of an indoor gymnasium for general programming, pickleball, basketball, volleyball and badminton

The three highest ranked responses received at the engagement sessions were related to Outdoor Spaces, Aquatics and Ice Use. Staff further divided these amenities into subcategories identified in Attachment 1 (Figures 7 to 9).

It is important to note that the quantity of feedback received from the Community Engagement Sessions was less than the responses from the online survey. During the breakout sessions the Design Consultant asked specific questions regarding the amenities and programs which may have influenced the quantity of responses included in the analysis. This was factored into the evaluation.

Outdoor Spaces

The community engagement process identified the existence of high demand for outdoor spaces including sports fields, playgrounds, program space, bike & skateboard tracks, trails and courts. Based on the high demand for outdoor spaces, staff have identified the requirement to provide future growth to the WSC.

A Parks and Recreation, Master Plan will be undertaken in 2021 that will update the 2006 Culture, Parks, Recreation and Open Space Master Plan and will identify future parks and recreation services needs to service the growing community. The 10 year Park Assets Long Range Capital Growth Related Forecast includes \$5,500,000 in 2023 for land acquisition and \$6,200,000 in 2025 for design and construction of artificial turf fields and associated amenities. Staff are proposing that the WSC master plan makes provision for space to accommodate future amenities as a result of the significant feedback received from the community engagement process. The future consideration for outdoor spaces could be funded through the cash-in-lieu for parkland dedication reserve.

Aquatics and Gymnasium Current and Future Needs

As a result of the significant feedback received for aquatics and gymnasium from the community engagement sessions, Staff subsequently reviewed the proposed aquatics and gymnasium demands with Community Organizations and Recreational Programming staff.

Below is a summary of the projected demands based on the engagement sessions, internal reviews and references to the SFS.

Aquatics

Whitby currently has two indoor (6 lane x 25M) pools for 137,000 residents (1 pool per 68,500). The SFS identified the range of service levels for pools as being 1:25,000 to 1:50,000 per resident. Anticipated projected growth to 2031 is 193,000 residents (1 pool per 64,000) which although continues to be on the lower end of the benchmark spectrum, it will allow the Town of Whitby to maintain current service levels as the Town's population continues to grow.

There was a significant amount of feedback from participants requesting a larger pool than the proposed 8 lane 25 metre pool. Participants also requested that the Town ensure the design incorporate an appropriate viewing area for spectators.

Aquatic Programs are currently in high demand by our growing community. The Town continues to waitlist an average of 300 residents annually for recreational swim programs. Staff are also aware that many Whitby residents register for swimming lessons in neighboring municipalities.

The Whitby Swim Club currently utilizes the Town's aquatic facilities for 24 hours per week to support approximately 159 members. The swim club requires an additional 24-30 weekly hours that are currently being accommodated by other municipal facilities. The annual projected growth of the WSC is approximately 5%. Upon completion of the sports complex, the Whitby Swim Club expects to utilize between 50-60 hours per week

An additional two (2) swimming lanes for a total of ten (10) would enable the Town to increase the current level of service for Aquatic programming and recreational swimming by providing more program times, increased diversity of programming and overall greater aquatic opportunities for Whitby residents. In addition this facility will provide for the future growth that Whitby anticipates in the next 10+ years and will defer the need for a fourth pool to beyond the 2031 horizon. The new eight (8) or ten (10) lane pool would be the largest pool in the region.

Gymnasium

The Town of Whitby service standard for gymnasiums is one (1) gymnasium for 137,000 residents. The SFS identified service levels of 1:35,000 to 1:50,000 per resident. The anticipated projected growth to 2031 is 193,000 (1 gymnasium per 193,000 residents).

14% of the community engagement feedback requested a gymnasium to support the growing demand of the community for sports such as basketball, pickleball, badminton, volleyball and other indoor sporting events.

The current usage of the Brooklin Community Centre gymnasium is approximately 65 hours per week during the program season. The Town and Community Connections continue to partner with the local school boards for gym use. However, there are challenges with the current arrangement. For example, bookings are only available Monday to Friday after 6:00pm during the school calendar and demand is high as many local organizations use the school gymnasium. The school may cancel a program if they are required to use the gymnasium for internal events. Selected schools may be unavailable for summer bookings as capital construction projects occur during this period.

The addition of a double gymnasium as part of the new sports complex would support the growing demand for gymnasium use within the community. The gymnasium would be utilized for recreational programming, rentals and summer camps where space is currently limited to the one gymnasium within the Town. The Town has a positive arrangement with the local school boards, however, the current restrictions limit gymnasium programming and overall use for residents.

Walking Track

Feedback received during the engagement process identified a preference for a walking track to be located within the warm space of the building as it provides for a better customer experience. The Project Team will explore the gymnasium as a potential location for a warm space walking track.

Recommended Next Steps

Based on the feedback received through the community engagement process and subsequent analysis, Staff are recommending a capital budget increase and a schedule extension in order to accommodate an expanded program at the WSC.

High level construction cost estimates related to the additional amenities noted in this report is projected to be approximately \$20 million in addition to the \$70 million budget. The order of magnitude cost estimates will be completed once additional designs are finalized and a preferred concept is selected. It is also recognized that the additional design and construction work may delay the project for 6 to 12 months.

Staff will investigate funding the incremental project costs from the same funding source, the Parks and Recreation Development Charges Reserve Fund. This may require debt-financing for the growth-related infrastructure component. Costs related to non-Recreation facility administration space would not be eligible for DC funding. Staff will also investigate any grant funding that may be available for this project. Any costs not funded by development charges or grant funding will require property tax-based funding to proceed.

The staff recommendation based upon an assessment of public demand includes provision for a larger facility/additional amenities which would result in higher annual operating costs. While there are potential long-term energy savings if the district energy project proceeds, and with economies of scale through co-locating these amenities on one site, overall costs to operate a larger facility are expected to be higher. Development Charges cannot fund operating costs so the operating costs of the future WSC will be funded from user fees and property tax revenues

A conceptual master plan highlighting the required space and proposed amenities is included in Attachment 4.

Staff are recommending the following amenities be considered for the expanded Whitby Sports Complex project.

Program Recommendation

- Include a twin-pad arena with 85' by 190' ice pads;
- Design an aquatic centre with a 10 lane, 25 metre lap pool, separate leisure pool and 2nd floor viewing area to meet the current demand and future anticipated growth over the next 20 years;
- Include a double gymnasium that can be subdivided to support the demand for indoor gym space to accommodate sports such as basketball, pickle ball, badminton, volleyball and general gym use;
- Provide a three-lane indoor walking track;
- Design flexible spaces that can support a number of programs that may include: meetings, arts & culture, and other functional programs for community based programs and recreational needs;
- Provide a functional exterior plaza area and lobby space to support a variety of programming opportunities;
- Incorporate adequate spectator viewing, seating capacity, storage, adequate change rooms, seating, dry land training and circulation space for the Gymnasium, Aquatics and Ice Pads;
- Include additional space on the master plan to accommodate future growth for the following amenities:
 - Indoor Recreation Space that could accommodate a 3rd ice pad, indoor soccer, additional gymnasium or other undetermined future need
 - Field space that is capable of accommodating Multiple Soccer fields, Rugby field or a Cricket field
 - Bike and/or skate track
 - Minimum of four (4) outdoor courts
- Provide an outdoor artificial skating opportunity;
- Explore the feasibility of a 2nd floor expansion for additional administrative space to accommodate future growth within the Town; and
- Provide appropriate parking requirements to accommodate the current and future programs.

Staff will report back to Council in summer 2021 with a recommended concept following a review of the additional program amenities. The completion of the WSC is expected to be delayed by approximately 6-12 months depending on the outcome of this process.

Accommodating additional program amenities on the existing parcel footprint on the northwest quadrant of Baldwin Street and the future mid-block arterial road will be difficult. As such, it is anticipated that acquisition of additional land will be required, and costs associated with land acquisition would be one factor resulting in the budget increase to accommodate additional program amenities.

If Council chooses not to proceed with the Staff recommendation to expand the program much of feedback received from the community could not be incorporated in the existing design and current approved budget. Staff would endeavour to incorporate the requests where possible within the available budget. Although final budget is subject to final design and cost escalations of labour and materials (due to inflationary pressures and pandemic-related construction material price increases), failing to endorse the staff recommendation would direct staff to meet the approved budget and timelines established for the project.

5. Financial Considerations:

The WSC is a multi-year project with a current proposed \$70 million budget and funding planned over multiple years:

\$3,021,343	for Design and Contract Management services was approved in 2020 funded by the Parks and Recreation Development Charges reserve fund (DC's) 90% and 10% from the (property tax based) Growth Reserve Fund;
\$27,400,000	to complete the planning, design and for construction was approved in the 2021 capital budget (funded by DC's); and
<u>\$39,578,657</u>	for the balance of projected construction costs will be included in the 2022 capital budget (funded by Development Charges)*
<u>\$70,000,000</u>	

* The current balance of the Parks and Recreation Development Charges Reserve Fund, adjusted for all approved growth-related projects, is \$16.4 million. Depending on the pace of growth and balance of the DC reserves long-term debt may be required to fund the 2022 portion of the WSC project. If debt is required to up-front cash flow shortfalls in the Recreation DC reserve, all debt servicing costs (principal and interest) will be covered by future DC collections.

The inclusion of all of the additional amenities requested from the Community Engagement sessions exceed the current budget, available physical space, and timelines originally set out for this project.

6. Communication and Public Engagement:

The development of the Sports Facility Strategy (SFS) in 2015 included significant research and community consultation. The consultation informed and directed the SFS recommendations and the amenities of the proposed WSC.

The Design Consultant completed Interviews and Visioning Sessions with Members of Council and staff between December 2020 and January 2021. As part of the process the Design Consultant reviewed the information included in the SFS surveys and stakeholder focus group workshops which focused on the programming, building, site planning and sustainability initiatives. Participants in these sessions shared their overall project vision, design aspirations and guiding principles for the project which informed the development of the three (3) design concepts.

In March & April 2021, Staff met with the community to complete the following engagement initiatives.

- The Connect Whitby website was launched in March 2021 for public information. This website provides key project information and has enabled the community to provide questions and comments on project development at all stages of the project;
- A Community Online Survey was conducted from March 12 to April 2 to request input on the key aspects of the project and to inform the overall design;
- One (1) Key Stakeholder Session with 12 organizations represented was held in March 2021 to provide input on the design concepts; and
- Three (3) Community Engagement Sessions were conducted in March 2021 to present the three (3) design concepts and receive feedback.

The highly successful public consultation for the Whitby Sports Complex concluded April 2, 2021. The Town received an unprecedented amount of feedback from the community on the future sports complex. The engagement included the following:

- 2469 online survey responses
- 992 written comments provided within the online survey
- 370 comments provided during the virtual engagement sessions

The results from the feedback received from the community are included in Attachment 2.

The engagement was supported by a comprehensive awareness campaign that began in March 2021. Leveraging all Town channels to inform residents of the opportunity to participate in the design process which included the following:

- Mail out rack cards to all Whitby Residents
- Full page advertisements in the Whitby This Week and Brooklin Town Crier newspapers
- Six (6) Curbex sign stands located at main intersections
- Six (6) A-frame signs at various Town buildings open to the public
- Daily social media updates (ie: Facebook, Twitter, etc)
- eNews updates
- Whitby Connect updates

Staff will continue to provide regular design and project status updates to the community utilizing the above communication platforms as the project progresses through the various stages of development.

7. Input from Departments/Sources:

In addition to Community Services, various departments have and will continue to be engaged at strategic times in the design process to provide input.

On May 11, 2021, the Project Steering Committee presented the outcomes of the community engagement process including the departmental analysis, results and recommendations to the Senior Leadership Team (SLT). SLT endorsed Staff's recommendation on the proposed expanded amenities.

Strategic Initiatives, Planning, Legal Services, Corporate Communications and Finance were included in the development of this report.

Community Services staff is currently meeting with Public Works staff to coordinate the WSC project with the construction of the Mid-Block Arterial Road and provide opportunities to connect with active transportation facilities.

A Project Steering Committee (PSC) has been formed to provide executive direction and general oversight for the development of the WSC. The PSC will continue to provide leadership, guidance and direction for the planning and integration, design, construction and risk management of the project.

A Project User Committee (PUC) will be initiated to provide detailed input on various aspects of the design. The PUC will include but is not limited to the following areas:

- Community Services – Facilities, Parks Planning & Recreation
- Strategic Initiatives - Sustainability
- Technology & Innovation Services (TIS)

- Planning and Building Services
- Public Works - Engineering
- Parks Operations
- Corporate Communications
- Finance

The internal committees will meet frequently during design and construction phases to ensure the design principles are delivered throughout the project.

Staff from multiple departments participated in the Staff Visioning Session on January 11, 2021 and provided input to enable the Design Consultant to begin development of the three (3) design concepts.

On March 19, 2021, Staff and P+W conducted a 'dry run' presentation on the three (3) concept to 75 internal Staff. The purpose of this presentation was for Staff to provide feedback on the content and overall delivery of the presentation prior to reviewing with the public. Staff also commented on the design concepts and voted on a preferred option. Feedback received from the 75 Staff on the presentation format and overall delivery was incorporated into the presentation which improved the final version significantly.

8. Strategic Priorities:

a. Council Goals & Corporate Strategic Plan

The project supports many Council goals, including ensuring effective public engagement and consultation by continuing the public consultation and information sharing throughout the project. The development of the WSC is identified in the 2020 - 2022 Business Plan under the Community Building category. The project aligns with the Customer Corporate Strategic Priority as the project will help ensure there are facilities that can accommodate the growing community's demand for indoor recreation opportunities.

Staff from across the organization will continue to be involved during the design phase to deliver the best results to residents. This engagement of staff and rigorous oversight of the project will ensure sound financial management and respect for the taxpayer.

b. Accessibility

Accessibility will be considered throughout the project and consultation will take place with the Town's Accessibility Advisory Committee. The project design in its entirety shall meet or exceed the requirements of the Ontario with Disabilities Act (AODA).

The Staff Visioning Session included representation from the Town's Accessibility division. Accessible design standards will be incorporated into the project development.

On April 6, 2021, Staff formally presented the three (3) design concepts to the Accessibility Advisory Committee. The feedback received from the presentation will be reviewed with the design team. Staff will continue to meet with the Accessibility Advisory Committee to obtain input as the project design evolves.

c. Sustainability

To align with Council's strategic vision on climate change, a variety of sustainability initiatives will be explored with the Design Consultant and Staff including LEED Gold and Zero Carbon Building (ZCB) Certifications. The WSC would be Canada's first ZCB certified arena and aquatics building. The challenges and opportunities of achieving this goal are yet to be defined. As a result, this may create schedule impacts and require additional project budget. A recommendation on the sustainability initiatives will be submitted to Council for approval after the preferred concept is selected and the design team develops the program required to achieve the certification. The sustainability recommendation will include a financial analysis to ensure a fully informed decision.

The sustainable design principles being reviewed by the Project Team include the following:

1. Leadership in Energy and Environmental Design (LEED) rating system for LEED Gold Certification; and
2. Leadership in Energy and Environmental Design (LEED) rating system for LEED Zero Carbon Building Standard (ZCB) certification.

Staff continue to plan for the potential connection of a future District Energy System (DES). A pre-feasibility study was prepared and Staff presented report [CAO 13-21](#) to the Committee of the Whole. The WSC project will continue to coordinate all deliverables with the DES project.

The Staff Visioning Session included representation from the Town's Sustainability Department. The project will continue to include significant sustainability input over the duration of the project.

9. Attachments:

[Attachment 1 – Community Engagement Feedback Analysis – Pie Charts](#)

[Attachment 2 – Online Survey Results](#)

[Attachment 3 – Perkins + Will Community Engagement Presentation](#)

[Attachment 4 – Master Site Plan – Potential Design Concept](#)

Attachment 1 - Online Survey Written Comments – Pie Charts

Breakdown of Comments from Online Survey

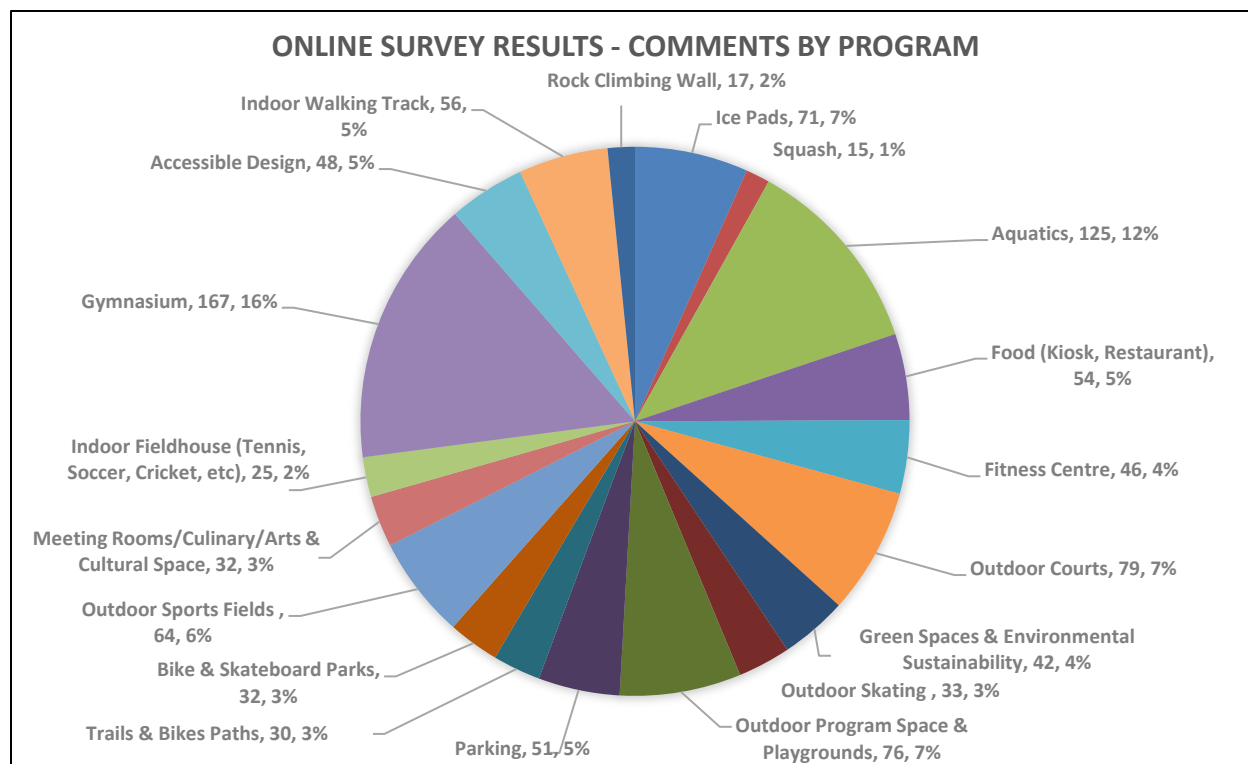


Figure 1

Outdoor Spaces – Subcategories

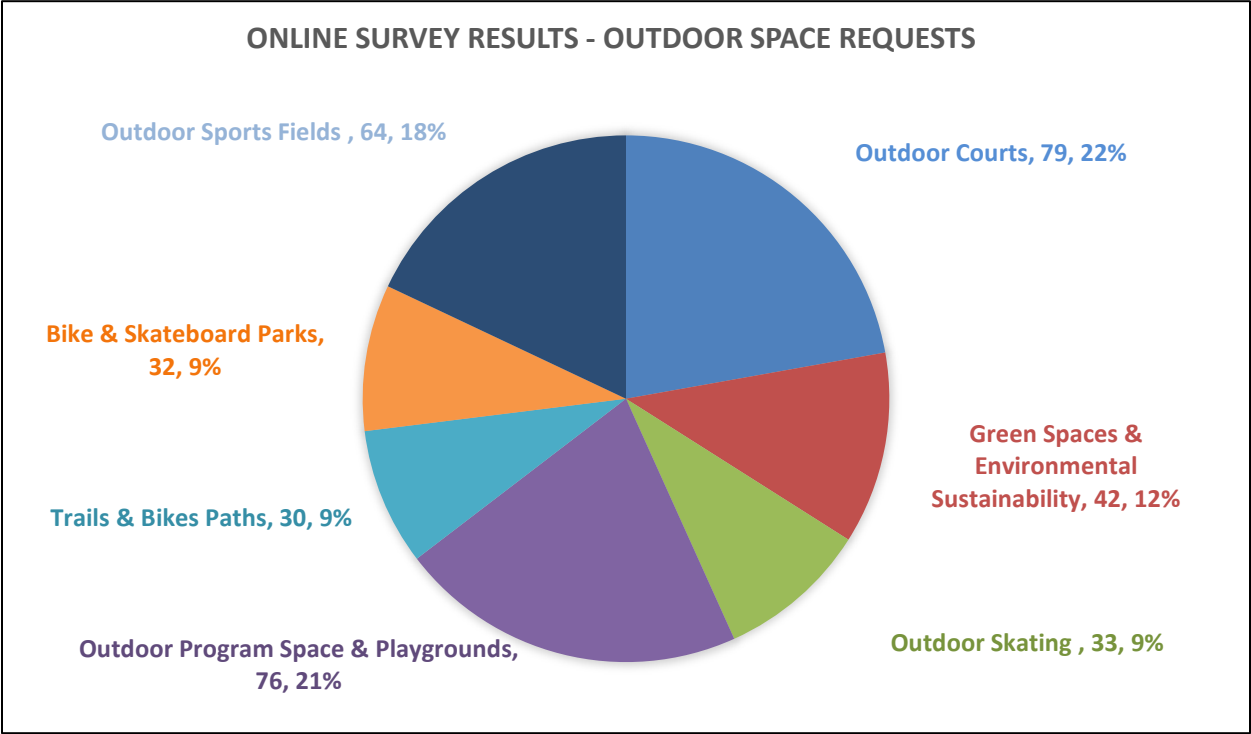


Figure 2

Gymnasium - Subcategories

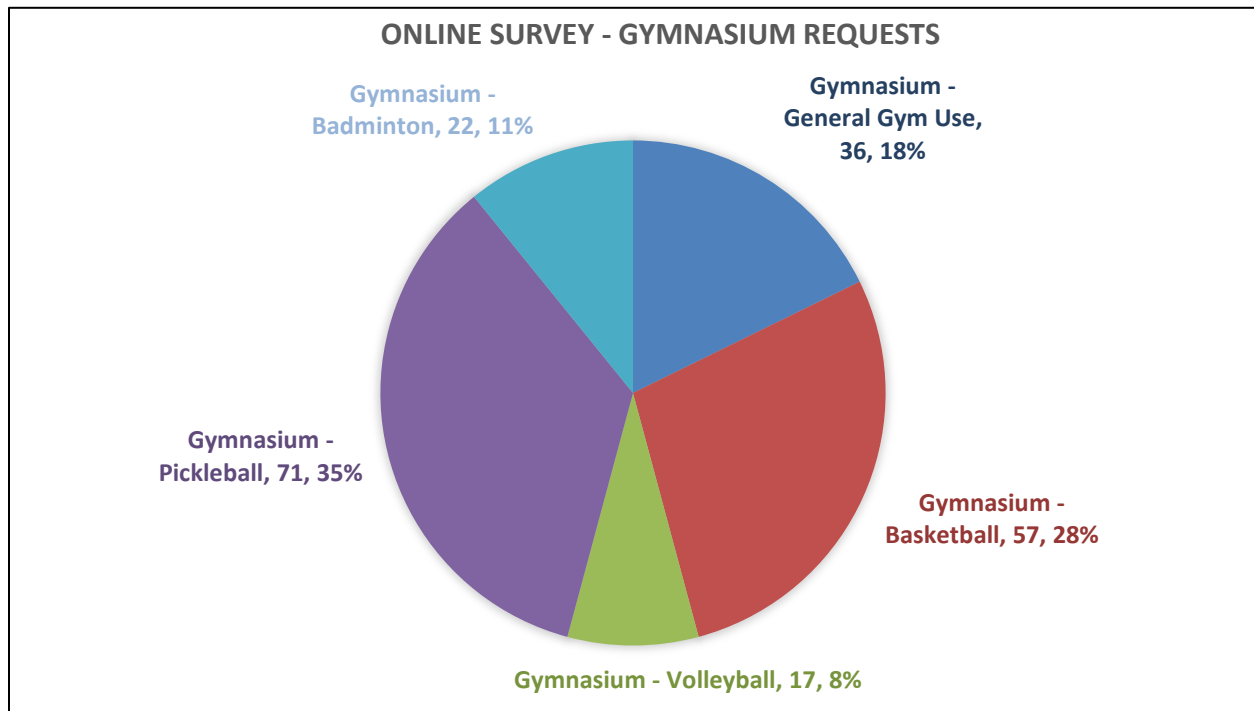


Figure 3

Aquatics – Subcategories

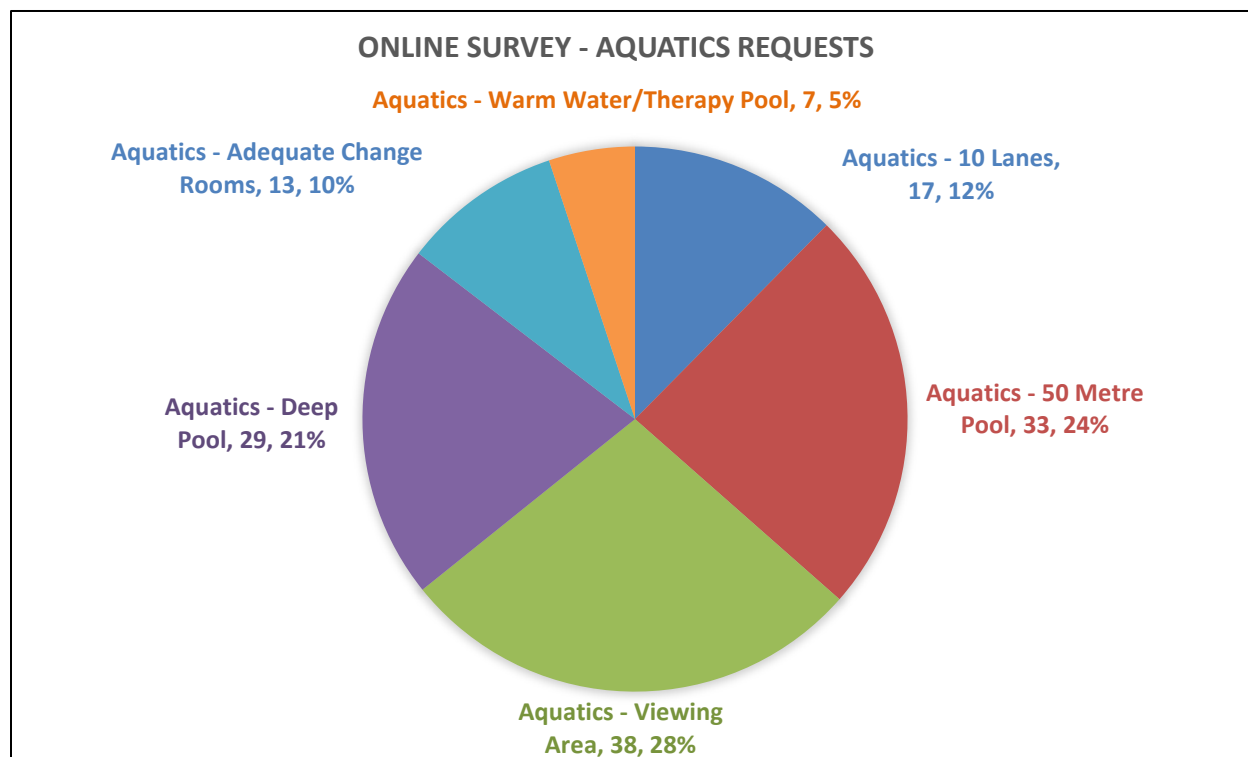


Figure 4

Ice Pads – Subcategories

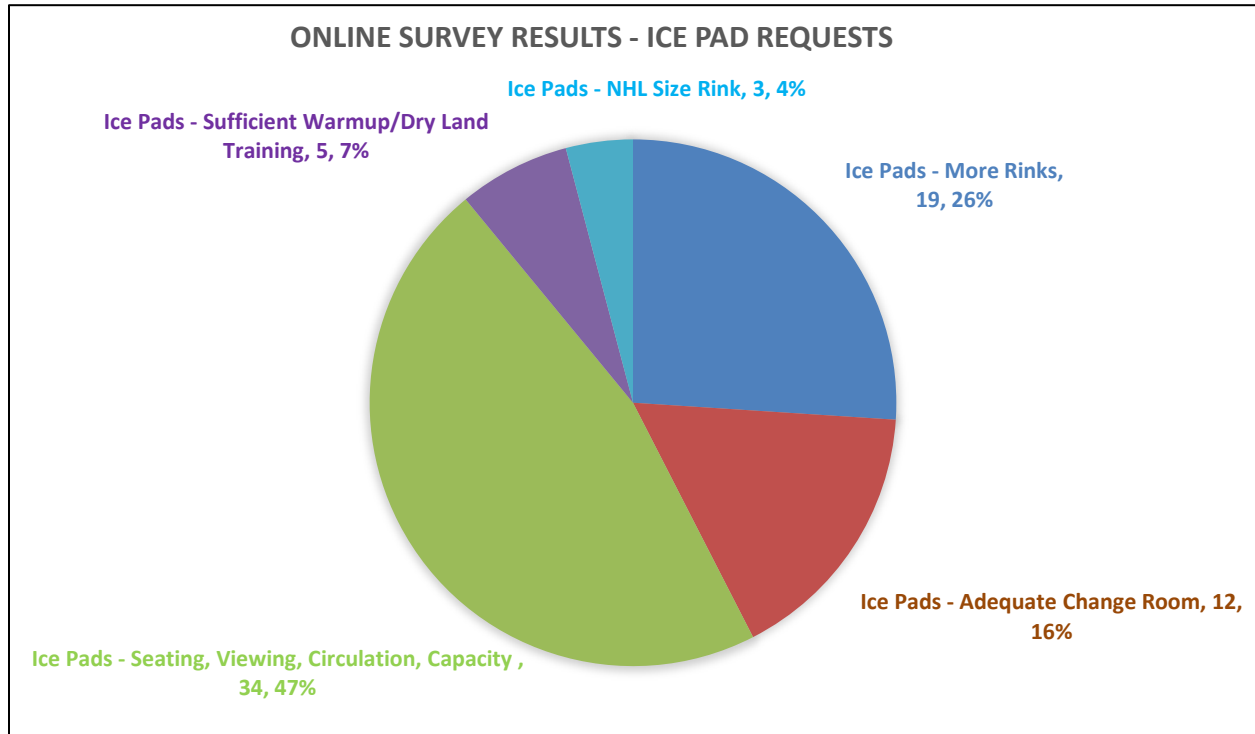


Figure 5

Breakdown of Comments from Community Engagement Sessions

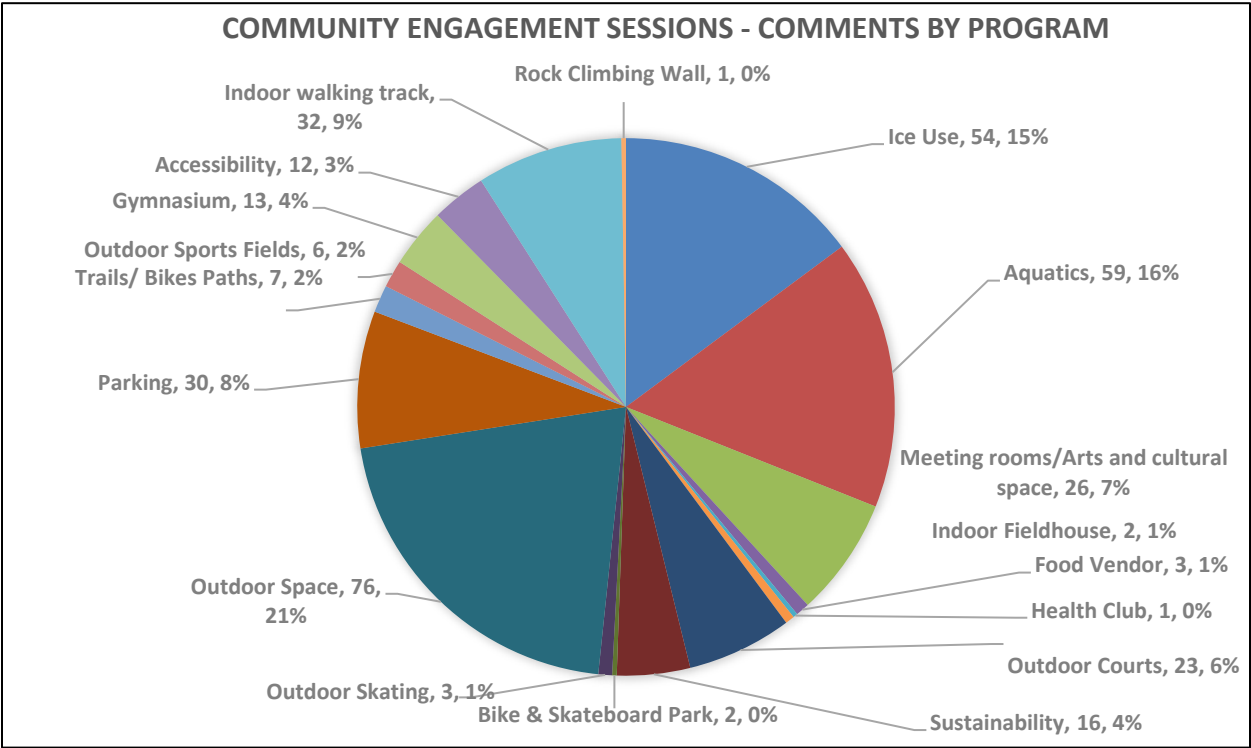


Figure 6

Outdoor Space - Subcategories

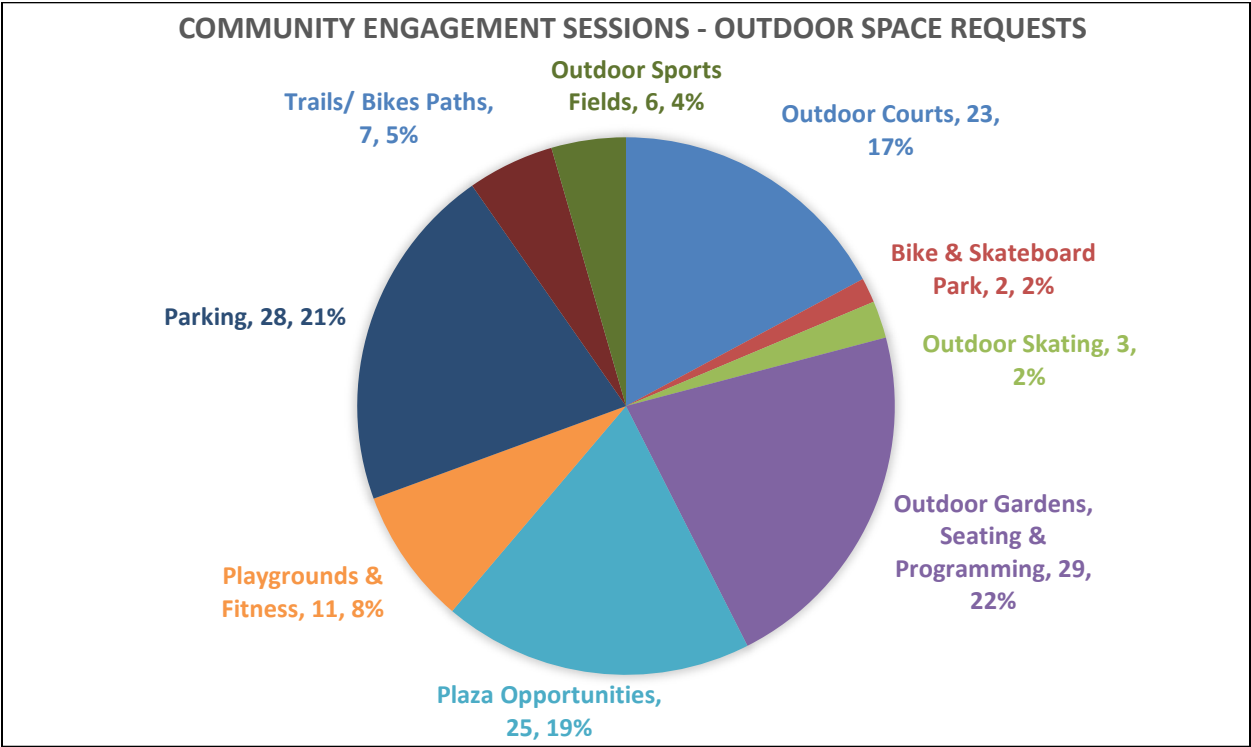


Figure 7

Aquatics – Subcategories

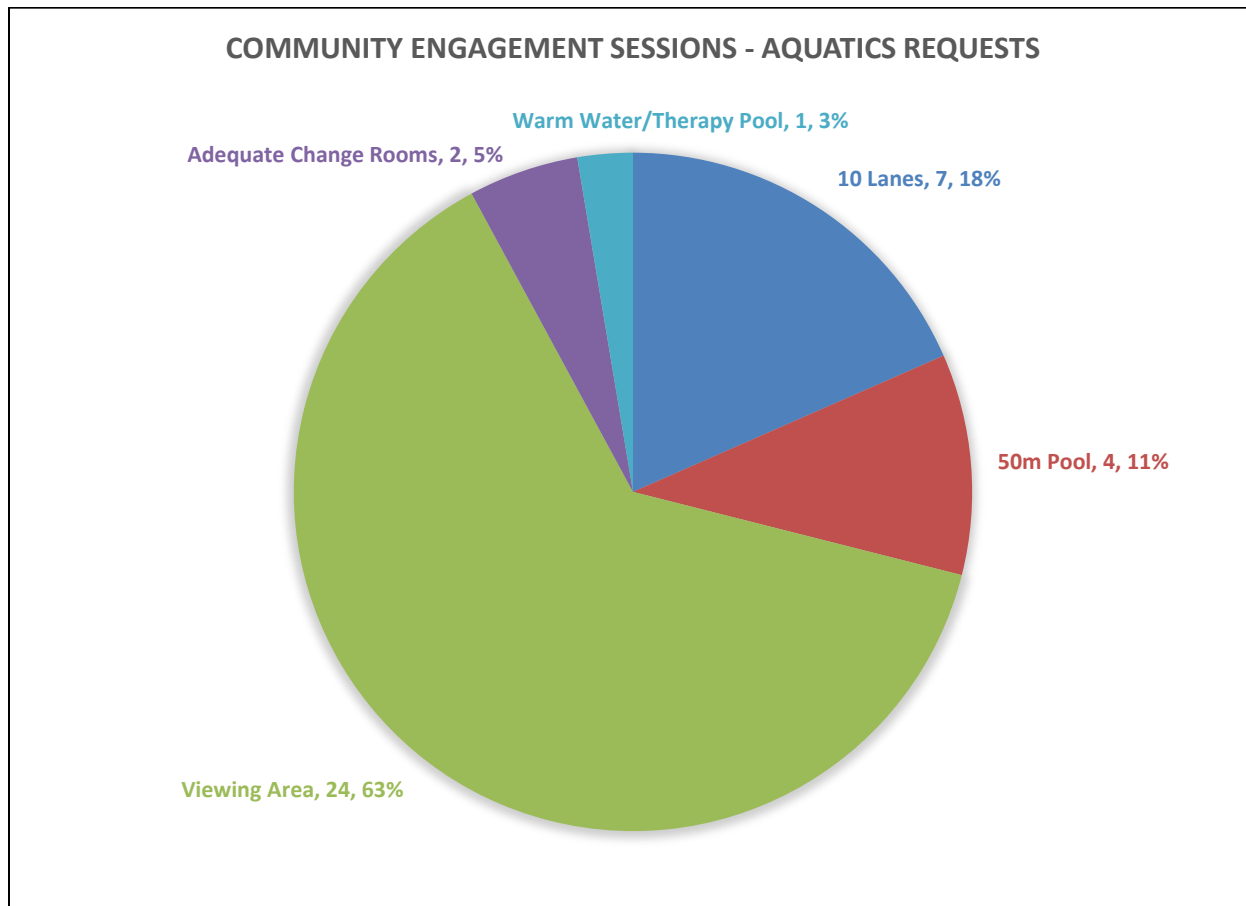


Figure 8

Ice Pads – Subcategories

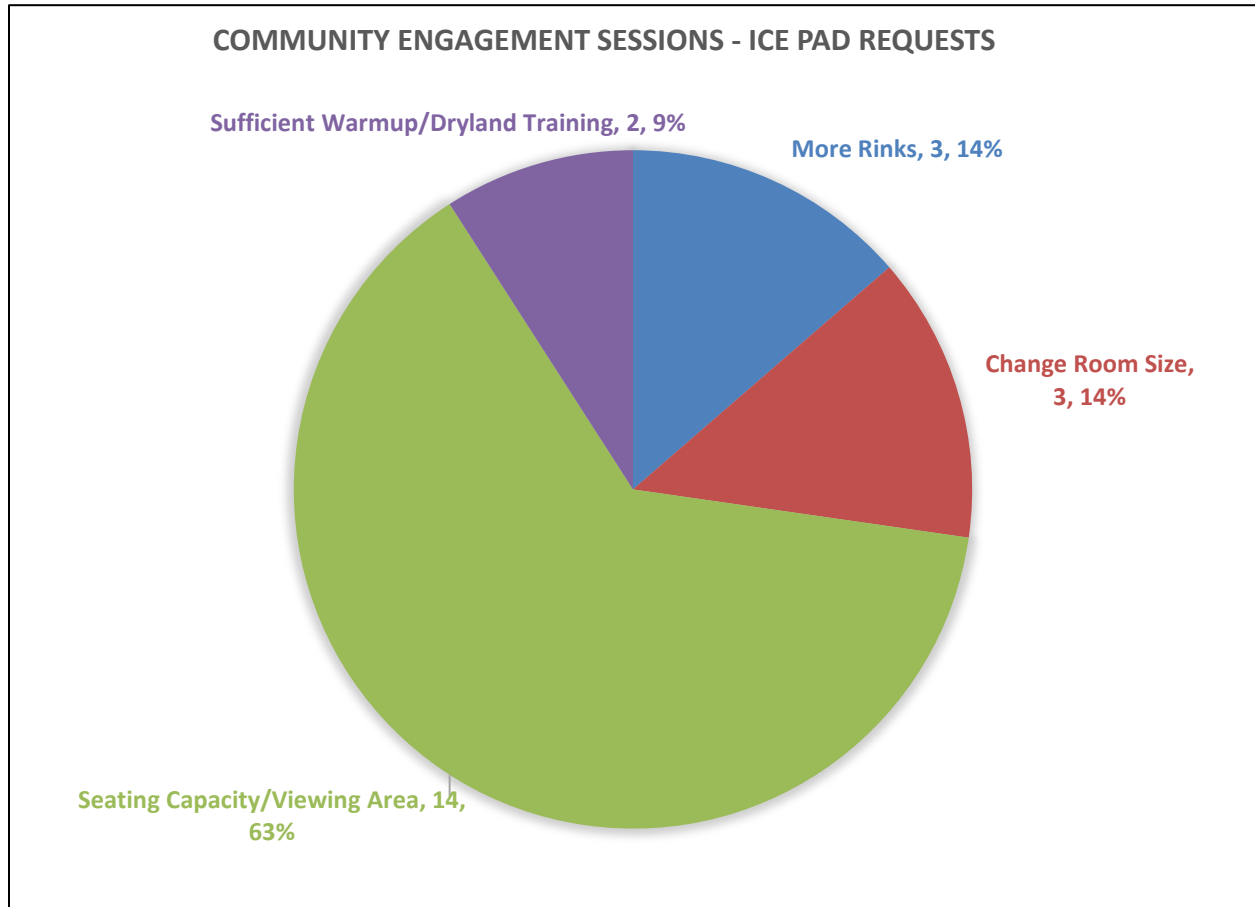


Figure 9

Survey on Proposed Design Concepts

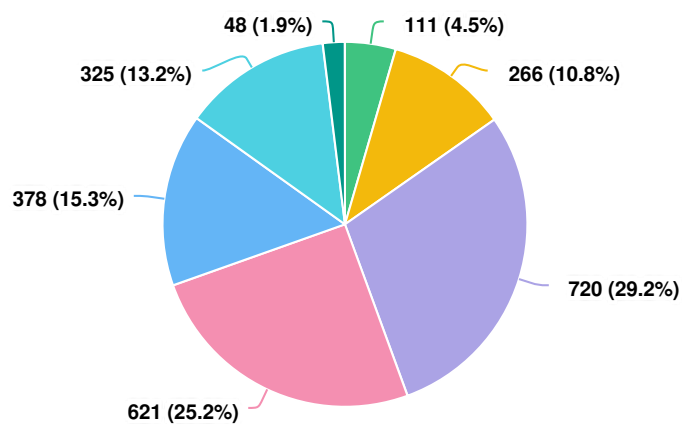
SURVEY RESPONSE REPORT

02 June 2020 13 April 2021

PROJECT NAME:

Designing the New Whitby Sports Complex

Q1 | How old are you?



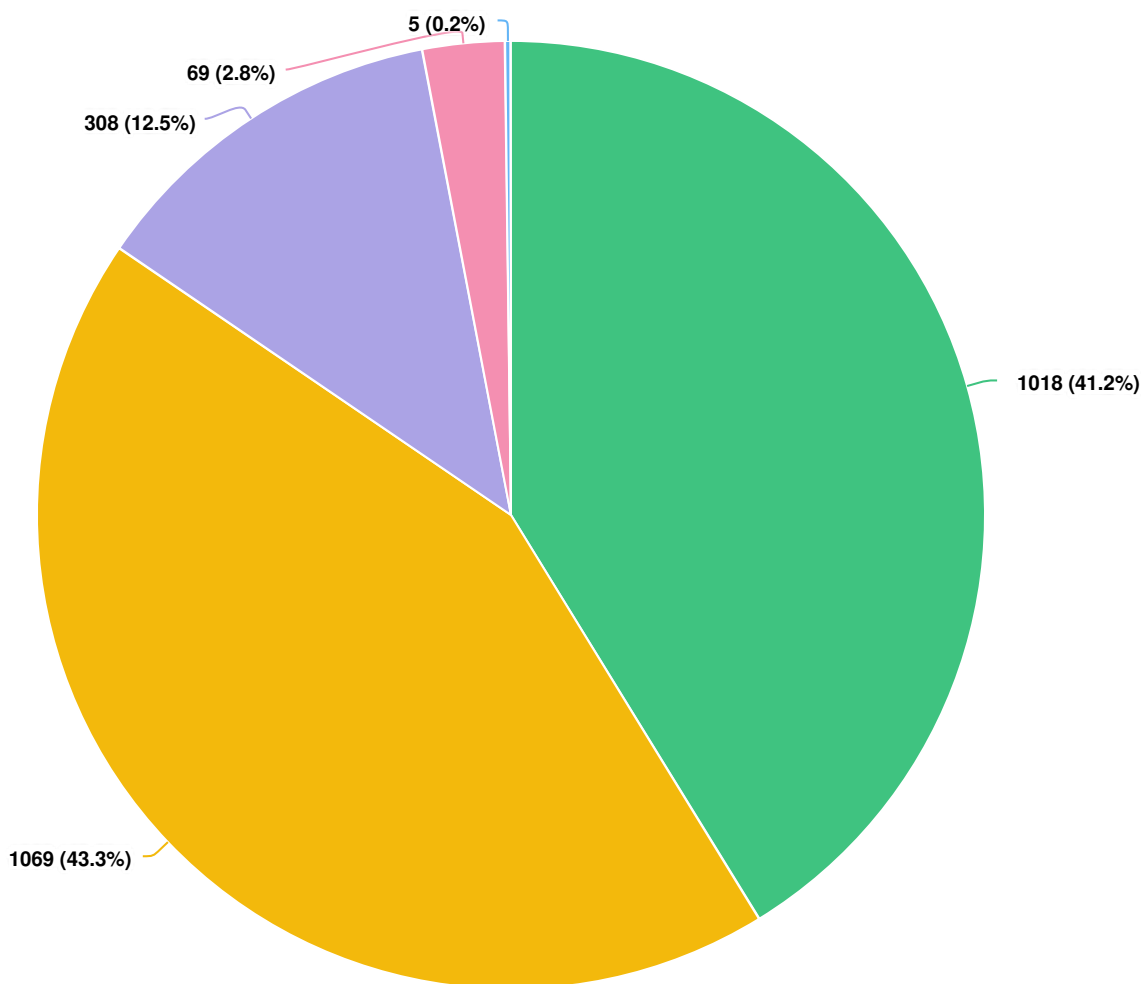
Question options

18 to 24 25 to 34 35 to 44 45 to 54 55 to 64 65 or older Prefer not to say

Mandatory Question (2469 response(s))

Question type: Radio Button Question

Q2 | Select the area where you live:



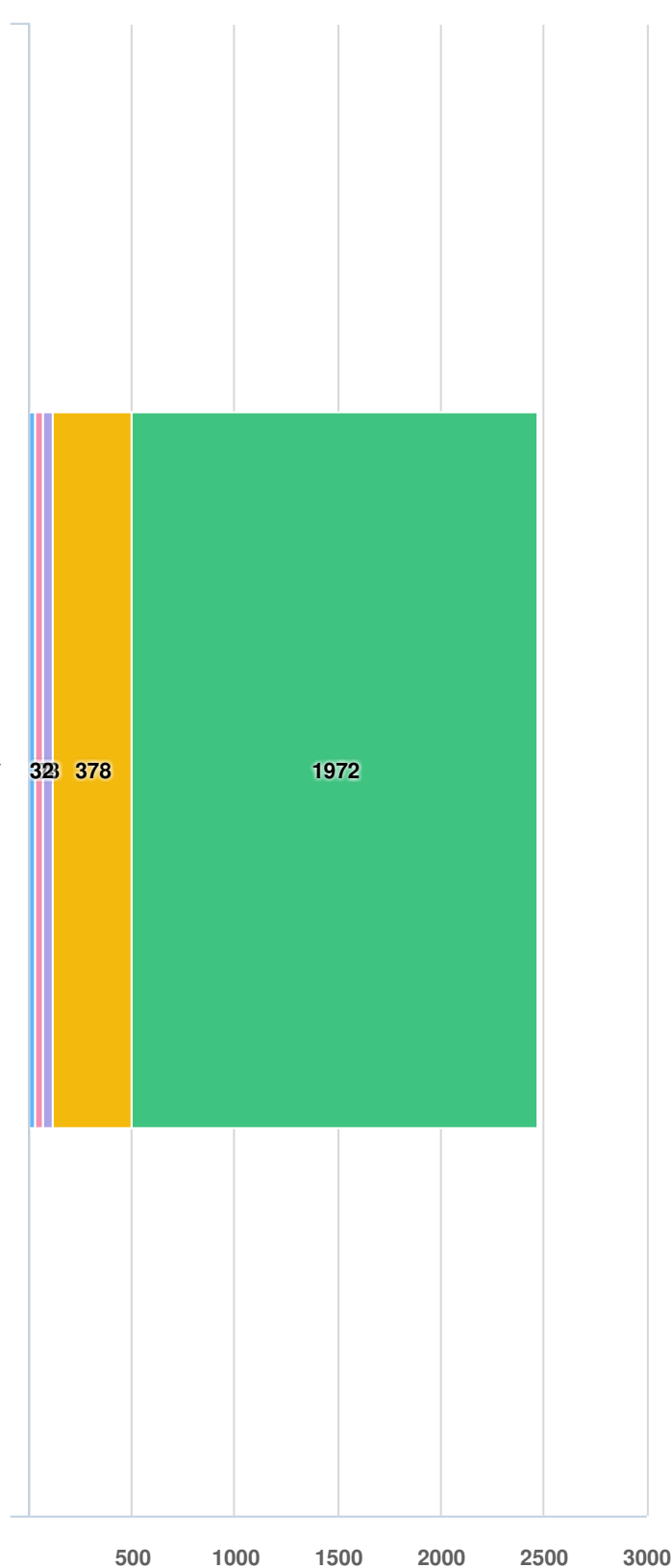
Question options

- Area 1 (Dark Blue)
- Area 2 (Green)
- Area 3 (Light Blue)
- In Durham Region, but outside of Whitby
- Outside of Durham Region

Mandatory Question (2469 response(s))
Question type: Radio Button Question

Q3 Please rate the following statement:

Sports complexes are a key contributor to a T...



Mandatory Question (2469 response(s))
Question type: Likert Question

Q3 | Please rate the following statement:

Sports complexes are a key contributor to a Town’s quality of life

Strongly disagree : 32



Somewhat disagree : 34



Neither agree nor disagree : 53



Somewhat agree : 378

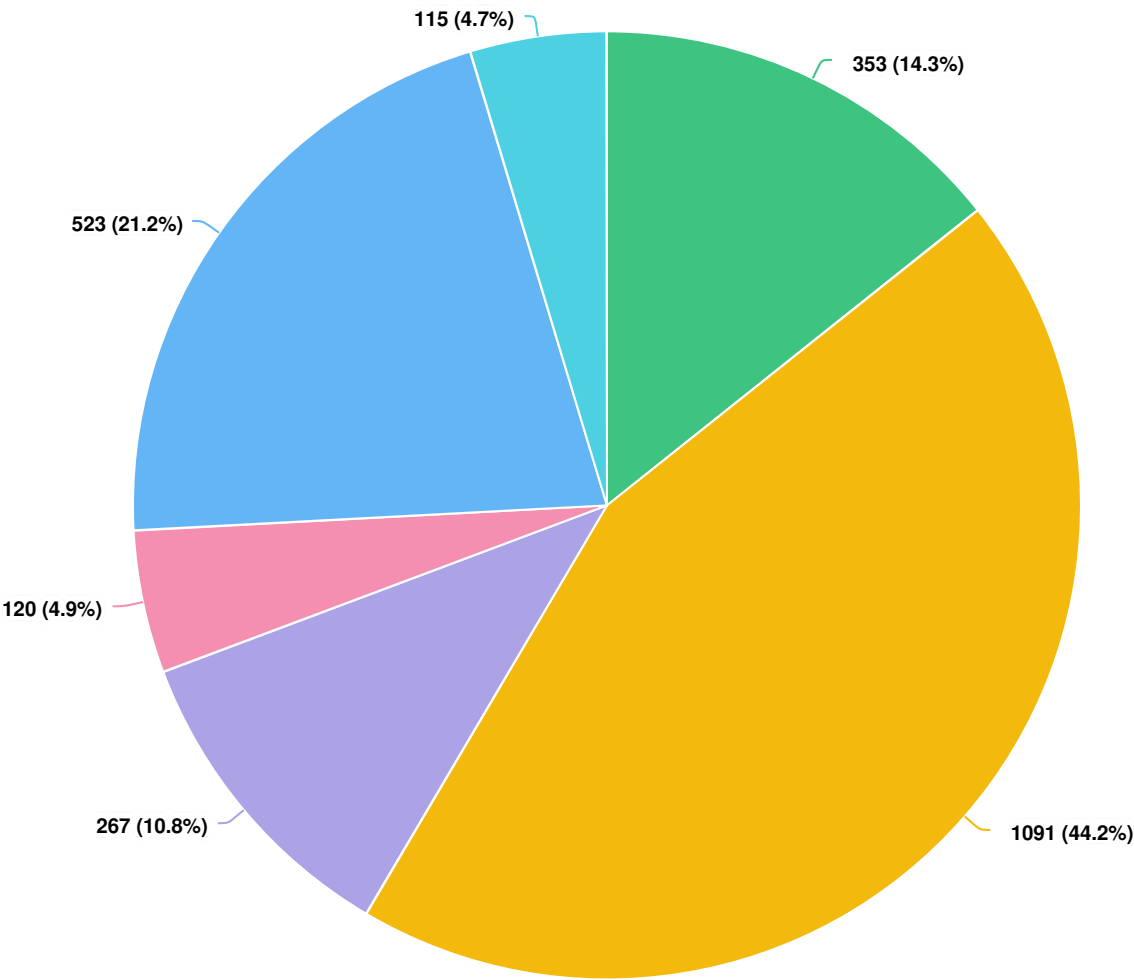


Strongly agree : 1972



250 500 750 1000 1250 1500 1750 2000 2250

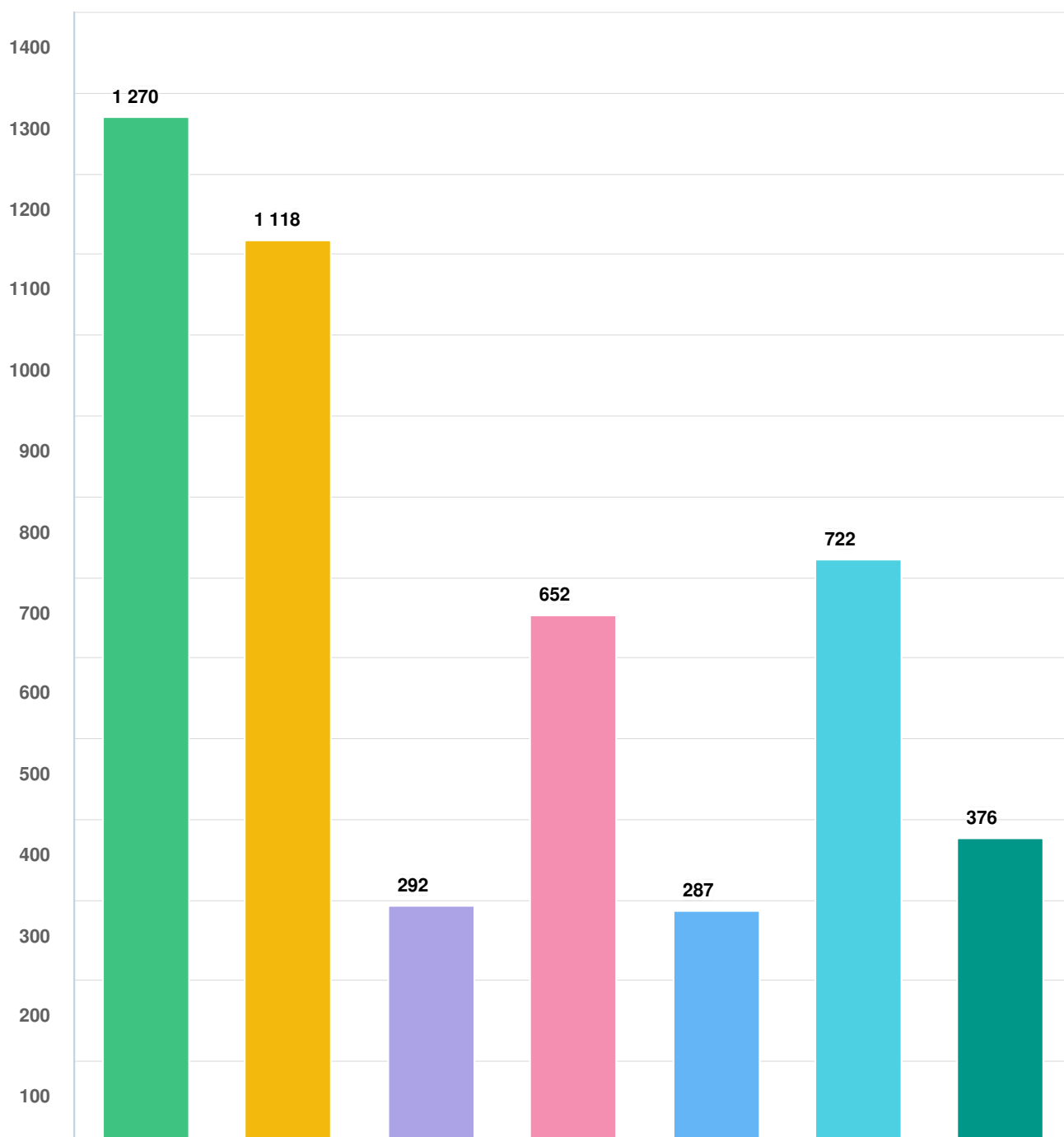
Q4 Prior to the pandemic, how many times would you say you visited a Town of Whitby sports complex (examples: the Whitby Civic Recreation Complex, Iroquois Park Sports Centre, McKinney Centre or Luther Vipond Memorial Arena)?



Question options

- I have never visited a Town recreational facility
- Once in a while
- Every three months
- Monthly
- Weekly
- Daily

Q5 Prior to the pandemic what was the primary purpose of your visit to a Town of Whitby sports complex? (select all that apply)



Question options

- Other (please specify)
 ● Children's programs and camps
 ● Meetings, conferences or special events
- Wellness group and activity programs (such as fitness classes)
 ● Arts and cultural programs
 ● Skating and hockey
- Swimming

Mandatory Question (2469 response(s))

Question type: Checkbox Question

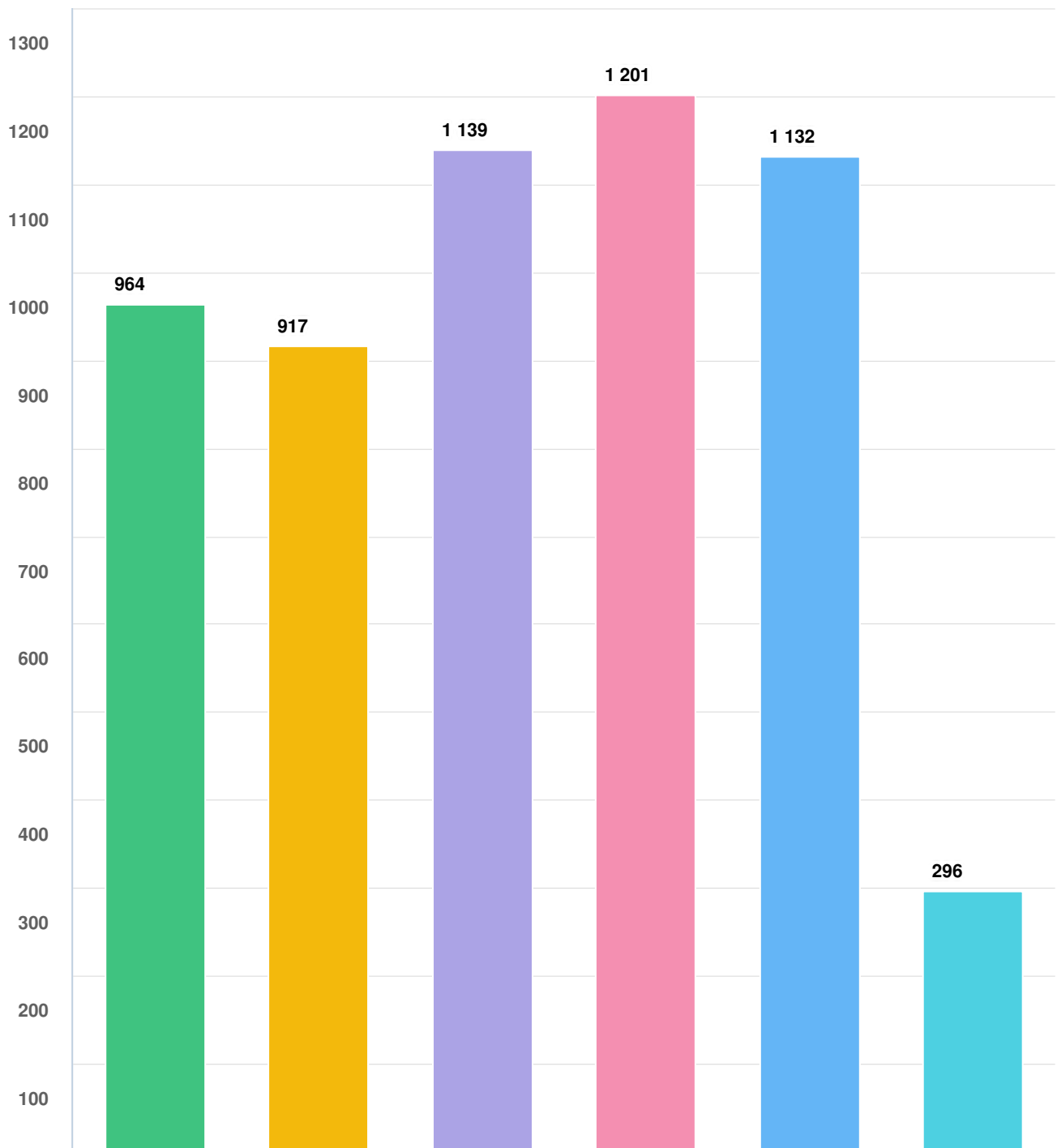
Q6 | Based on the three design concepts presented, please rank them in order of most preferred (1) to least preferred (3).

OPTIONS	AVG. RANK
Concept 2 – Active Plaza	1.74
Concept 1 – Terraced Courts	1.99
Concept 3 - Bridge	2.27

Mandatory Question (2469 response(s))

Question type: Ranking Question

Q7 Based on your preferred design concept which were the features you liked best (select up to three (3))?

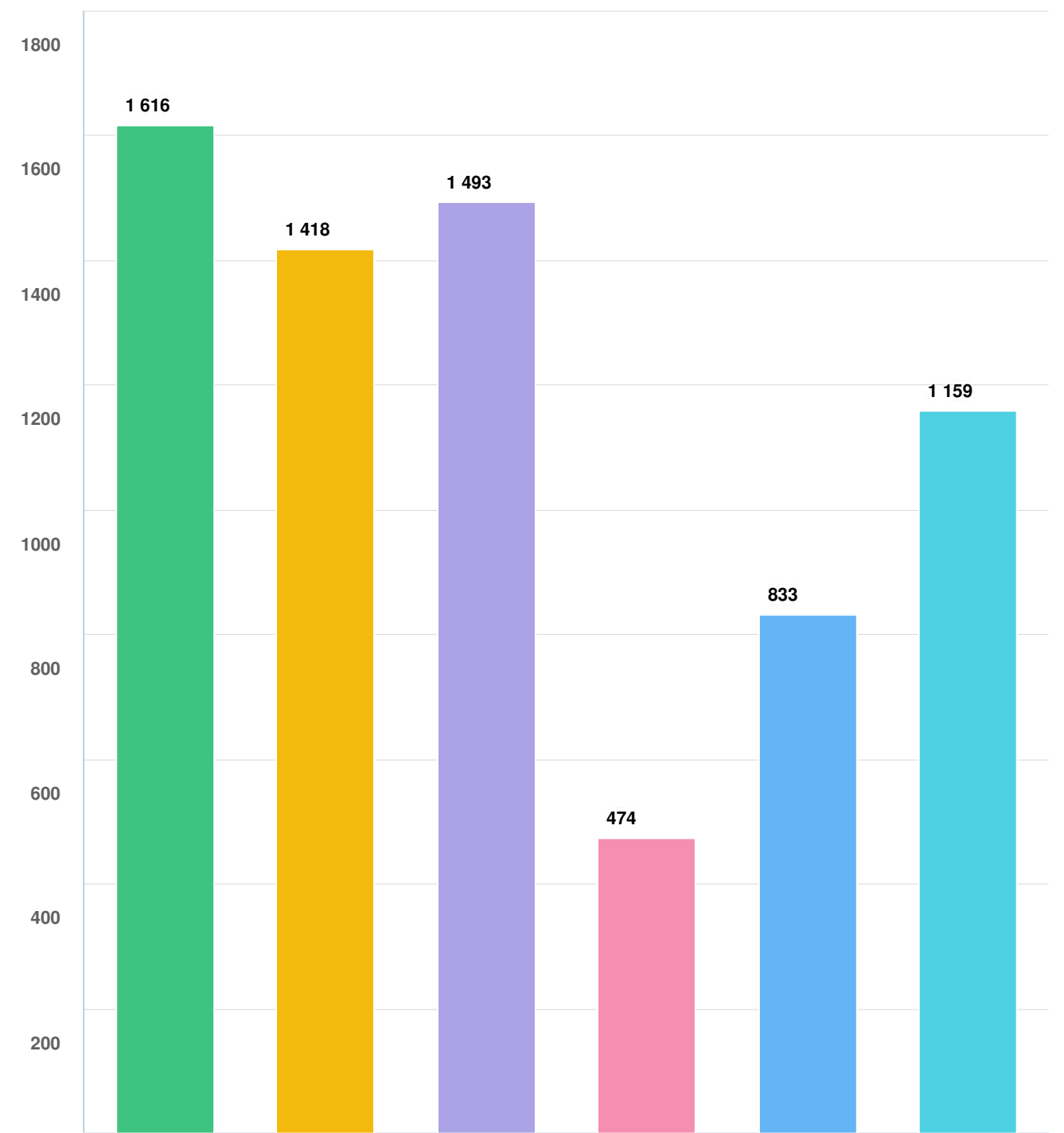


Question options

- Other (please specify) ● Connectivity between amenities ● Lobby space layout ● Building exterior ● Arena layout ● Pool layout

Mandatory Question (2469 response(s))
Question type: Checkbox Question

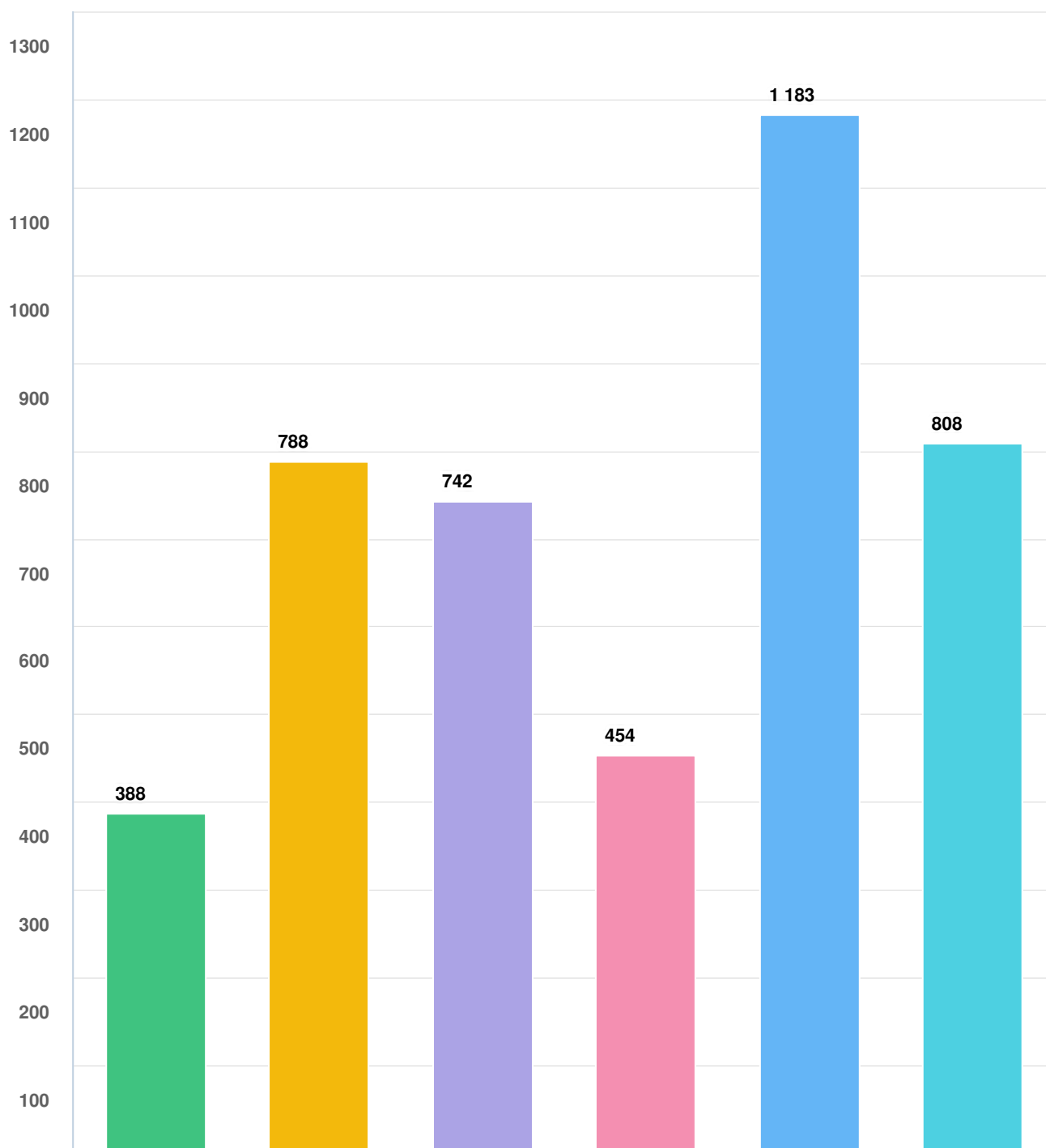
Q8 Recreation facilities serve multiple uses. Over and above providing space for physical activity, please select your 3 top choices that you feel are most important for the new sports complex to include: (please choose 3)



- Question options**
- Space to spectate
 - Space to compete
 - Space to cook and support community and other cultural culinary events
 - Space for community events
 - Space to socialize and interact
 - Space to play

Mandatory Question (2469 response(s))
Question type: Checkbox Question

Q9 From your household, which age group(s) would most likely use the new sports complex most frequently?



Question options

- Adults (55 and above) Adults (30 to 54) Young Adult (19 to 29) Teenager (ages 13 to 18)
Child (ages 6 to 12) Preschooler (ages 0 to 5)

Mandatory Question (2469 response(s))

Question type: Checkbox Question

Whitby Sports Complex Council Presentation

May 31, 2021

Perkins&Will



Project Goals & Building Program

Consultation

The program of spaces was derived from the 2015 Sport Facilities Strategy Report and before designing there were two consultation sessions to confirm the Program and help define Guiding Principles

2020 : stakeholder consultation from winter 2019 to spring 2020

2020/21 : interviews with Councillors, the Mayor and staff experts

Guiding Principles



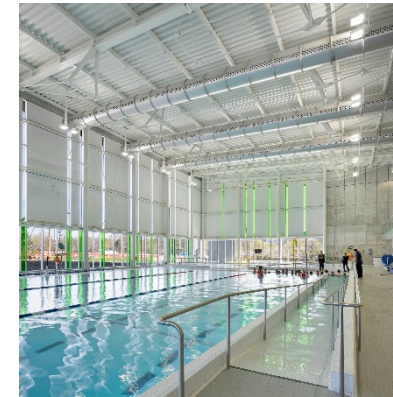
Create a Sense of Place



**Encourage
Recreational Use**



**Balance Informal and
Dedicated use**



Provide Good Value



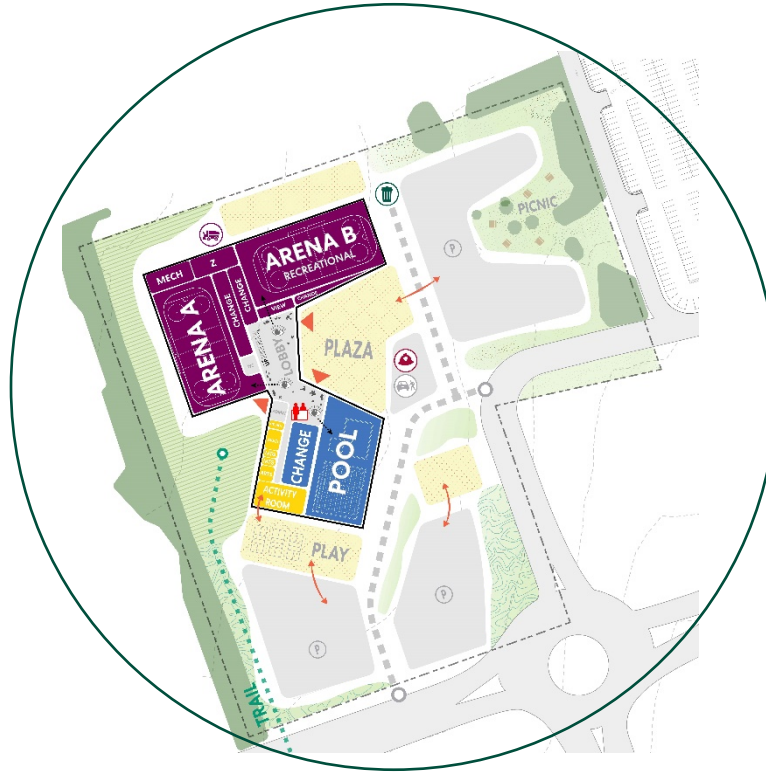
**Strive for Higher
Sustainability**

Design Options

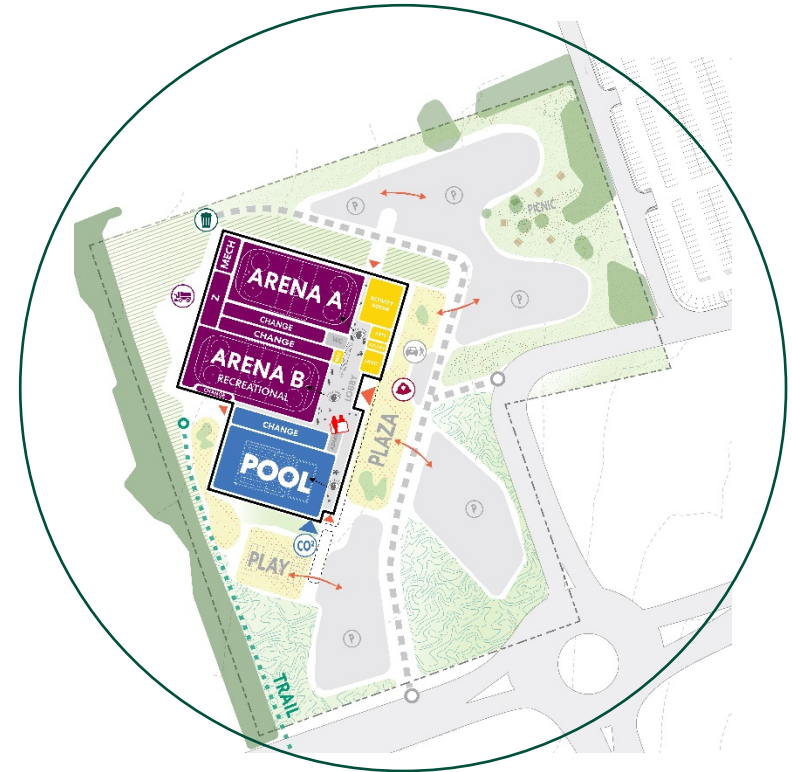
Concept Plans



Terraced Courts



Active Plaza



Bridge

Community Engagement Process and Results

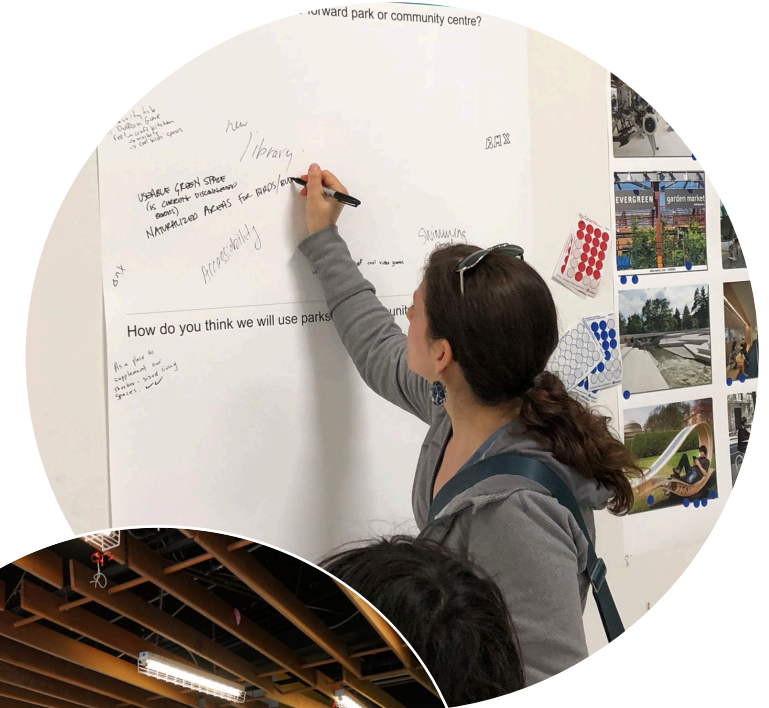
Two streams of engagement:

Online Survey Results

- 2469 survey responses
- 992 survey written comments
- 97% of survey respondents were Whitby residents
- 27% use Whitby sports facilities for swimming
- 24% use Whitby sports facilities for ice skating or hockey

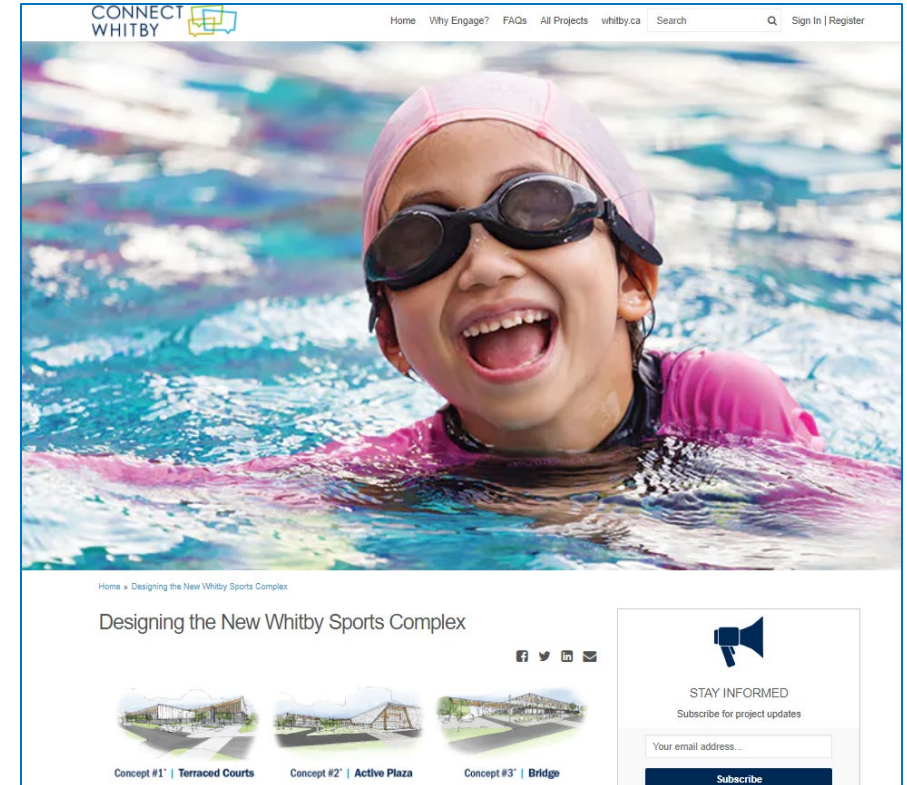
Community Engagement Sessions

- Four community engagement sessions
- Approximately 120 participants
- Key stakeholder session with 12 organizations represented
- Internal session attended by 75 interested staff members



Survey and engagement questions:

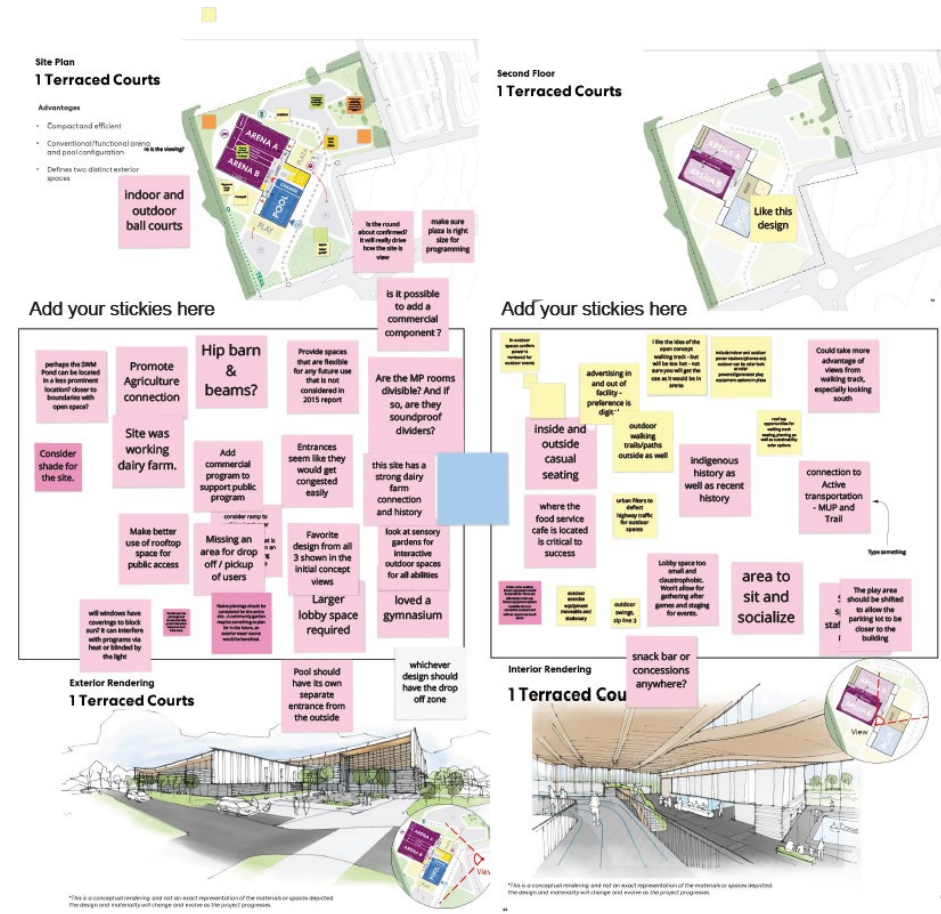
- Of the three design options, which one do you prefer and why?
- What spaces and program areas in the building are most important to you?
- Are there any additional comments or suggestions on the three design concepts that you would like to provide?
- Are there any other programs or activities that should be considered?



Community Feedback

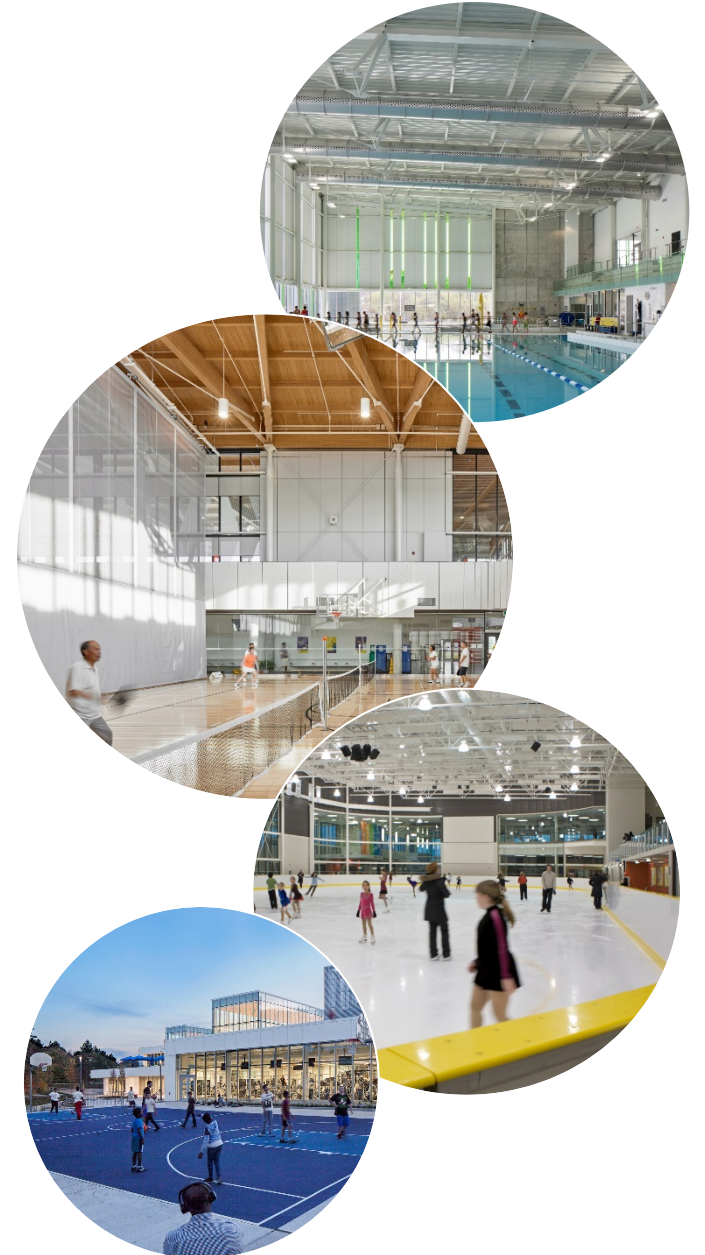
General observations:

- A very positive and robust process
- Residents were well informed on the topics and were active participants in the sessions
- Recreation in general and Town facilities are valued highly in the community
- A variety of online engagement tools allowed residents to provide their input in the way they felt most comfortable



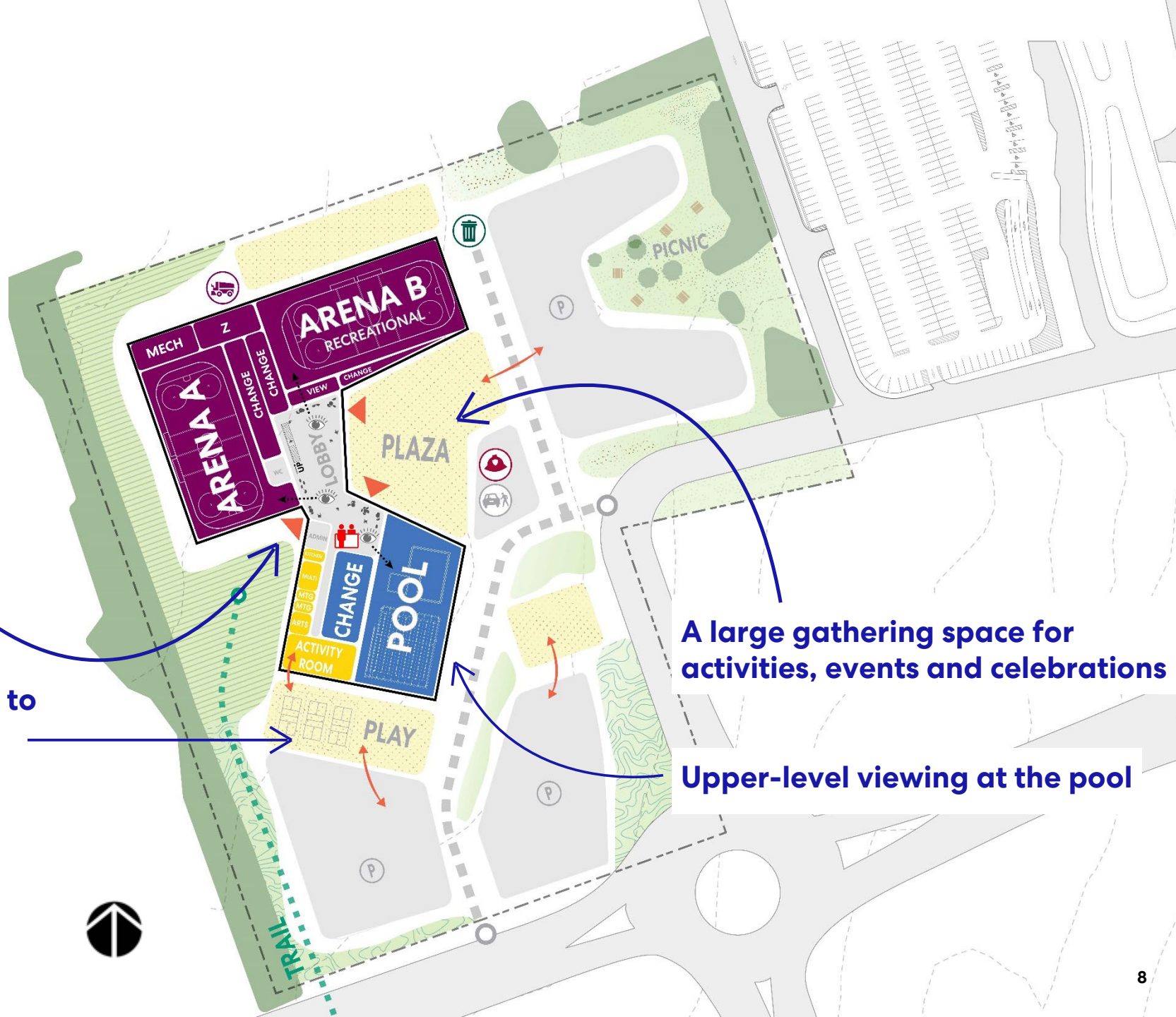
Survey Results

- 115 requests (32%) from the community engagement sessions identified outdoor amenities such as **outdoor sports fields, courts, gardens, playgrounds, bike/skate pump track, trails and plaza programming**
- 224 written requests (21%) for **indoor gymnasium space** [pickleball, badminton, volleyball, basketball, indoor fieldhouse activities and large meeting events]
- 125 written requests (12%) for aquatics amenities including **increased pool size, second floor viewing area and adequate change room facilities**
- **Future expansion potential for indoor program.** Numerous requests for an indoor fieldhouse, multi-purpose spaces and for additional ice surfaces



Site Plan

Active Plaza



A large lobby with views to all program areas

Outdoor activity areas connected to complimentary indoor programs

A large gathering space for activities, events and celebrations

Upper-level viewing at the pool

Recommendations

Outdoor Spaces

Analysis and community feedback:

- The pandemic has highlighted the need for outdoor amenities. Some fitness and recreation activities could take place safely outdoors when facilities are closed
- Changing demographics and sports trends are resulting in an increased demand for sports like rugby, soccer and cricket
- There are many benefits to locating playgrounds, courts, trails and other amenities close to the sports complex (shared parking and washroom facilities; convenience for residents)

Recommendation

- Explore options to provide a variety of courts and sports fields
- Explore the possibility of adding outdoor skating opportunities (which shares infrastructure with the indoor ice pads)



Gymnasium

Analysis and future needs:

- Whitby currently has one gym for 137,000 residents
- The SFS recommended service levels of 1:35,000 to 1:50,000 per resident
- Projected growth to 2031 is 193,000 residents (1 gym per 193,000)
- A significant number of requests were received for a gym to support the demand for indoor courts
- Brooklin CC gym usage averages 65 hours per week during the program season
- There are challenges with access to school board gym spaces

Recommendation

- Provide a double gymnasium to support the growing demand for indoor courts (A double gymnasium would provide a service level of 1:64,000 in 2031)
- An opportunity for the track to be located inside the gymnasium (warm space)



Aquatics

Analysis and future needs:

- Whitby currently has two pools for 137,000 residents (1 pool per 68,500)
- The SFS recommended service levels of 1:25,000 to 1:50,000 per resident
- Projected growth to 2031 is 193,000 residents (1 pool per 64,000)
- A significant number of requests for a larger pool and for second floor viewing area
- Many residents use facilities in neighbouring areas due to long waitlists

Recommendation

- Increase the size of the pool to 10 lanes (increase from 8 lanes)
- Provide a second-floor viewing area for spectators
- Increase space on the pool deck to accommodate swim meets



Future expansion potential

Analysis and future needs:

- Allowing for future expansion on the site has many benefits over building a new facility
- Incorporating this requirement into the project at an early stage ensures the future addition will tie in well with the existing complex
- Adding the footprint of an indoor recreation space will provide flexibility for many future uses to be added according to the needs at the time

Recommendation

- Explore options of integrating the footprint of an indoor recreation space on the site
- Explore opportunities for increased parking capacity in the future
- Review the seating capacity for the two arenas and ensure there is adequate viewing at ice level and at the second floor

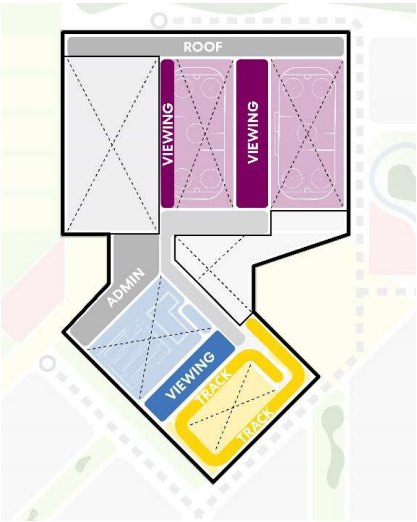


Thank you!

Attachment 4 – Master Site Plan
Potential Design Concept



Ground Floor Plan



2nd Floor Plan