

COMMUNITY HUB MASTER PLAN

1132 SNOW VALLEY ROAD



**Township of Springwater
Presentation to Council**

May 10, 2023

LAND ACKNOWLEDGEMENT

This land acknowledgement recognizes that the land on which we reside and operate has a history that predates colonization and belongs to the Anishnaabeg people, who have inhabited the land for thousands of years. The acknowledgement also recognizes the ongoing presence of First Nation, Métis and Inuit people on this land. These groups are also indigenous to Canada and have distinct cultures, languages, and histories.

By acknowledging the traditional owners of the land, we are recognizing the deep connection that Indigenous peoples have with the land, and the ongoing impact of colonization on their lives and communities. We are also committing to moving forward in a spirit of reconciliation and respect, which involves listening to and learning from Indigenous peoples, acknowledging their rights and contributions, and working to address the harms of colonialism.

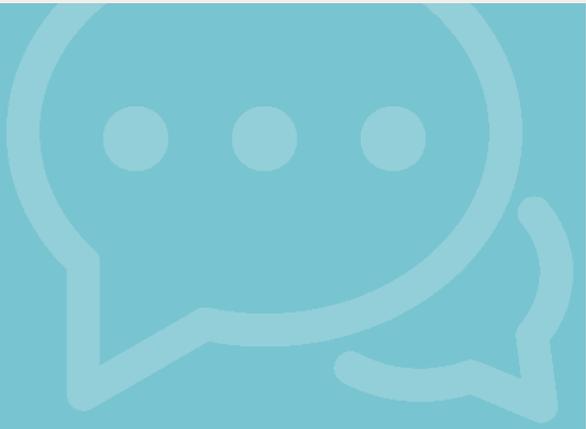
Overall, this land acknowledgement is an important step towards recognizing and honoring the history and ongoing presence of Indigenous peoples in Canada, and working towards building more inclusive and respectful communities.

1. Introduction



- + Project Team
- + Project Scope
- + Context Map
- + Project Timeline

2. Consultation



- + Outreach Results by 8-80 Cities
- + Key Themes

3. Ideation



- + Visioning
- + Vision Diagram & Experience Zones

4. Iteration

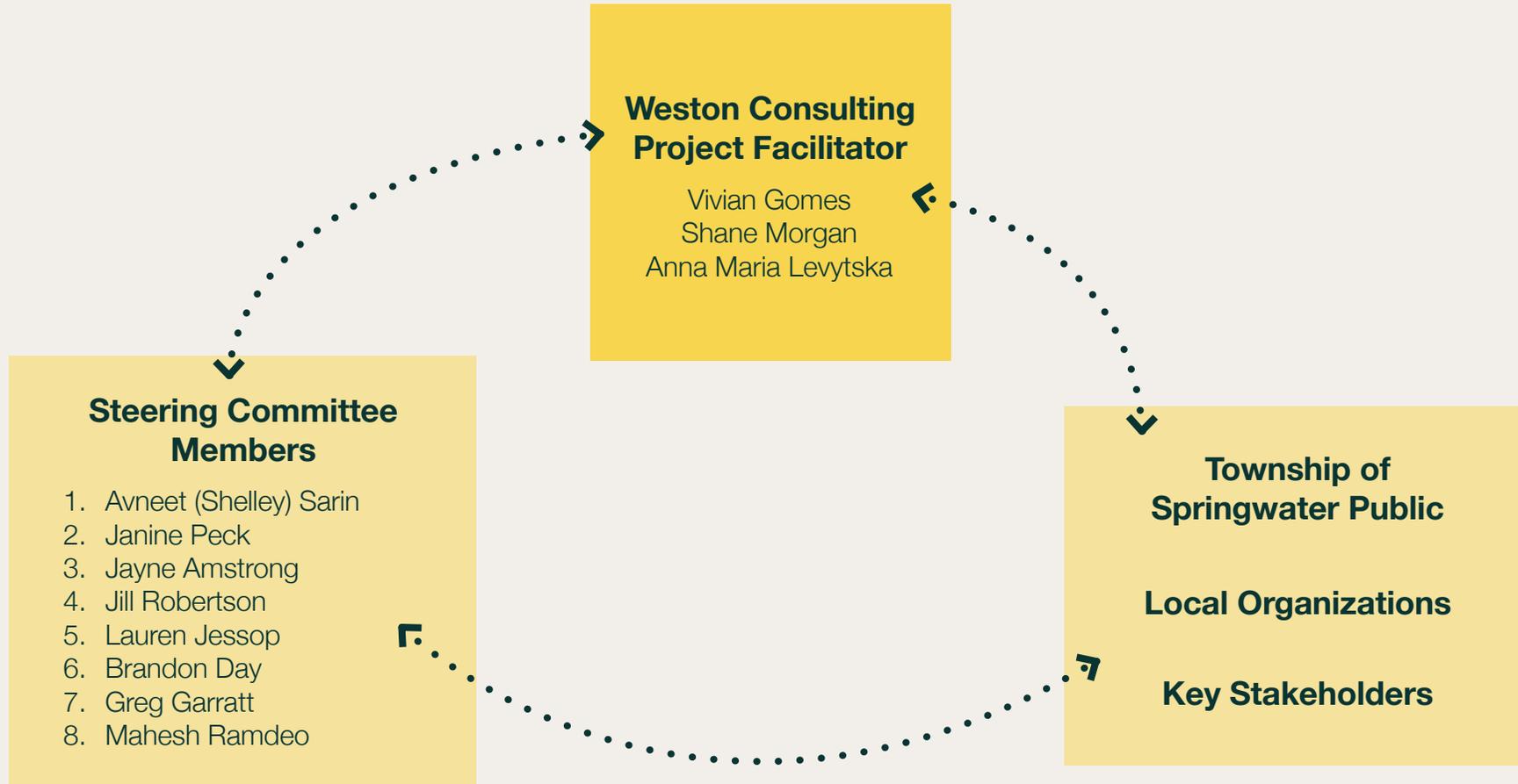


- + Design Principles
- + Building Breakdown & Precedents
- + Perspective Views

5. Conclusion



- + Preliminary Cost Assessment
- + Incremental Cost Impact Analysis
- + Final Considerations
- + Q & A



Who are we?

- Township of Springwater
- Councillors & Town Staff
- Simcoe County Staff
- Nottawasaga Valley
- Conservation Authority
- Agricultural Society
- Phelpston Recreation Association, Minesing Recreation Association, Anten Mills Recreational Association, Midhurst Recreation Association
- Independent Living Services
- Recreation Advisory Committee
- Accessibility Advisory Committee
- Alzheimer's Society, Simcoe County
- Simcoe County Accessibility Advisory Committee
- Canadian National Institute for the Blind, Simcoe County
- South Simcoe Ladies Fast Pitch
- Midhurst Tennis Club
- Elmvale Soccer Club
- Elmvale Bears Sledge Hockey
- Giant Barrie
- Springwater Sport Heritage Committee
- Local Immigration Partnership
- Ethnic Mosaic Alliance
- County Transit Operations
- Uplift Black, Uplift Black Youth
- Georgian College
- Georgian Bay Metis Council Federation
- Community Builders
- Fleurish Flowers
- Elmvale District Highschool
- Forest Hill Elementary
- Minesing Central
- Springwater News
- Midhurst News
- South Simcoe County Paramedics, Fire and Ontario Provincial Police
- Child and Youth Services Simcoe County
- Lions and Lioness Clubs
- Currie Trucks
- Water First
- Simcoe County Museum
- Dr. Kahente Horn-Miller (Associate Professor in the School of Indigenous Initiatives, Carleton University)

Community Stakeholders

Project Scope

community:
a feeling of fellowship with others, as a result of sharing common attitudes, interests and goals.

hub:
the effective centre of an activity, region, or network.

Community Hub Master Plan

master plan:
guide designed to help communities create a vision of what they want to look like in the future.

Consultation

consultation:
process that involves the public in providing their views and feedback on a proposal to consider in the decision-making.

Design

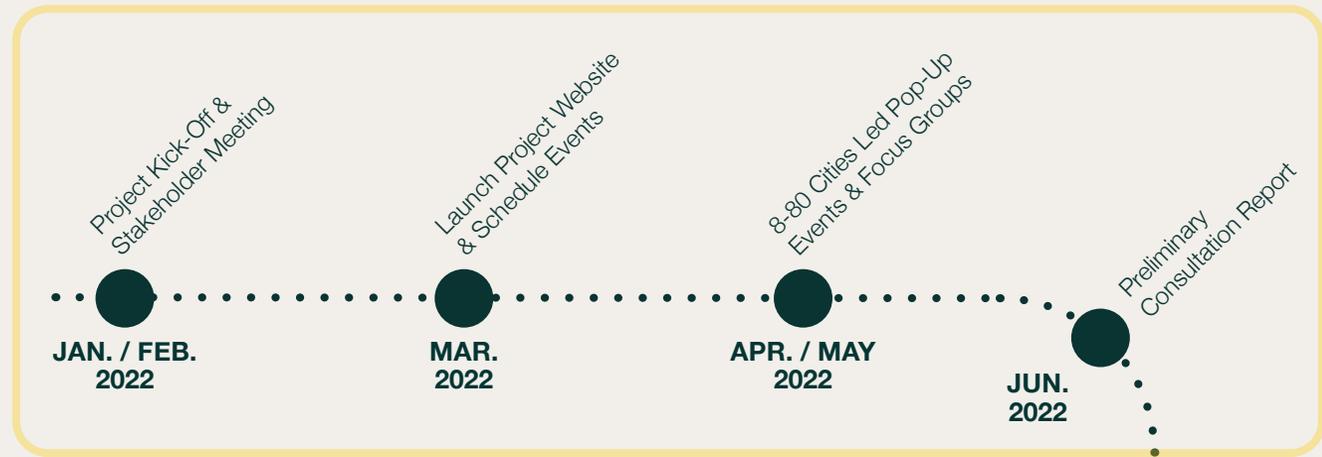
design:
plan prepared to illustrate the potential layout of a site, integrating public consultation feedback and best principles in urban planning.

Legend

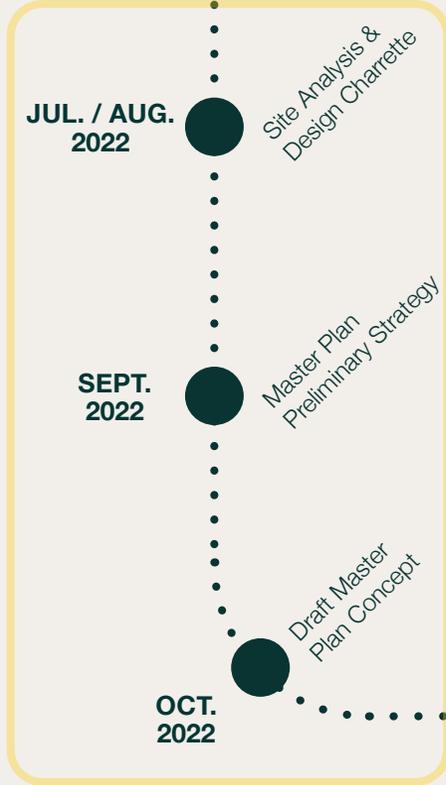
- Subject Property
-  School
-  Natural Open Space
-  Park
-  Child Care
-  Community Centre
-  Commercial/Retail
-  Medical/Health Centre
-  Library/Museum
-  Restaurant
-  Bus Stop
- Transit Route
- - - Trail
- Watercourse
- - - - 1km/2km Buffer

Context Map





Phase 1 - Engagement & Research



Phase 2 - Design Process

Phase 3 - Refinement



Project Timeline

601

survey respondents

35+

organizations consulted

7

key themes

56%

access to recreation

47%

access to nature

34%

year-round programming



Survey Response

Top three most important qualities to prioritize

Outreach Results



1

Co-locating & Collaborating

- + Exploration & Movement
- + Permeable Spaces

2

Multigenerational, Intergenerational & Prioritizing Accessibility

- + Connectivity
- + The Longhouse

3

Culturally Diverse & Celebratory Spaces

- + Multicultural Spaces
- + Food & Art

4

Expanding the Role of the Library

- + Indoor & Outdoor Spaces
- + For All Ages

5

Filling the Gaps of Sporting Opportunities

- + Supplemented by Needs Assessment
- + Pickleball & Water Play

6

Safety, Access & A Multitude of Physical Connections

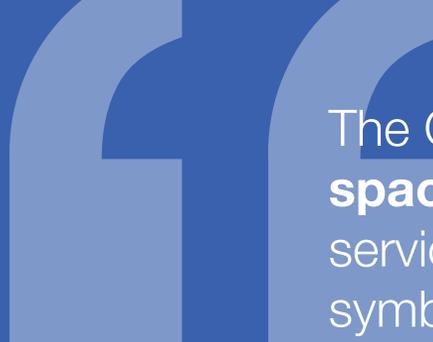
- + Pedestrian Facilities
- + Greenery

7

Embracing the Feeling of Springwater as it Grows

- + “Feeling of Springwater”
- + Sense of Community

Key Themes

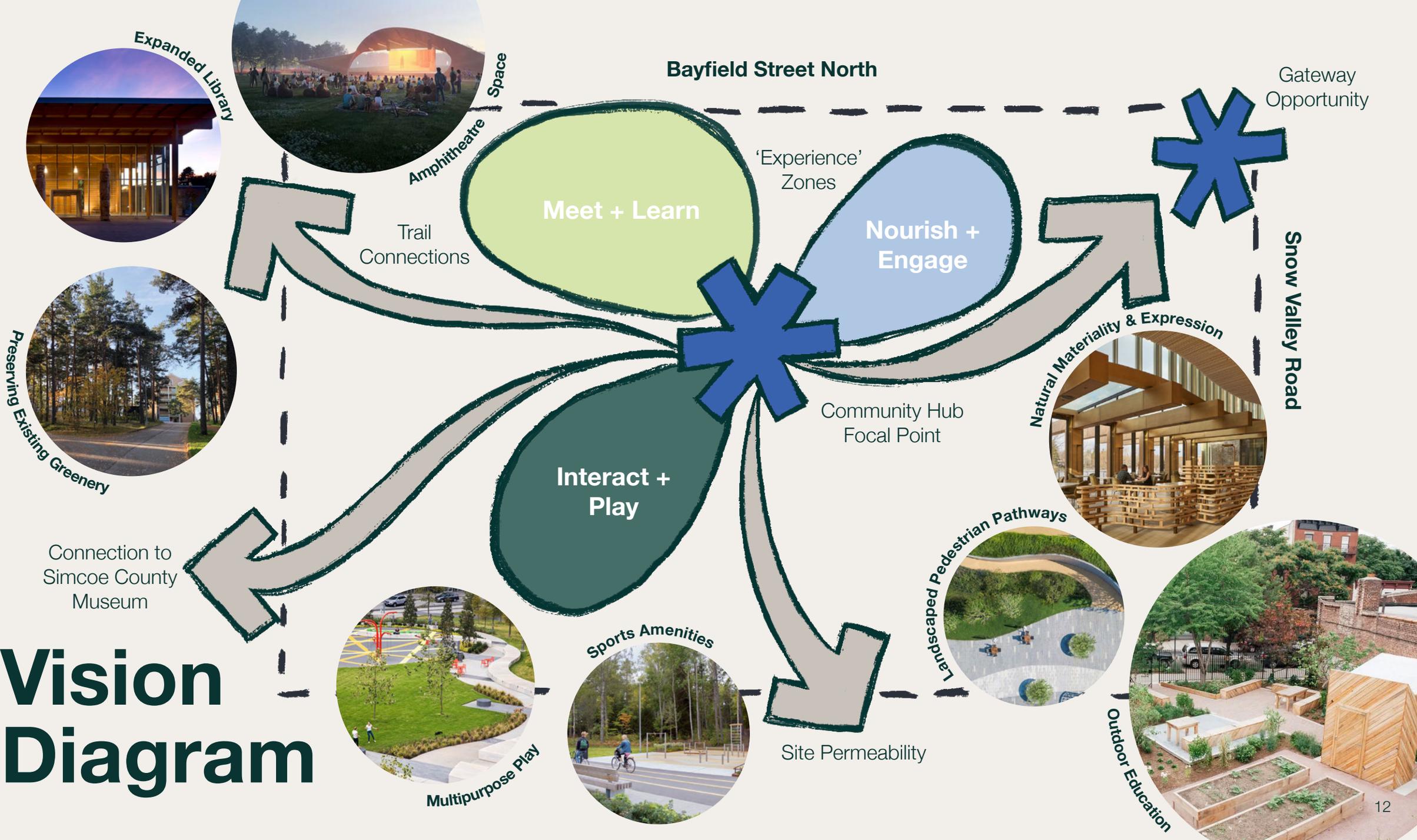


The Community Hub envisions a social **gathering space** that will provide recreational and leisure services for residents and visitors. Drawing from symbolism and indigenous use of the land, the Hub will exhibit design excellence through its use of organic forms and natural materials to create a space for **creativity** and **resilience**.

It will encourage partnerships with local organizations, businesses, and individuals to foster a **sense of community** ownership and involvement. The Hub will be a space for community-led initiatives, events, and activities that promote **social cohesion** and **collective wellbeing**.

Draft Master Plan Vision

Vision Diagram



Bayfield Street North

Gateway Opportunity

Snow Valley Road

Meet + Learn

Nourish + Engage

Interact + Play

Natural Materiality & Expression

'Experience' Zones

Community Hub Focal Point

Expanded Library

Amphitheatre Space

Trail Connections

Preserving Existing Greenery

Connection to Simcoe County Museum

Multipurpose Play

Sports Amenities

Site Permeability

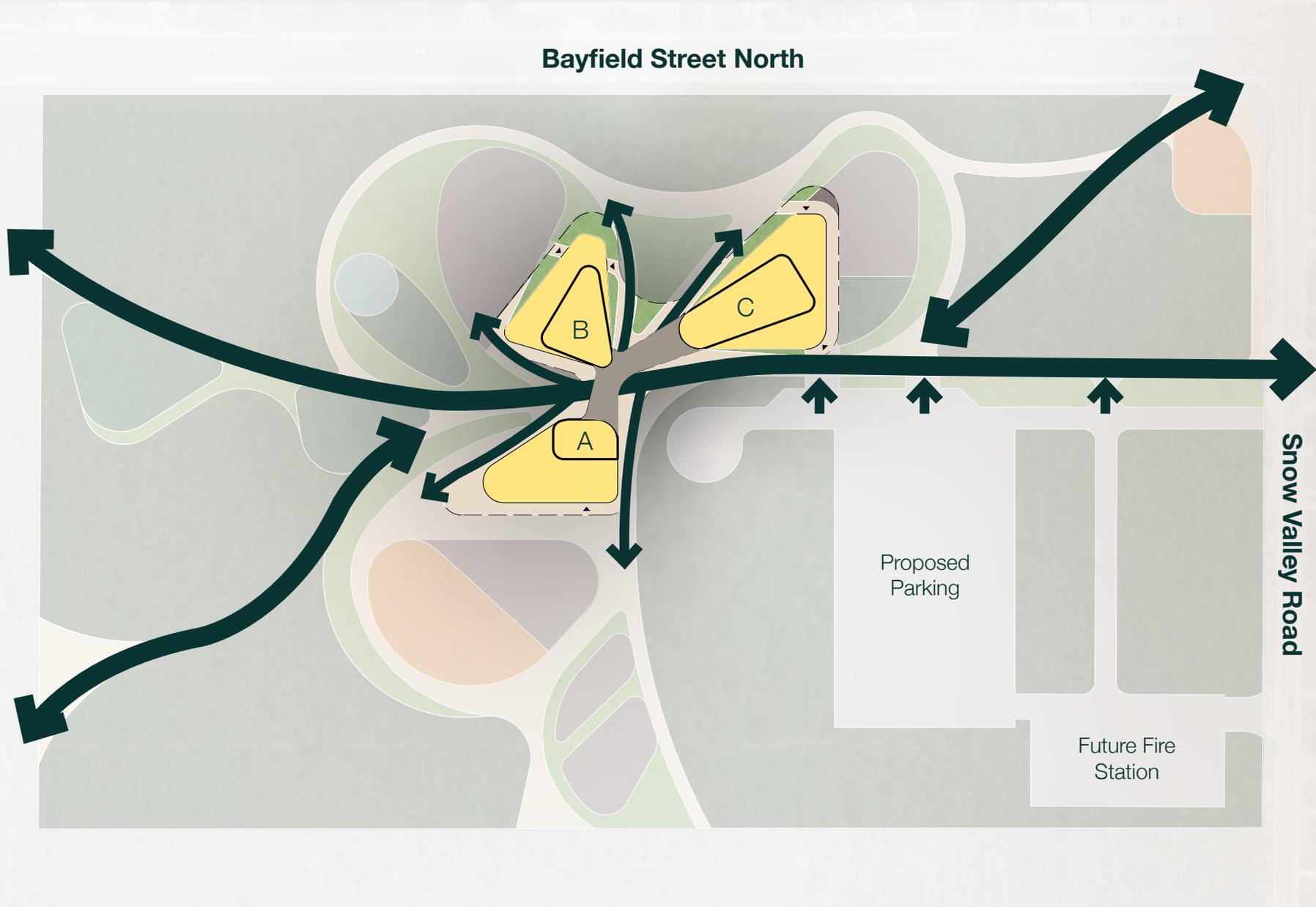
Landscaped Pedestrian Pathways

Outdoor Education

Draft Concepts

- + Design Principles
- + Building **A.1** Amenities & Precedents
- + Building **A.2** Amenities & Precedents
- + Building **A.3** Amenities & Precedents
- + Building **A.4** Amenities & Precedents
- + Building **A.5** Amenities & Precedents
- + Building **B** Amenities & Precedents
- + Building **C** Amenities & Precedents

Design Principles



Legend

- Proposed Building
- Naturalized Area
- Landscaping
- Water Feature
- Meditation Garden
- Public Art
- Sports Amenity
- Pedestrian Pathway
- Proposed Fire Station
- Mezzanine
- Roof

Core Principles

- Enhanced Connectivity
- Building 'Experiences'
- Suspended Enclosed Mezzanine

Building A.1

Alternative 1:
No Ice Rink,
No Aquatics



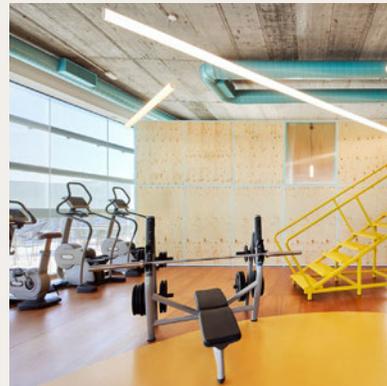
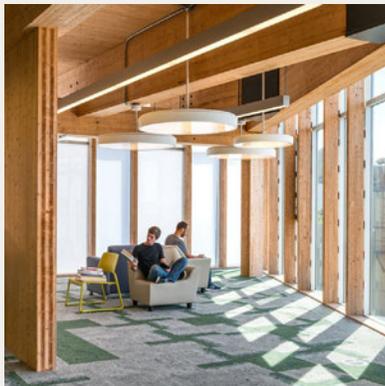
Building Breakdown

Total GCA = 2,600m²

- | | |
|---|---|
| 1 Reception/ Small Shops/
Rentals - 250m ² | 3 Washrooms/ Showers/
Lockers - 800m ² |
| 2 Dining/ Chain Restaurant -
500m ² | 4 Fitness Area - 500m ² |
| | 5 Lounge Area (Mezzanine) -
550m ² |

Outdoor Programming

- | | | | |
|---|-------------------|---|----------------------------|
|  | Outdoor Gym |  | Basketball Courts |
|  | Tennis Courts |  | Multiuse Area |
|  | Pickleball Courts |  | Hard & Soft
Landscaping |
| | |  | Terrace/ Cafe
Bar Patio |



Outdoor Sporting & Multiuse Areas
Relaxing Lounge & Indoor Gym



Building A.2

Alternative 2:
Single- Ice
Rink, No
Aquatics



Building Breakdown

- 1 Reception/ Small Shops/ Rentals - 250m²
- 2 Dining/ Chain Restaurant - 500m²
- 3 Indoor Single-Pad Arena - 1,750m²

Total GCA = 5,500m²

- 4 Washrooms/ Showers/ Lockers - 1,000m²
- 5 Fitness - 500m²
- 6 Lounge Area (Mezzanine) - 1,500m²

Outdoor Programming



Outdoor Gym



Tennis Courts



Pickleball Courts



Basketball Courts



Multiuse Area



Hard & Soft Landscaping



Terrace/ Cafe Bar Patio

➤

Outdoor Sporting & Multiuse Areas

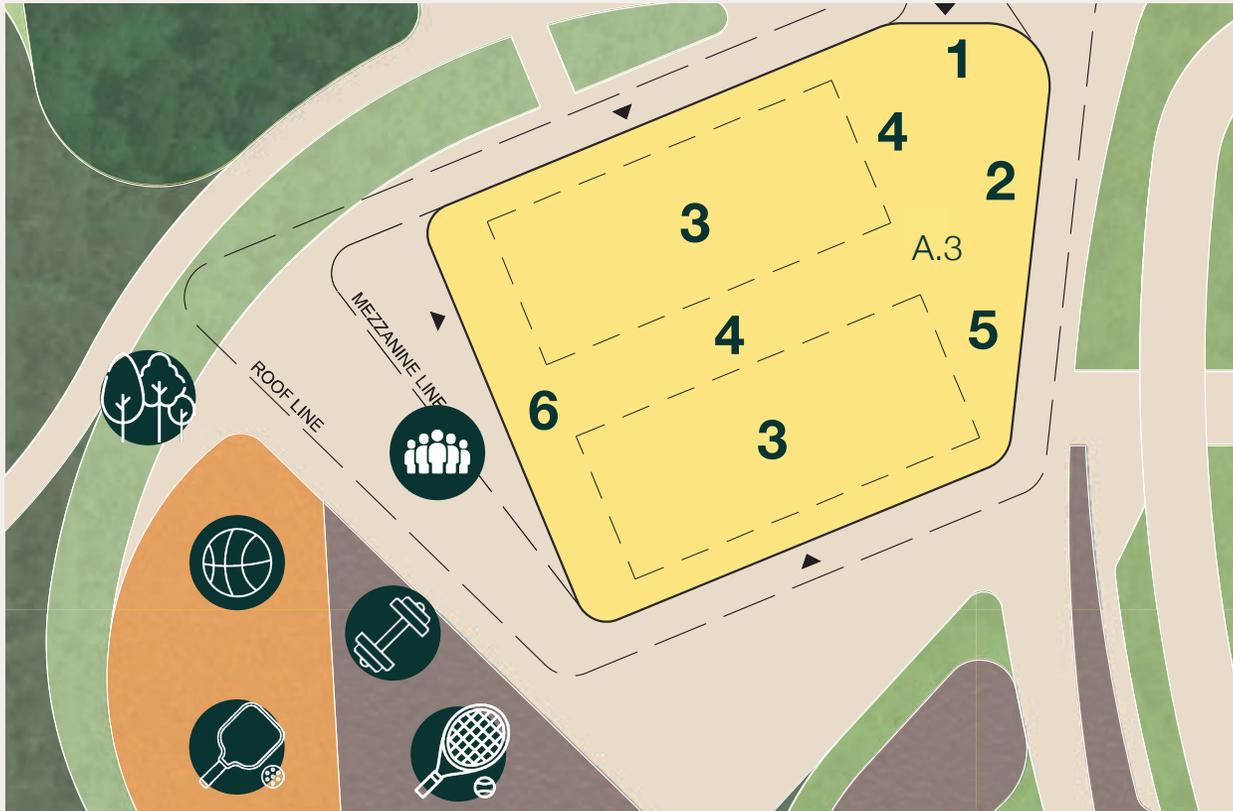
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Indoor Ice Rink & Seating Area



Building A.3

Alternative 3:
Double- Ice
Rink, No
Aquatics



Building Breakdown

Total GCA = 10,750m²

- | | |
|--|--|
| 1 Reception/ Small Shops/ Rentals - 550m ² | 4 Washrooms/ Showers/ Lockers - 1,500m ² |
| 2 Dining/ Chain Restaurant - 700m ² | 5 Fitness - 500m ² |
| 3 Double-Pad Arena - 3,300m ² | 6 Lounge Area (Mezzanine) - 4,200m ² |

Outdoor Programming

- | | |
|-------------------|-------------------------|
| Outdoor Gym | Basketball Courts |
| Tennis Courts | Multiuse Area |
| Pickleball Courts | Hard & Soft Landscaping |



Building A.4

Alternative 4:
Single-Ice
Rink, Aquatics



Building Breakdown

Total GCA = 11,650m²

- | | |
|---|---|
| 1 Reception/ Small Shops/
Rentals - 550m ² | 5 Washrooms/ Showers/
Lockers - 1,500m ² |
| 2 Dining/ Chain Restaurant -
700m ² | 6 Fitness - 500m ² |
| 3 Single-Pad Arena - 2,000m ² | 7 Lounge Area (Mezzanine) -
5,100m ² |
| 4 Aquatics- 1,300m ² | |

Outdoor Programming

- | | |
|---|---|
|  Outdoor Gym |  Basketball Courts |
|  Tennis Courts |  Multiuse Area |
|  Pickleball Courts |  Hard & Soft Landscaping |

Building A.5

Alternative 5:
Double- Ice
Rink, Aquatics



Building Breakdown

Total GCA = 12,700m²

- | | |
|---|---|
| 1 Reception/ Small Shops/
Rentals - 750m ² | 5 Washrooms/ Showers/
Lockers - 1,500m ² |
| 2 Dining/ Chain Restaurant -
800m ² | 6 Fitness - 500m ² |
| 3 Double-Pad Arena - 3,000m ² | 7 Lounge Area (Mezzanine) -
4,850m ² |
| 4 Aquatics- 1,300m ² | |

Outdoor Programming

- | | |
|---|--|
|  Outdoor Gym |  Basketball Courts |
|  Tennis Courts |  Multiuse Area |
|  Pickleball Courts |  Hard & Soft
Landscaping |

Building B



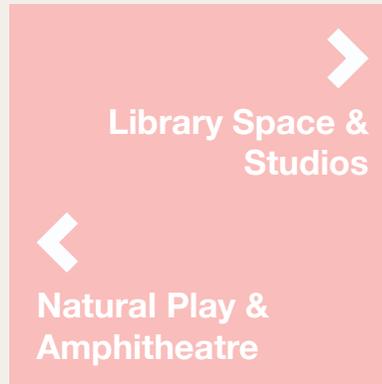
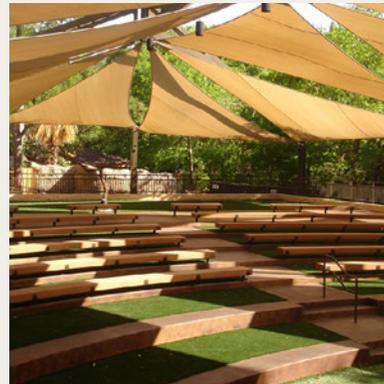
Building Breakdown

Total GCA = 3,080m²

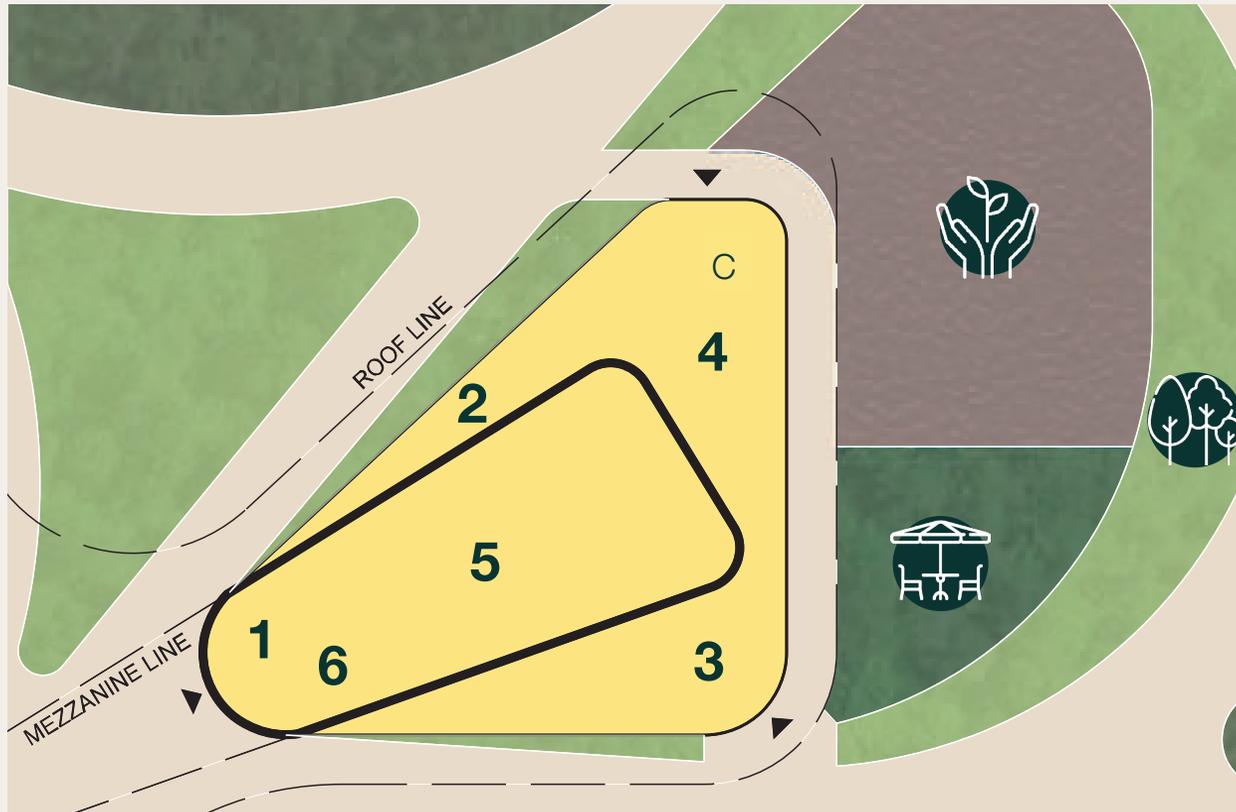
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|--|--|
| 1 Reception/ Small Shop - 275m ² | 4 Library/ Washrooms - 1,200m ² /150m ² |
| 2 Seating Area - 275m ² | 5 Reading Lounge - 205m ² |
| 3 Studios - 800m ² | 6 Cafe Bar - 175m ² |

Outdoor Programming

- | | |
|---|---|
|  Outdoor Amphitheatre/ Stage |  Toys Rental Kiosk |
|  Natural Playground |  Hard & Soft Landscaping |
|  Splash Pad/ Pond |  Terrace/ Cafe Bar Patio |



Building C



Building Breakdown

Total GCA = 4,500m²

- | | |
|--|--|
| 1 Reception/
Small Shop - 600m ² | 4 Community Learning/ Multi-
Purpose - 700m ² |
| 2 Lounge Area - 450m ² | 5 Offices [930 sq.m.]/ Day Care/
Washroom - 200m ² / 300m ² /
150m ² |
| 3 Community Kitchen/ Cafe &
Dining - 300m ² / 300m ² | 6 Offices [930 sq.m.]/ Washroom
(Mezzanine) - 1,500m ² |

Outdoor Programming



Community Garden/
Eco Hub



Outdoor Dining/
Events



Hard & Soft Landscaping

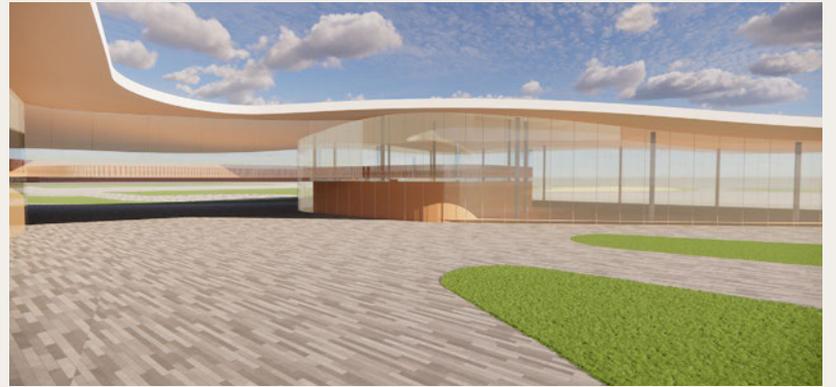
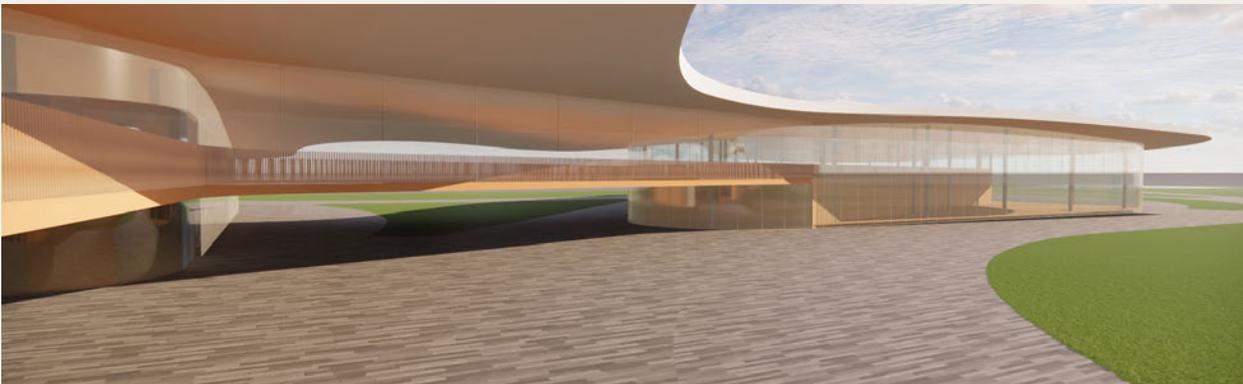
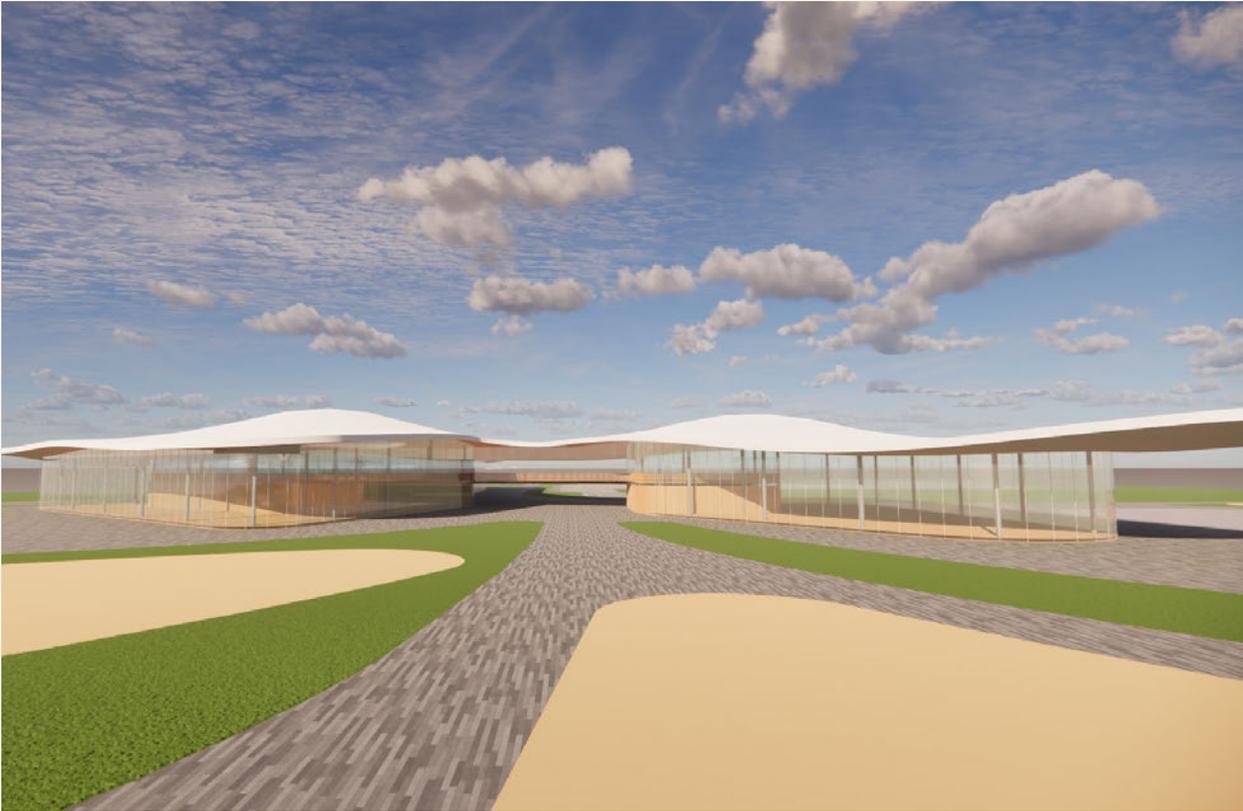



 Community Living
 Room & Outdoor
 Programming

 Landscaping



Perspective Views



Overall Building Perspective

Built Form Materiality

Proposed Enclosed Mezzanine



Building	Baseline Project Cost
Building A	\$18.2M
Building B	\$40.0M
Building C	\$38.5M
Site Servicing & Works	\$7.5M
Total Cost	\$104.2M

Preliminary Cost Assessment

Concept Number	Arena Area (m ²)	Aquatics Area (m ²)	Building Cost (Additional)	Additional Parking Spaces	Additional Parking Area Required (m ²)	Parking Cost (Additional)	Incremental Cost	Base Project Cost	Total Project Cost
1. No Ice Pad; No Aquatics	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$104.2M	\$104.2M
2. Single-Pad Arena; No Aquatics	1,951 m ²	N/A	\$11.6M	70	1,750 m ²	\$630,000	\$12.3M+	\$104.2M	\$116.5M
3. Double-Pad Arena; No Aquatics	4,506 m ²	N/A	\$26.7M	162	4,050 m ²	\$1,460,000	\$28.2M+	\$104.2M	\$132.4M
4. Single-Pad Arena; Aquatics	3,205 m ²	1,301 m ²	\$34.4M	162	4,050 m ²	\$1,460,000	\$35.9M+	\$104.2M	\$140.1M
5. Double-Pad Arena; Aquatics	4,506 m ²	1,301 m ²	\$42.1M	209	5,225 m ²	\$1,880,000	\$44.0M+	\$104.2M	\$148.2M

Incremental Cost Impact Analysis

*Project pricing overview based on 2023 Canadian Cost Guide from Altus Group and initial Cost Assessment prepared by Tatham Engineering, May 2023.

Final Takeaways



1 SYMBOLISM & CULTURAL CELEBRATION



2 HOLISTIC APPROACH TO DESIGN & PROGRAMMING



3 COMMUNITY 'MEETING' SPACE & OPPORTUNITY FOR SOCIAL INTERACTION



4 FLUID CONNECTIVITY WITHIN SITE & SURROUNDING CONTEXT

Q&A