



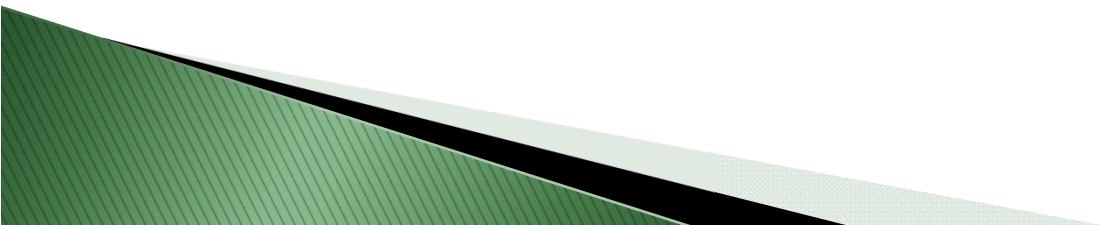
# Thorndale Community Centre & Park

Venue Master Plan and  
Feasibility Business Plan



# Report Development Process

- ▶ Population Demographics
- ▶ Utilization Profiles
- ▶ Site and Facilities Review
- ▶ Document Review
- ▶ Trends Impacts
- ▶ Community Consultation
  - Two focus groups
  - Community survey with 129 responses



# Conclusions – Park

- ▶ First priority, resolve the fundamental issues around walkways and connectivity, drainage, parking, conflicts between the ball diamond and the playground, as well as the elimination of the rectangular soccer field and relocating the Tug-O-War area.
- ▶ Sustain the four baseball diamonds, improving orientation and playing surfaces. Consider lighting of one more field in the longer term.
- ▶ Add an additional soccer field.
- ▶ Replace fences, bleachers, foul poles and better reconfiguring the site.
- ▶ Sustain washroom and concession facility in the park.
- ▶ Add entrance for the Foxborough subdivision.



# Conclusions – Buildings

- ▶ Decommission the two primary buildings – Lion’s Community Centre and the Progress Building.
- ▶ Develop a new and larger community centre facility that would have:
  - A larger hall to accommodate approximately 400 people in a licensed seating environment;
  - Two to three smaller spaces for meetings and program use that could also be utilized to cover the loss of Progress Building space for the Fall Fair;
  - Contemporary amenities in terms of washrooms, a bar, the kitchen, audio visual capacities, etc.;
  - A storage wing for both the building and the primary user groups and possibly incorporating a storage ‘shed’ for Fall Fair.
- ▶ Development program for the venue, both for indoor and outdoor facilities should be undertaken on a phased approach.



# Alternative Facility Strategies

New Community  
Centre Facility

Redevelop the  
Progress Building

Significantly  
Renovate and Renew  
the Existing Building

Sustain Existing  
Facilities with  
Capital Repair

Supported by  
almost two  
thirds of  
survey  
respondents,  
and nearly all  
focus group  
participants  
and most  
interviewees

8.5% of survey  
respondents,  
and no other  
sources as a  
preferred  
approach

Identified by  
6.5% of  
respondents

6% of survey  
respondents  
identified this  
as a preferred  
approach, and  
no focus or  
interview  
participants  
identified this  
as a preferred  
option

# Capital Cost Profiles

New Facility	\$4,790
Progress Building Redevelopment	\$4,032
Renew Existing Community Centre	\$3,687
Sustain Existing	No new capital



# Capital Funds Source Profile

		<b>Sources</b>
<b>1.</b>	<b>Community Centre (Target: \$4,790,000)</b>	
	Senior levels of Government Grants	2,000,000
	Community Campaign	1,290,000
	Municipality	1,500,000
	<b>Total</b>	<b>\$4,790,000</b>
<b>2.</b>	<b>Park Renewal (Target: \$702,000)</b>	
	Community Campaign	200,000
	Municipality	400,000
	Other Sources	102,000
	<b>Total</b>	<b>\$702,000</b>
Note:		
Optional park development would need to be sourced from the community campaign.		7

# Implementation Phasing Plan

Phase	Years	Park Development	New Community Centre	Total
1	1 to 3	\$226,325	0	\$226,325
2	4 to 7	\$444,523	\$4,790,000	\$5,234,523
3	8 to 10	\$31,326	0	\$31,326
Total		\$702,174	\$4,790,000	\$5,492,174



# Recommendations

- ▶ That the Municipality of Thames Centre, working in significant partnership with the local Thorndale community, initiate the planning, community fund development and grant application strategies necessary to undertake the development of a new community centre on the footprint of the current Lion's Community Centre.
- ▶ That Option '1' for the Thorndale Community Park redevelopment be selected as the preferred approach, with funding being secured through Development Charges where applicable, community contributions and possibly the Trillium Foundation and other grants.
- ▶ That a three phased approach as outlined in the Implementation Plan be undertaken over a ten year period.
- ▶ That efforts be initiated to secure alternate space for approximately one year for Lion's Community Centre activities during the construction period for the new facility.