

COMMITTEE OF THE WHOLE – JUNE 23, 2009

COMMUNITY FACILITY FOR KLEINBURG / NASHVILLE - WARD 1

Recommendation

The Commissioner of Community Services, in consultation with the Directors of Parks Development, Recreation and Culture and Building and Facilities recommends:

- 1) That the existing Kleinburg Golf Course Clubhouse and out-building not be retained as a community centre for the residents of Kleinburg/Nashville – Short Term, and;
- 2) That the developer be required to demolish the Kleinburg Golf Course Clubhouse, the out-building, parking lot and all services at their sole expense and return the area to a parkland condition, and;
- 3) That the timing of the district park / community centre facility approved as part of the Nashville Heights OPA 699 be accelerated to meet the growth in the Kleinburg/Nashville area, and;
- 4) That staff be directed to enter into discussions with the proponents of the Nashville Road Community Church regarding community access for use by the Kleinburg community, and;
- 5) That the following report be received for information.

Contribution to Sustainability

None

Economic Impact

There is no economic impact as a result of recommendations 1 and 2 and the construction of a new community centre identified in recommendation # 3 will be funded through development charges.

Should discussions with the proponents of the Kleinburg Road Community Church be successful the community group currently using the Kleinburg United Church will be transferred to the new church. Possible fees associated with the new church will be offset from savings from the current location.

Communications Plan

Council's decision with respect to a community facility for Kleinburg/Nashville will be communicated to the various stakeholders and general public through the use of web postings and newspaper advertisements as required.

Purpose

The purpose of this report is to provide Council with a response to the direction given to staff at the Committee of the Whole meeting of November 10, 2008, Report No. 53, Item 2.

Background - Analysis and Options

At the Committee of the Whole meeting of November 10, 2008, Council, through Report No. 53, Item 2, directed staff to:

- 1) review the provision of a community centre for the Kleinburg/Nashville Community – Long Term;

- 2) investigate the possibility of retaining the Kleinburg Golf Clubhouse for use as a community centre for the residents of Kleinburg/Nashville – Short Term;
- 3) explore other alternatives which will provide community space within the Kleinburg/Nashville area – Short Term, and;
- 4) that a report be provided to a future Council meeting on these matters.

Provision of a Community Centre for the Kleinburg/Nashville Community – Long Term

The “Active Together” Master Plan points to trends towards active living (i.e., the integration of physical activities into an individual’s daily routine). The City should continue to expand its focus on provision of facilities that facilitate health benefits associated with physically active lifestyles. Additional fitness centres and active program space will respond to these demands through the availability of equipment and studio-type spaces. It should be noted that the priorities and timing contained in the “Active Together” Master Plan are based upon current data and population forecasts. Changes in growth forecast, budget pressures, changes in participation rates or demographics, and other factors could also impact the timing of the provision of facilities.

The “Active Together” Master Plan identifies a proposed community centre for the Long Term Residential Growth Area in 2022 and is envisioned to contain an indoor pool, multi-use senior, youth and arts program space, fitness and active living program space, a gymnasium, and office/storage/miscellaneous space in conjunction with a branch library. A twin pad arena may also be included pending further review of the growth and demand in the area. Planning approvals and development applications in 2008 in the Kleinburg/Nashville area could add approximately 11,000 additional residents which would necessitate a review of the timing/location and program of the proposed community centre for the Long Term Residential Growth Area.

To support future community need for facilities as the population of Kleinburg increases and based upon facility needs assessments conducted as part of the Master Plan, the City should closely monitor the population growth in Kleinburg/Nashville and consider moving forward with the construction of a multi-use community centre in a location approved as part of OPA 699, Nashville Heights subdivision (refer to attachment ‘B’).

Retention of the Kleinburg Golf Clubhouse as a Community Facility – Short Term

On February 20, 2009 staff from Buildings and Facilities, Recreation and Culture, and Parks Development performed an inspection of the existing golf course clubhouse and the surrounding lands to determine if it would be suitable for community use. The inspection identified the following deficiencies that will need to be remediated in order that this building be renovated to City standards:

- parking lot construction – with an anticipated through connection from Cold Spring Drive to the future Nashville Heights subdivision, the existing parking lot will be removed and a new parking lot would be required (cost approx. \$150,000)

The following is a list of items and associated costs required to bring the building to current building code and city standards for public use

- a) The commercial kitchen would need to be removed
- b) A fire sprinkler system would need to be installed
- c) The building is presently not handicapped accessible thus major changes are required
- d) The electrical and mechanical systems need to be upgraded
- e) A structural, mechanical and electrical engineer would have to be hired to fully assess the building and an architect would be required to a feasibility study

In order to quantify the associated costs of remediating the deficiencies, estimates were prepared and vetted through an architectural consultant.

The costs to renovate this building to the City are standard so that it can be utilized for community space is as follows:

Architects, consultants, permits	190,000
Demolition and construction	1,900,000
Administration – 3%	62,700
Total	\$2,152,700

In addition to the capital renovation costs, annual operating costs of \$125,000 are anticipated. These costs are attributable to the dated mechanical systems such as heating, A/C, and H/Vac. It bears noting that the Kleinburg Golf Course Clubhouse facility will become redundant once a new Community Centre identified as part of the Nashville Heights Subdivision (OPA 699) is completed (timing of this facility is unknown at this time and is dependent upon population growth in Kleinburg/Nashville).

Additionally, there is a significant cost to demolish the existing structure and to restore the lands to a parkland condition.

Renovating the existing Kleinburg Golf Course Clubhouse would be contrary to several indoor recreation facility action plans contained with the “Active Together” Master Plan that state:

- new community recreation facilities should be designed to incorporate “green” technologies to a level supported by LEED or equivalent standards, thereby reinforcing the City’s role as a leader in environmental efficiency and stewardship;
- new community centres should, at a minimum, be located in highly accessible locations on transit routes, have high visual identification, and be designed in consultation with community representatives to ensure that spaces are responsive to their users;
- the City should continue to ensure that standards established in the Accessibility for Ontarians with Disabilities Act are met at all community centres.

Additionally, the “Active Together” Master Plan notes that the City of Vaughan has long recognized the value of consolidating multiple uses at a single site rather than pursuing the development of stand-alone, single purpose multi-site venues.

As leaders in this facility design trend, the City has been able to streamline services and make delivery much more cost effective. The Kleinburg Golf Course Clubhouse would be considered a stand-alone, single purpose site and therefore not desirable from a service delivery or cost effectiveness perspective.

Alternatives for Community Space in Kleinburg / Nashville – Short Term

Currently, the Kleinburg community conducts most of its local activities at the Kleinburg United Church and the Kleinburg Public Library. Other venues available for use through permit include the Kleinburg Public School, the Kline House, the Kleinburg Railway Station (Scout House), Nashville Road Community Church, and L’ecole La Fontaine Elementary.

Activities in Kleinburg include the Book Club, Quilting Ladies, Bridge Club, Euchre Club, University Women’s Club, Bindertwine, Old Boys Club and Cubs and Scouts (refer to attachment ‘A’ for full list of CSO’s and stakeholders). For the majority of these clubs their current space does not meet the facility requirements for their activities.

Overall, although the activities are sustained with the current supply of community meeting rooms the capacities and amenities in some cases are not ideal (i.e. meeting rooms in basement and not accessible).

A summary of rooms available is as follows:

Facilities	Rooms available	Occupancy	Notes
Kline House	2 meeting rooms	less than 12 people in each room	The room on the upper level is not accessible.
Kleinburg United Church	Information not available	less than 50 people	The meeting room is not accessible and does not meet the needs of the community group.
Kleinburg Public Library	1 meeting room on lower level	less than 50 people	The meeting room is not accessible.
Kleinburg Public School (under construction)	14 classrooms Gym	TBD	School commitments are given priority and experience has shown classrooms have restricted community access. +
Kleinburg Railway Station (Scout House)	2 meeting rooms	less than 20 people	One meeting room is in the basement And both rooms are not accessible.
Nashville Road Community Church*	Gym Meeting Room	150 people 20 – 30 people	TBD
La Fontaine Elementary School	Gym	150 people	Subject to availability.

+There may be additional opportunities for CSO's to utilize the new Kleinburg Public School that is currently under construction and scheduled to be completed by September 2009. School Board representatives have identified several meeting rooms that may be appropriate for community meeting space. Experience has shown however, that school commitments restrict use of classrooms. The gymnasium is available for permitting by larger groups and sports associations.

*It is recommended that staff be directed to enter into discussion with the proprietors to gain access for community use by Kleinburg residents.

Relationship to Vaughan Vision 2020 / Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the project will provide:

- STRATEGIC GOAL
Service Excellence - Pursue Excellence in Service Delivery; and,

STRATEGIC OBJECTIVE

Maintain Assets and Infrastructure - to optimize existing infrastructure through sound asset management

This report is consistent with the priorities previously set by Council. The necessary resources have not been allocated.

Regional Implications

N/A.

Conclusion

Based on the current state of the Kleinburg Golf Course Clubhouse and the costs and implications for building renovations and parking lot construction, Community Services staff recommend that its use as a community facility not be pursued and that the developer, at their sole expense, be requested to demolish this facility, the out-building and the associated parking lot on demand by the City of Vaughan and restore the lands to a parkland condition.

It is anticipated that current CSO spatial requirements will continue to be met at the Kleinburg United Church, the Kleinburg Public Library, Kleinburg Railway Station (Scout House) and the Kline House. Other opportunities for community space may be available at the new Kleinburg Public School once construction is completed and the Nashville Community Church.

Attachments

Attachment 'A' - Kleinburg Associations, Clubs, Groups, etc... 2009

Attachment 'B' – Nashville Heights (OPA 669) – Community Facility Location Map

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Respectfully submitted,

Marlon Kallideen
Commissioner of Community Services

ATTACHMENT 'A'

Kleinburg Associations, Clubs, Groups, etc... 2009

GROUP	MEETING DATE	FREQUENCY
Book Chat	3 rd Wednesday	Monthly
Cdn. Fed of University Women		Monthly
Friends of Boyd Park		
Humber Valley Heritage Trail Assoc	Thursday April 2nd	
Girls on the Run		
Kleinburg Binder Twine	3 rd Monday	Monthly (April to Oct)
Kleinburg Bridge Club	Thursday afternoon	Weekly
Kleinburg Business Improvement Association		
Kleinburg Church Women	1 st Tuesday	Monthly
Kleinburg Euchre Club	Friday evening	Weekly
Kleinburg Old Boys (Historical Collection)	Wednesday morning	Monthly
Kleinburg Public School Council		
Kleinburg Rotary Club		Monthly
Kleinburg Seniors		Monthly
Kleinburg Soccer		Monthly
Kleinburg Tennis Club		Bi-annual
Kleinburg/Nashville Ratepayers	3 rd Thursday	Monthly
Kleinburg Village Core Ratepayers		
2 nd Scout Troop		
Take 5	Wednesday Morning	Weekly
Tea & Books	Monday afternoon	Weekly
West Humber Naturalists		Monthly
Women's Institute		Monthly

ATTACHMENT 'B'

Nashville Heights (OPA 669) – Community Facility Location Map

