

# COMMUNITY HUB MASTER PLAN

1132 SNOW VALLEY ROAD



Township of Springwater  
Presentation to Council

January 24<sup>th</sup>, 2024



## ➔ **WHY WE ARE HERE**

- + Present Detailed Schematic Design Of Phase 1 & Phase 2 Of The Community Hub
- + Receive Comments On The Facilities Location & Size
- + Discuss Framework For Future Improvements
- + Receive Approval Of Schematic Design

# **WHAT WE HEARD**

- + Maintain A Naturalized Tree Buffer Along Bayfield Road
- + Decrease Size Of Fitness Studio And Multi-Purpose Room To Accommodate Larger Gymnasium
- + Develop Preliminary Ground Floor And Mezzanine Floor Plans To Highlight The Internal Building Organization And Sizing
- + Integrate A Fitness Centre Within The Building Mezzanine
- + Locate The Café Along The Building Periphery To Provide A Potential Outdoor Patio Area During Summer Months
- + Create Space Within Central Corridor To Display Sport Memorabilia And Local History
- + Add Community Meeting Rooms Within The Library

# 04

**COST SUMMARY  
+ NEXT STEPS**

# 03

**BUILDING LAYOUT PHASE 2**

+ PHASE 2A & 2B  
ARENAS

# 02

**BUILDING LAYOUT PHASE 1**

+ BUILDING  
CONTEXT

+ GROUND FLOOR  
PLAN

+ MEZZANINE  
PLAN

+ AQUATICS

+ GYMNASIUM

+ LIBRARY

# 01

**REVISED CONCEPT DIAGRAMS**

+ SITE LAYOUT  
**BEFORE +  
AFTER**

+ BUILDING  
LAYOUT  
DIAGRAM  
**BEFORE +  
AFTER**

+ COSTING  
BREAKDOWN  
**BEFORE +  
AFTER**

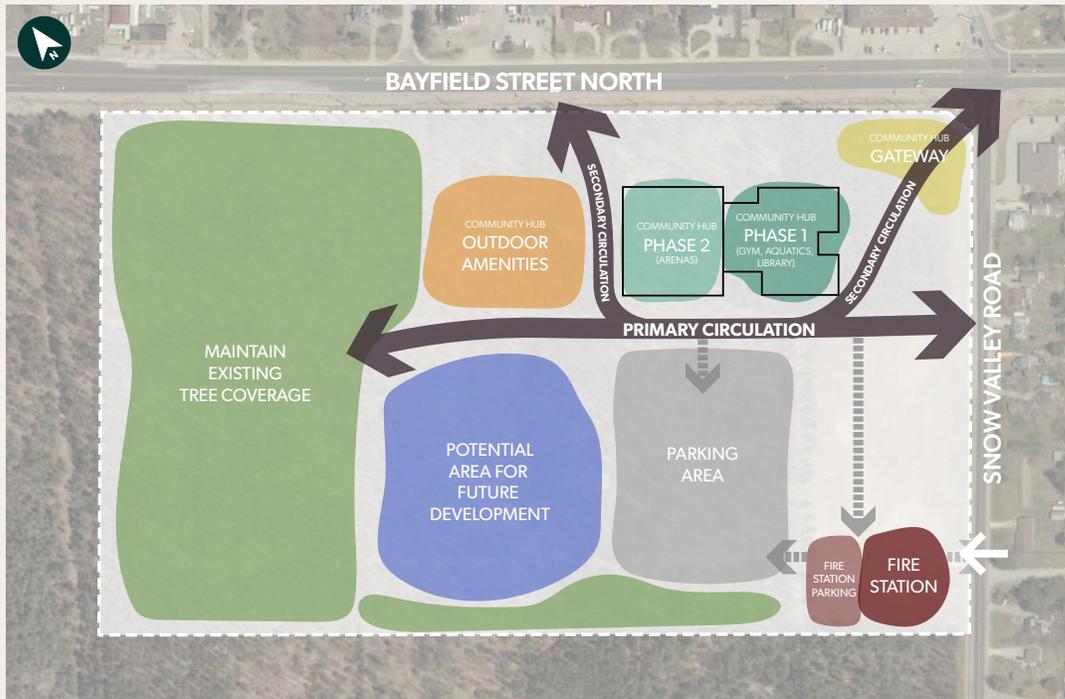
+ BUILDING  
LAYOUT  
DIAGRAM  
**REVISED**

- + **Site Layout** Before + After
- + **Building Layout Diagram**  
Before + After
- + **Costing Breakdown** Before + After
- + **Building Layout Diagram** Revised

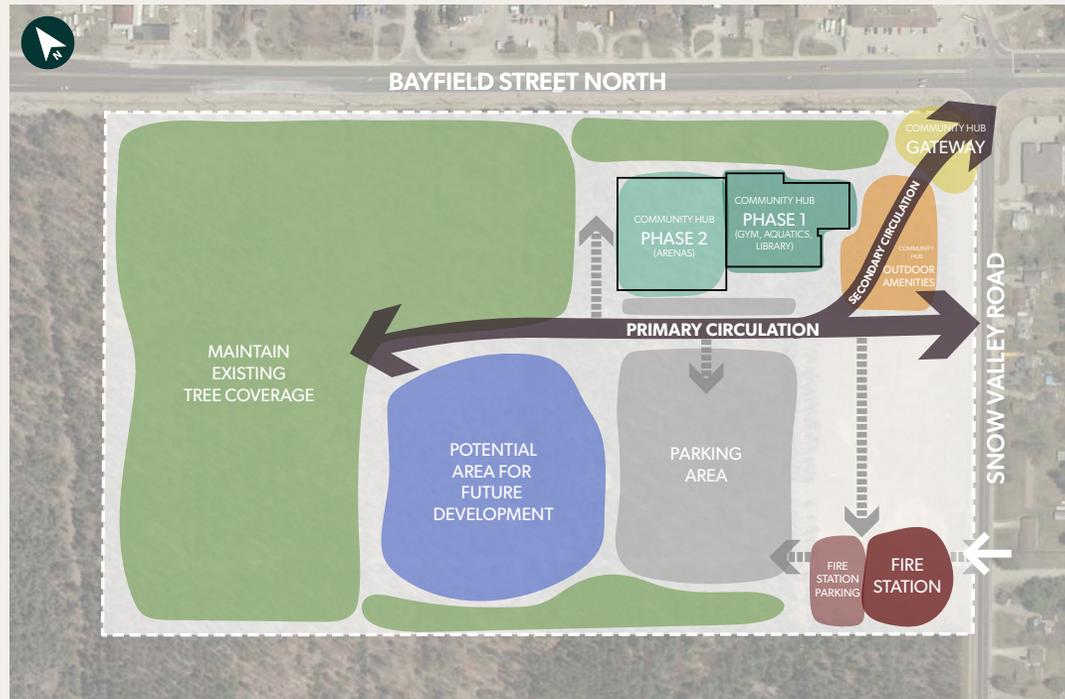
# REVISED CONCEPT DIAGRAMS

➔ **SITE LAYOUT** BEFORE + AFTER

**+ BEFORE** NOVEMBER 15<sup>th</sup>, 2023



**+ AFTER** JANUARY 24<sup>th</sup>, 2024

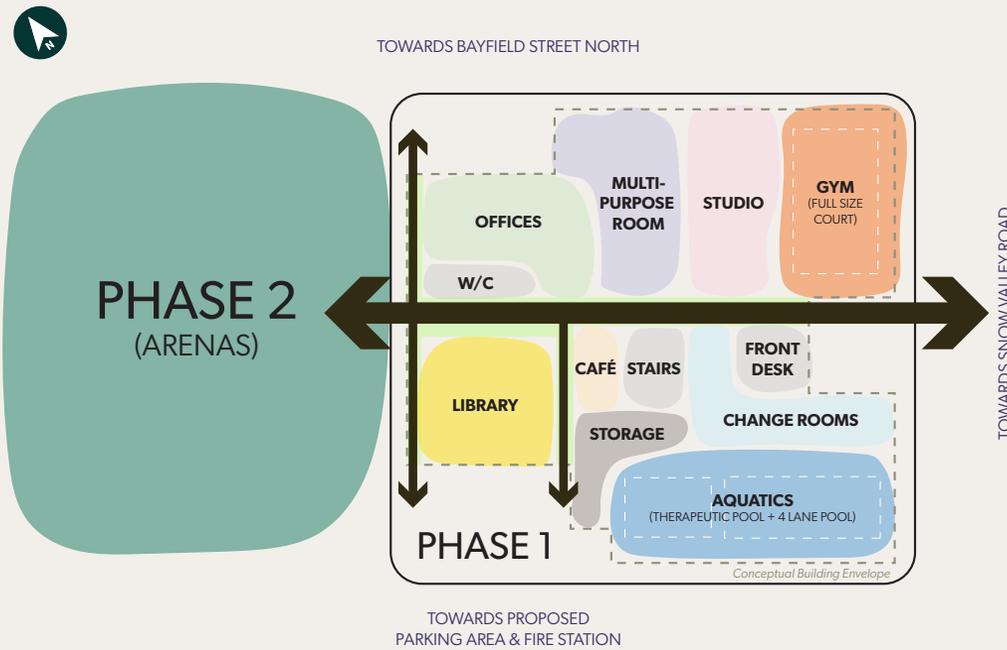


\* Site Layout and organization were discussed with the Township and reflect input from key stakeholders.

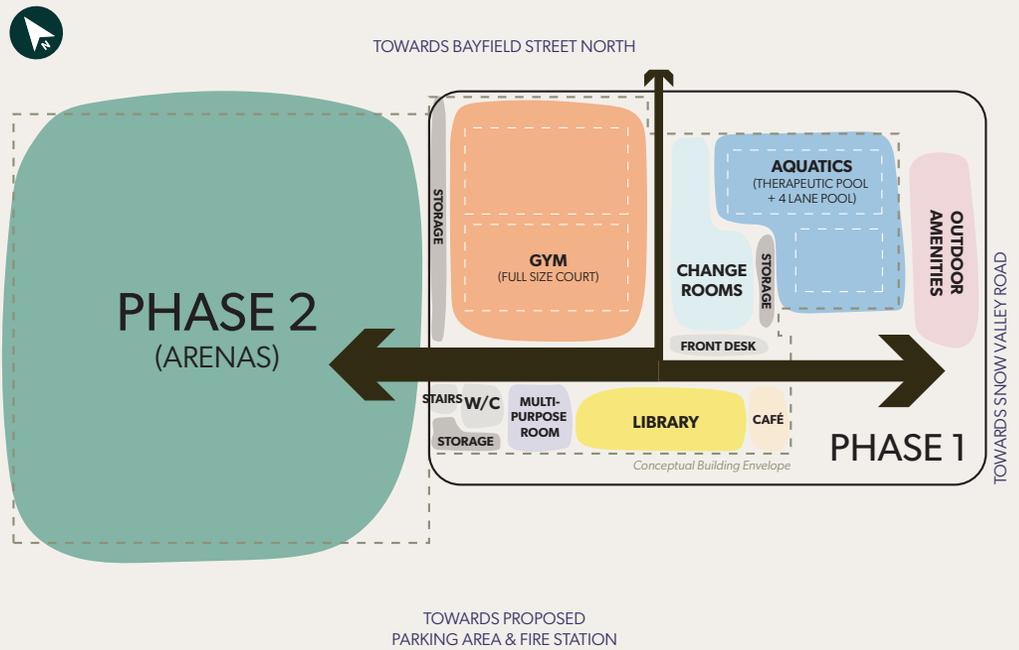
# ➔ BUILDING LAYOUT DIAGRAM

BEFORE + AFTER

## + BEFORE NOVEMBER 15<sup>th</sup>, 2023



## + AFTER JANUARY 24<sup>th</sup>, 2024



\* Building Diagram and organization were discussed with the Township and reflect input from key stakeholders.

➔ **COSTING** BEFORE + AFTER  
**BREAKDOWN**

**+ BEFORE** NOVEMBER 15<sup>th</sup>, 2023

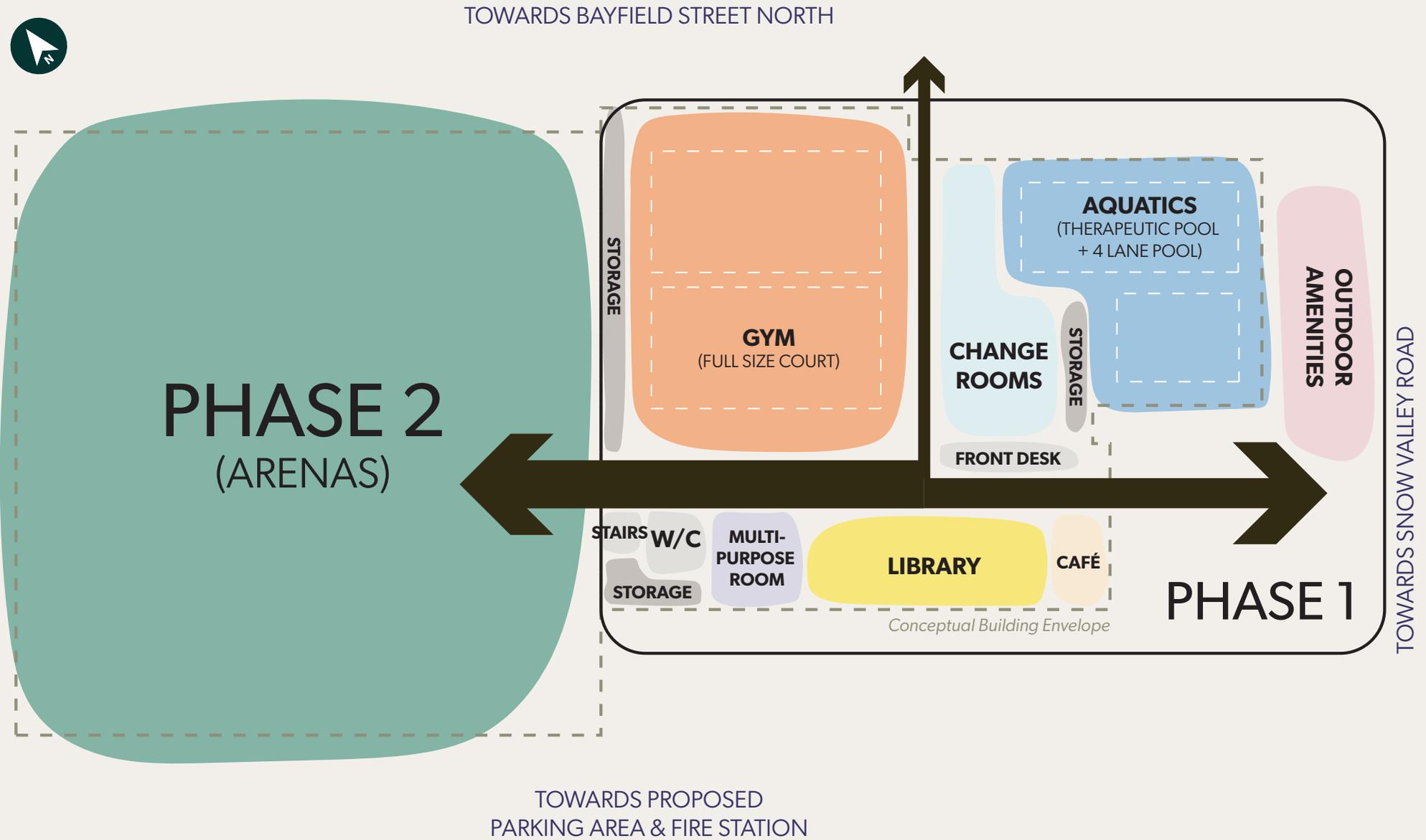
Cost Breakdown	Cost per Item
Building Cost	\$64,678,184
Consultants	\$4,000,000
Contingency Fees	\$7,000,000
Outdoor Features & Amenities	\$3,000,000
Water Play/Splash Pad	\$1,000,000
Phase 1 Sub-Total	\$79,678,184
Phase 2A Sub-Total	\$22,127,586
Phase 2B Sub-Total	\$15,779,247
Total Project Cost	\$117,585,017

**+ AFTER** JANUARY 24<sup>th</sup>, 2024

Cost Breakdown	Cost per Item
Building Cost	\$53,431,190
Consultants	\$4,000,000
Contingency Fees	\$7,000,000
Outdoor Features & Amenities	\$3,000,000
Water Play/Splash Pad	\$1,000,000
Phase 1 Sub-Total	\$68,431,190
Phase 2A Sub-Total	\$24,684,445
Phase 2B Sub-Total	\$19,228,219
Total Project Cost	\$112,343,854

# ➔ BUILDING LAYOUT DIAGRAM

REVISED



\* Building Diagram and organization were discussed with the Township and reflect input from key stakeholders.

# PHASE 1

## BUILDING LAYOUT

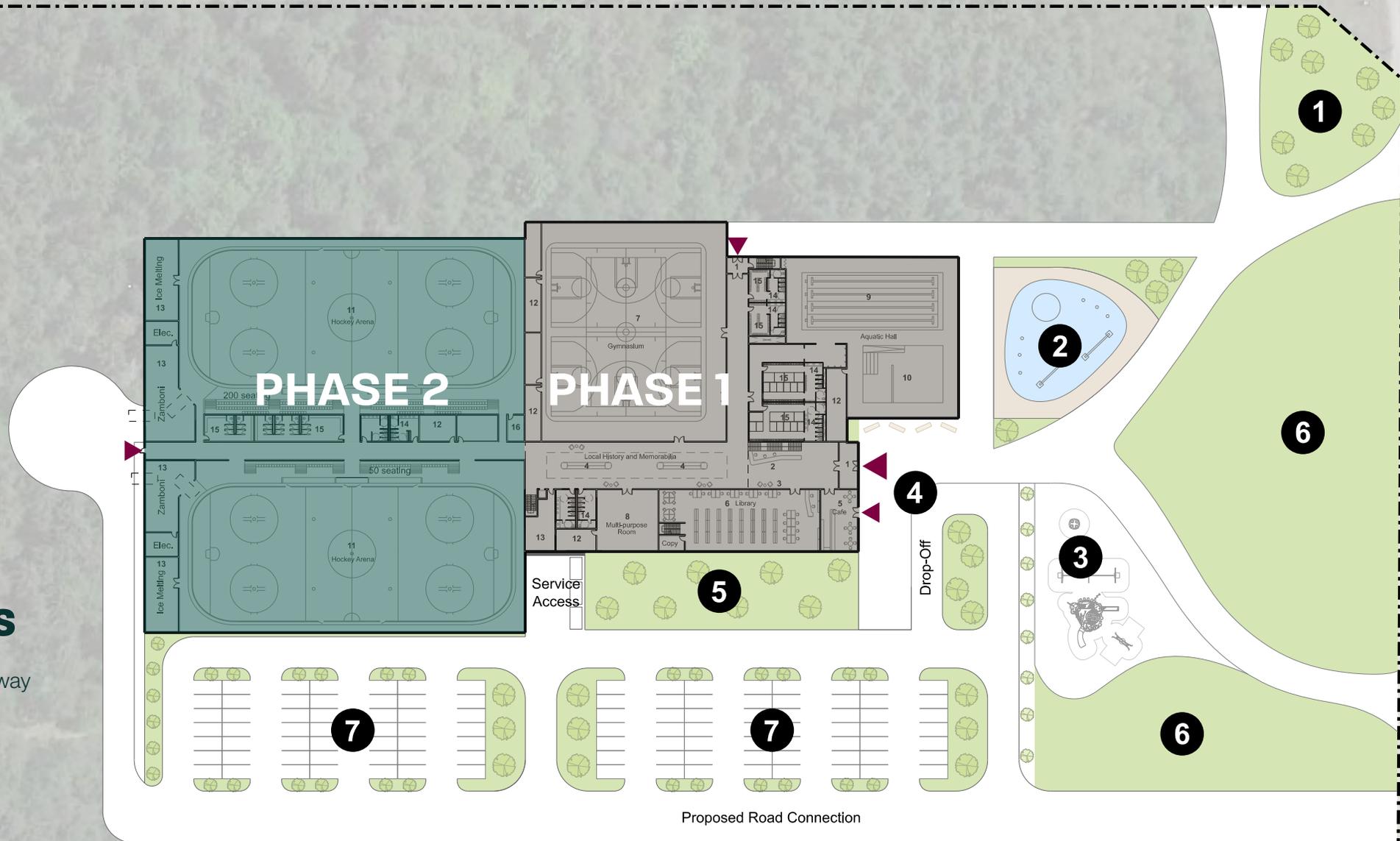
- + Building Context
- + Ground Floor Plan
- + Mezzanine Plan
- + Aquatics Statistics
- + Aquatics Precedents
- + Gymnasium Statistics
- + Gymnasium Precedents
- + Library Statistics
- + Library Precedents

# BUILDING CONTEXT

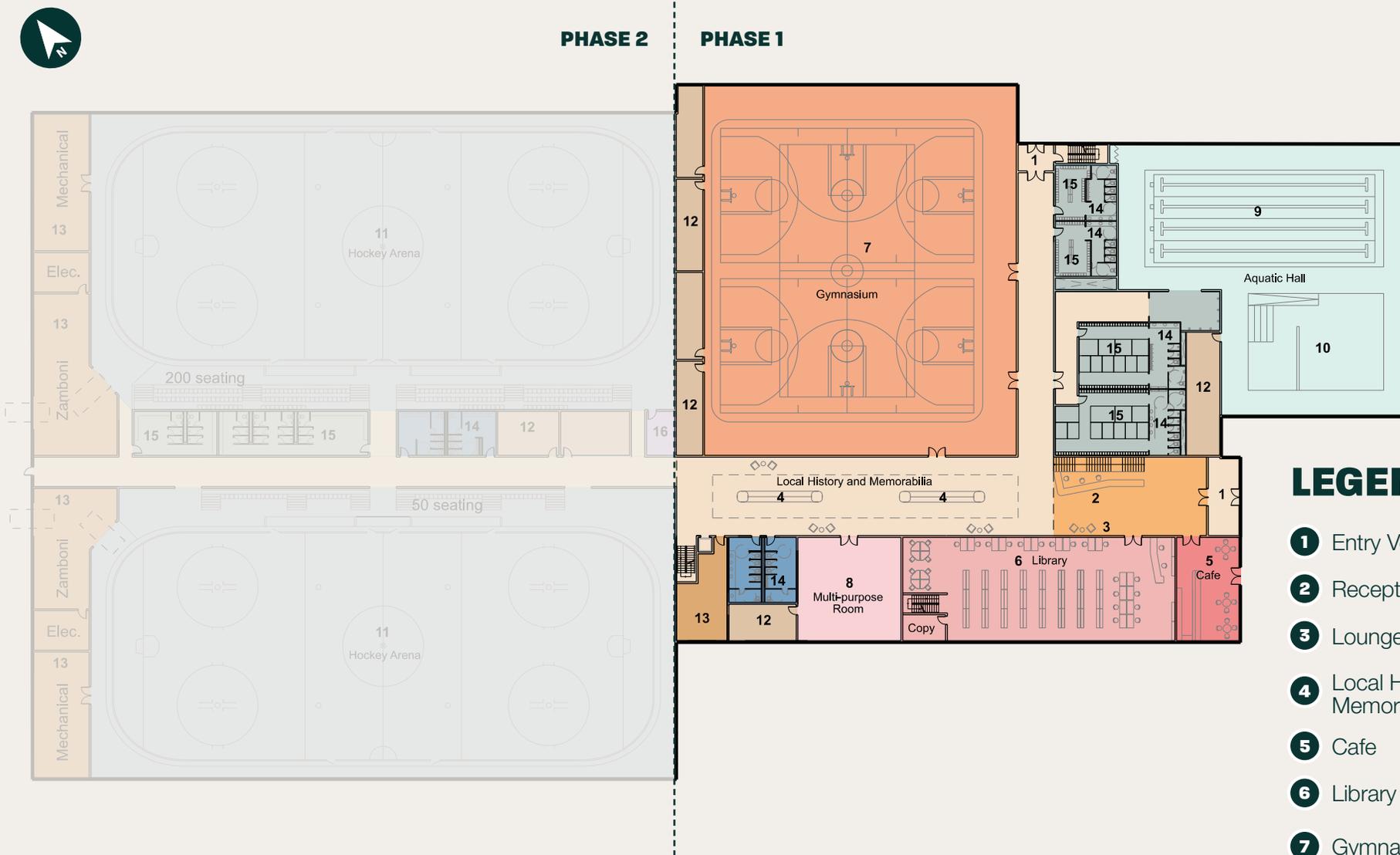


## KEY AREAS

- 1 Naturalized Gateway
- 2 Splash Pad
- 3 Playground
- 4 Drop-Off Area
- 5 Reading Garden
- 6 Naturalized Landscape
- 7 Potential Parking Area



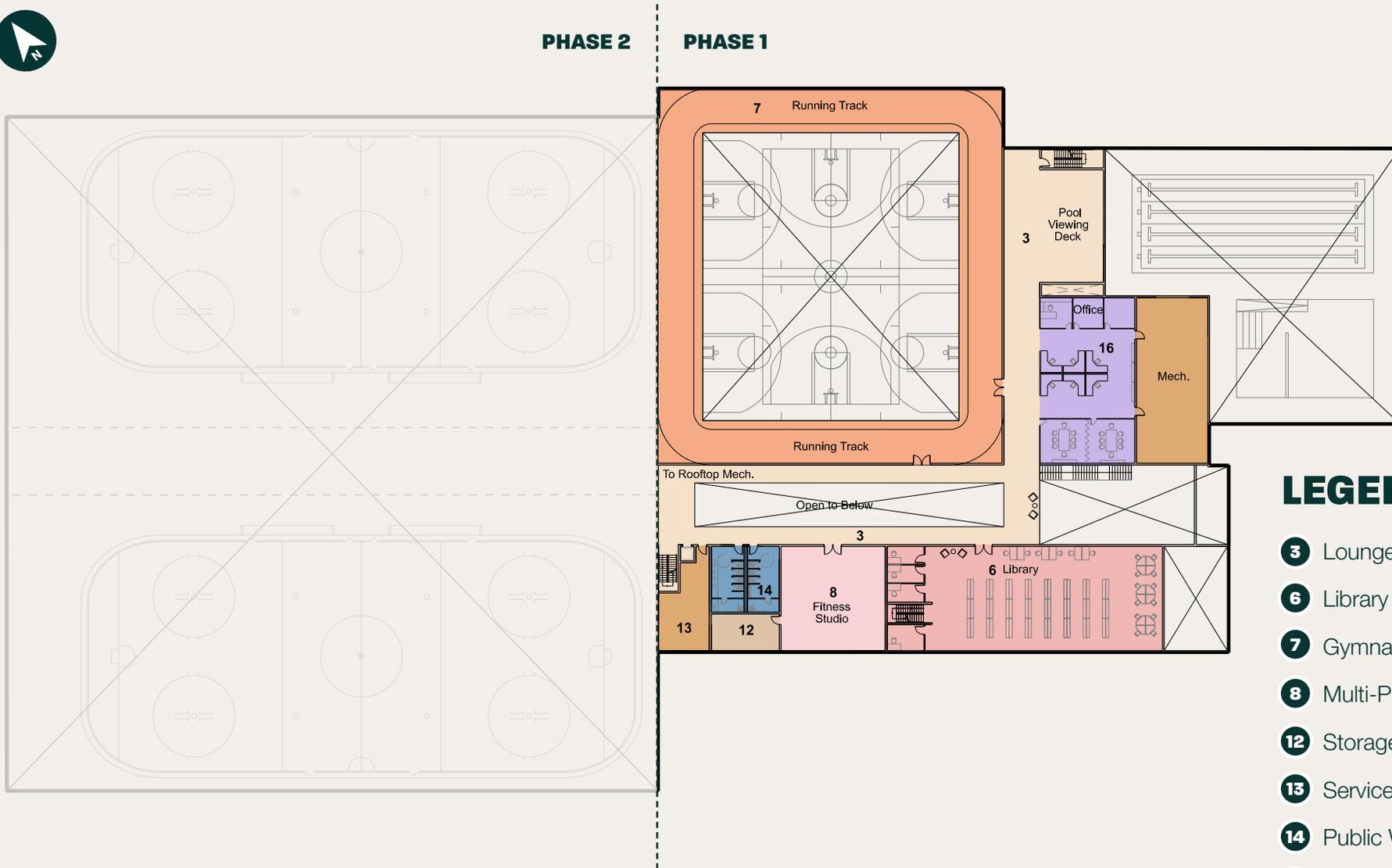
# GROUND FLOOR PLAN



## LEGEND

- 1** Entry Vestibule
- 2** Reception
- 3** Lounge
- 4** Local History/Memorabilia
- 5** Cafe
- 6** Library
- 7** Gymnasium
- 8** Multi-Purpose Room
- 9** Swimming Pool
- 10** Therapeutic Pool
- 12** Storage/Equipment
- 13** Garbage/Services
- 14** Public Washrooms
- 15** Changing Area/Wash Rooms

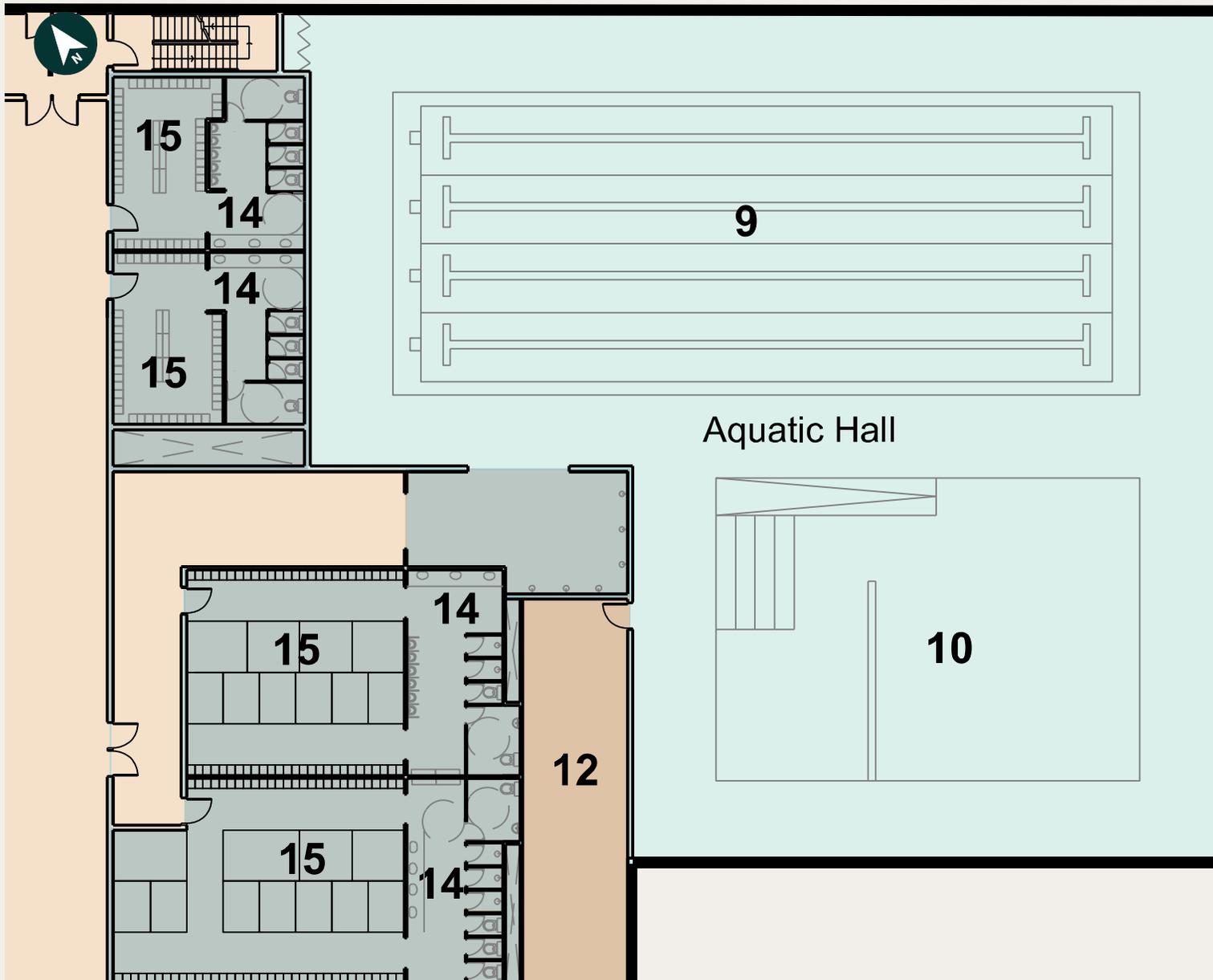
# MEZZANINE LAYOUT



## LEGEND

- 3** Lounge
- 6** Library
- 7** Gymnasium Running Track
- 8** Multi-Purpose Room/Fitness Studio
- 12** Storage/Equipment
- 13** Services
- 14** Public Washrooms
- 16** Office

# AQUATICS STATISTICS



## SHOWCASED VISUALS BREAKDOWN

- 09 Swimming Pool
- 10 Therapeutic Pool
- 12 Storage/Equipment
- 14 Public Washrooms
- 15 Changing Area/Washrooms

## ESTIMATED GROUND FLOOR AREA

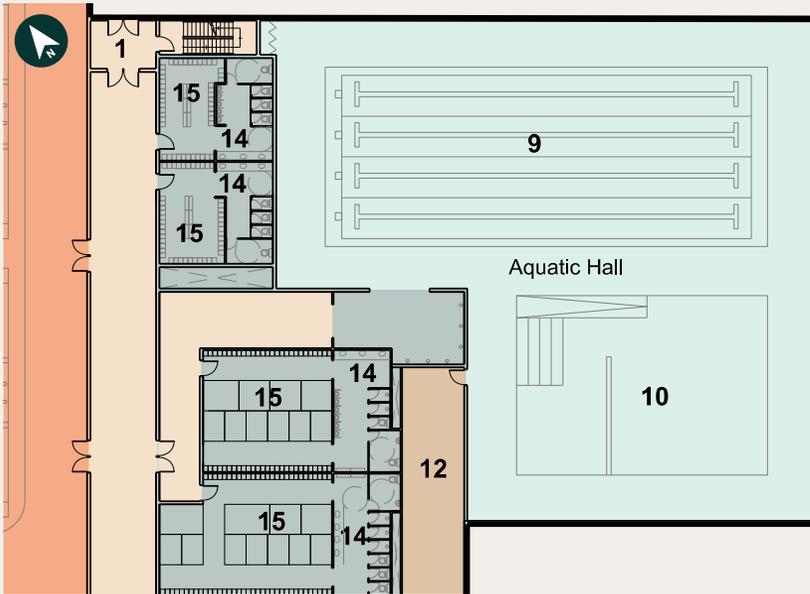
+ Aquatics ..... 13,090 ft<sup>2</sup> : \$9.6 M

## KEY PROGRAMMING

- Aquatic Hall ..... 9,278 ft<sup>2</sup> : \$6.8 M
- Change Rooms & Bathrooms ..... 2,519 ft<sup>2</sup> : \$1.8 M
- Storage & Equipment ..... 603 ft<sup>2</sup> : \$446 K
- Circulation ..... 689 ft<sup>2</sup> : \$509 K

\* Area and cost figures provided reflect a high-level cost analysis and are subject to further review.

# AQUATICS PRECEDENTS

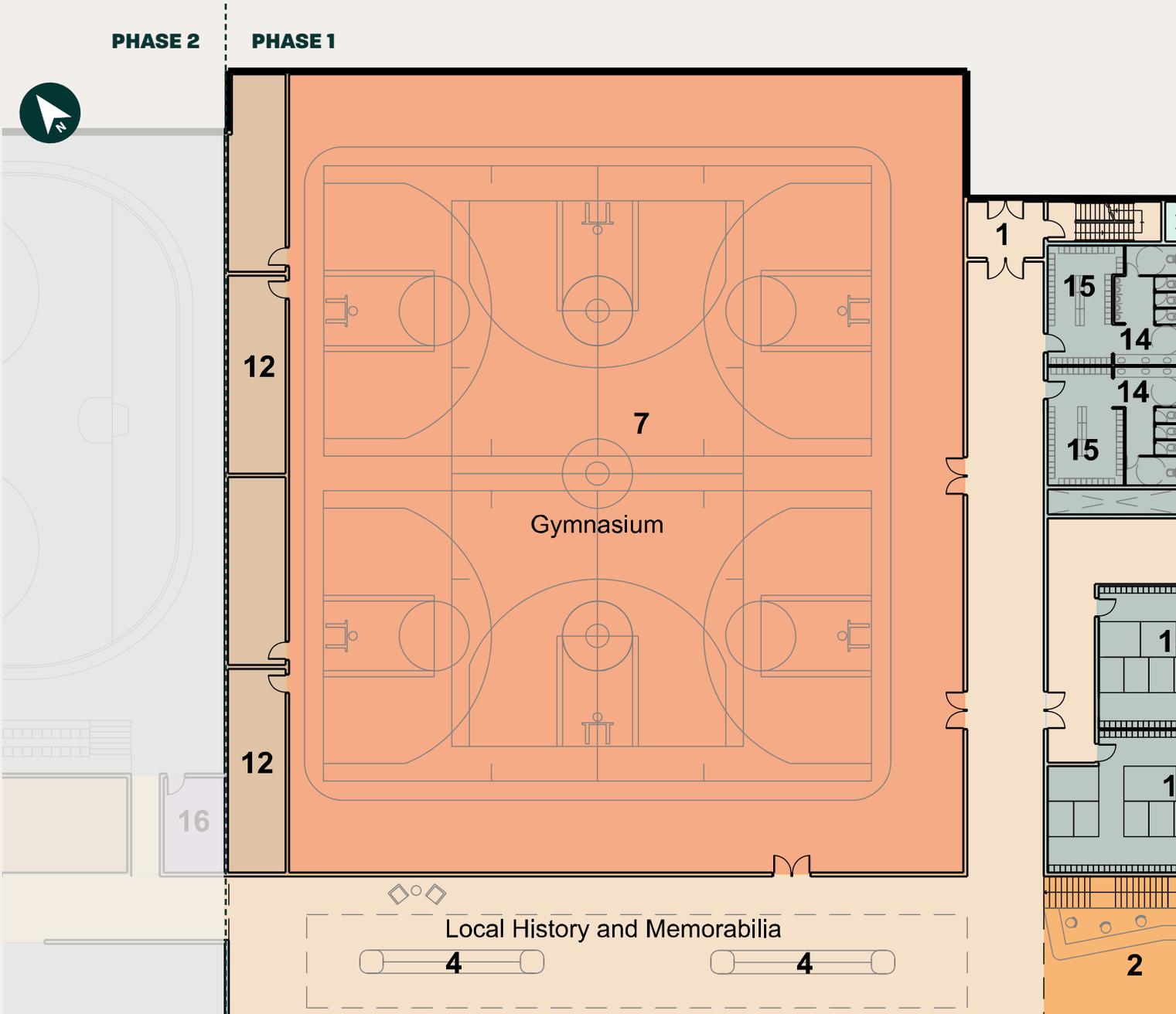


## PRECEDENT BREAKDOWN

- 1 Aaniin Community Centre & Library, Markham**  
 Aquatics Centre featuring 6-Lane 25m Lap Pool, Shallow Pool for Kids and Change Rooms
- 2 Malton Community Centre, Malton**  
 Aquatic Centre featuring 4-Lane 25m Lap Pool, Leisure Pool, Change Rooms
- 3 Woolwich Memorial Centre, Woolwich**  
 Aquatic Centre featuring 6-Lane 25m Lap Pool, Leisure Pool and Change Rooms



# GYMNASIUM STATISTICS



## SHOWCASED VISUALS BREAKDOWN

- 01 Entry Vestibule
- 04 Local History/Memorabilia
- 07 Gymnasium
- 12 Storage/Equipment
- 14 Public Washrooms
- 15 Changing Area/Washrooms

## ESTIMATED GROUND FLOOR AREA

+ Gymnasium ..... 18,665 ft<sup>2</sup> : \$13.8 M

## ESTIMATED MEZZANINE FLOOR AREA

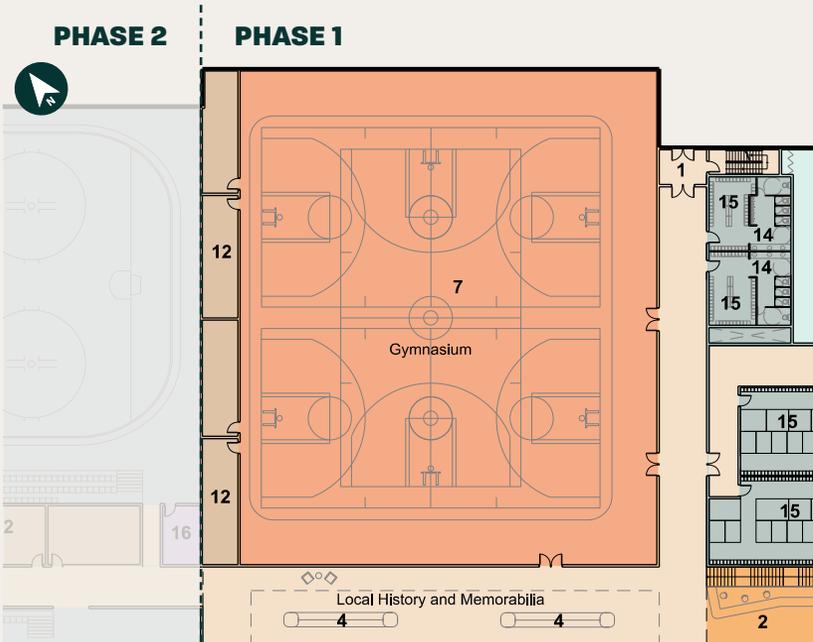
+ Running Tracks ..... 7,642 ft<sup>2</sup> : \$5.6 M

## KEY PROGRAMMING

- Court Area ..... 16,114 ft<sup>2</sup> : \$11.9 M
- Change Rooms & Washrooms ..... 1,098 ft<sup>2</sup> : \$812 K
- Storage & Equipment ..... 1,453 ft<sup>2</sup> : \$1.0 M

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PRECEDENTS  
**GYMNASIUM**

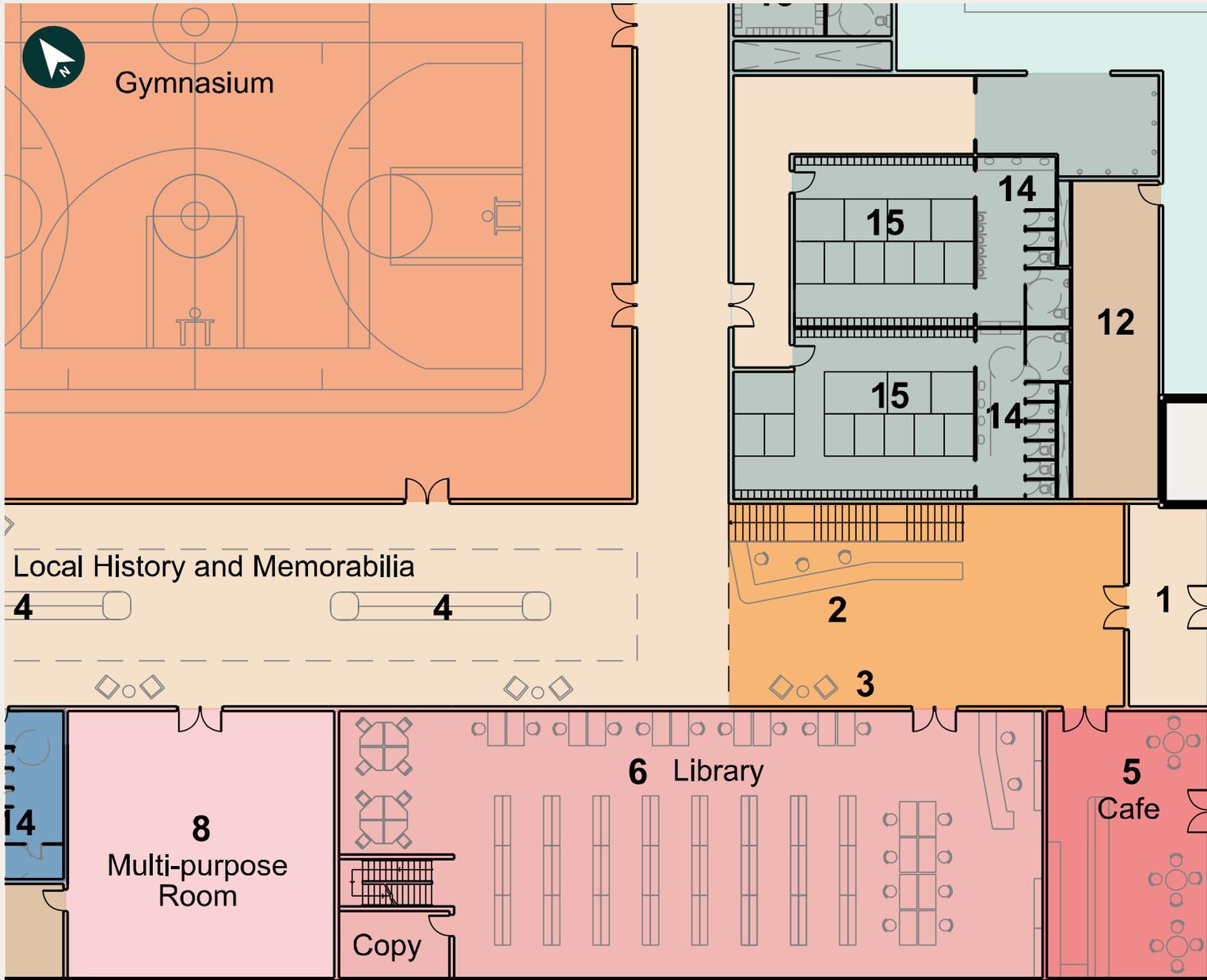


**PRECEDENT BREAKDOWN**

- 1** **Innisfil Recreational Complex and YMCA, Innisfil**  
Multi-use Gymnasium
- 2** **MacBain Community Centre, Niagara Falls**  
Visibility and Interior Integration with other Areas
- 3** **Churchill Meadows Community Centre, Mississauga**  
Full Sized Gymnasium + Seating Area
- 4** **Robert Crown Community Centre & Library, Evanston**  
Indoor/Outdoor Visual Integration



LIBRARY STATISTICS



SHOWCASED VISUALS BREAKDOWN

- 01 Entry Vestibule
- 02 Reception
- 03 Lounge
- 04 Local History/Memorabilia
- 05 Cafe
- 06 Library
- 08 Multi-Purpose Room
- 14 Public Washrooms
- 15 Changing Area/Washrooms

ESTIMATED GROUND FLOOR AREA

+ Library ..... 4,004 ft<sup>2</sup> : \$2.9 M

ESTIMATED MEZZANINE FLOOR AREA

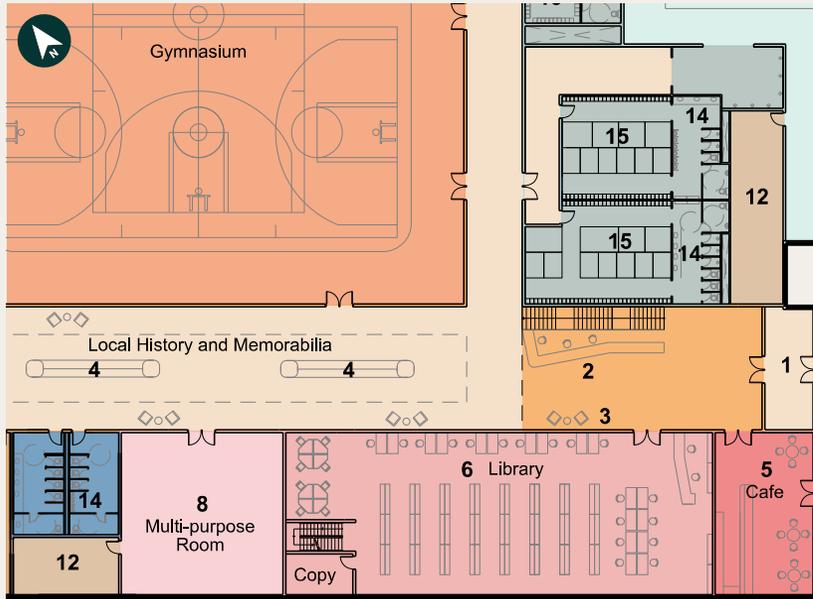
+ Library ..... 4,036 ft<sup>2</sup> : \$2.9 M

KEY PROGRAMMING

- + Two-floor Library
- + Study Areas
- + Flexible Studio Spaces

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LIBRARY PRECEDENTS



**PRECEDENT BREAKDOWN**

- 1 David Bradley VMC Library, Vaughan**  
Compact and Flexible Spaces
- 2 Calgary Central Library, Calgary**  
Seating Area
- 3 River Centre Branch Library, Baton Rouge**  
Computer Lab and Study Areas
- 4 Vancouver Island & Regional Library, Vancouver Island**  
Bookshelves & Seating Area

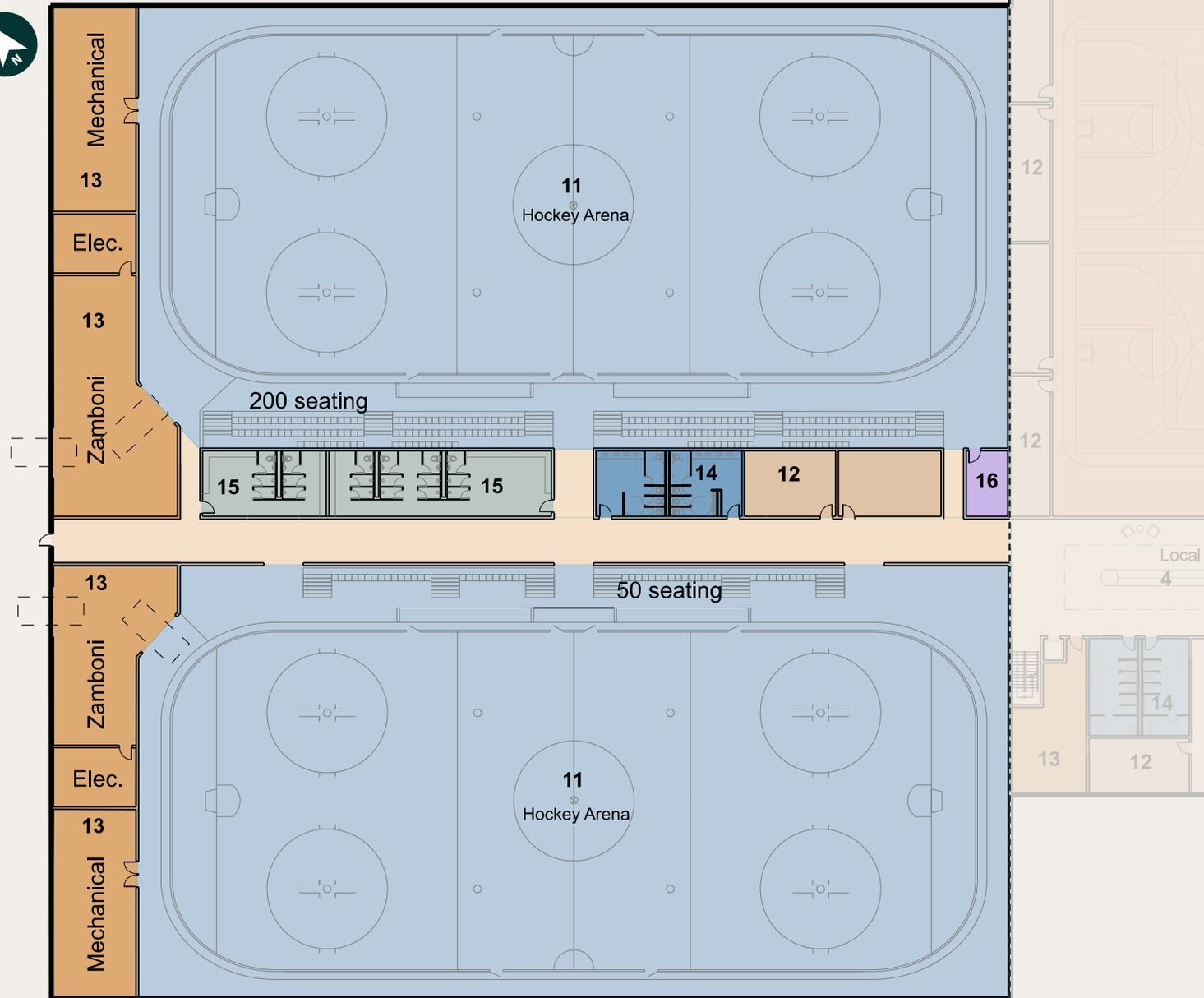


# PHASE 2

## BUILDING LAYOUT

- + Phase 2A & 2B Arenas Statistics
- + Phase 2A & 2B Arenas Precedents

# PHASES 2A & 2B ARENAS STATISTICS



## SHOWCASED VISUALS BREAKDOWN

- 11** Ice Hockey Arena
- 12** Storage/Equipment
- 13** Garbage/Services
- 14** Public Washrooms
- 15** Changing Area/Washrooms
- 16** Office

## ESTIMATED GROUND FLOOR AREA

- + Phase 2A ..... 33,357 ft<sup>2</sup> : \$24.6 M
- + Phase 2B ..... 25,984 ft<sup>2</sup> : \$19.2 M

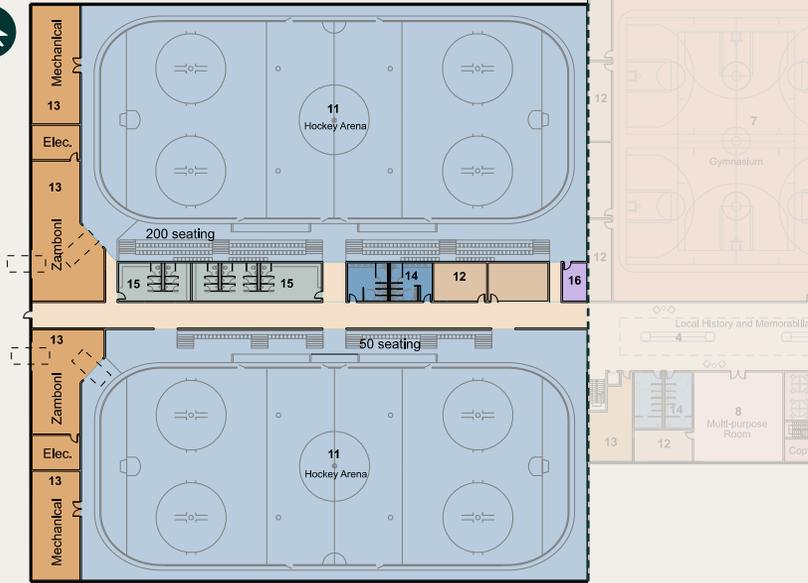
## KEY PROGRAMMING

- Hockey Arenas ..... 47,437 ft<sup>2</sup> : \$35.1 M
- Change Rooms, Washrooms & Lockers .. 1,485 ft<sup>2</sup> : \$1.1 M
- Storage & Equipment ..... 850 ft<sup>2</sup> : \$630 K
- Mechanical Services & Zamboni Storage ..... 5,576 ft<sup>2</sup> : \$4.1 M
- Office ..... 183 ft<sup>2</sup> : \$135 K
- Public Washrooms ..... 624 ft<sup>2</sup> : \$462 K
- Circulation ..... 3,165 ft<sup>2</sup> : \$2.3 M

\* Area and cost figures provided reflect a high-level cost analysis and are subject to further review.

# PHASES 2A & 2B PRECEDENTS

ARENAS



## PRECEDENT BREAKDOWN

- 1 Acton Arena, Halton Hills**  
Spectator Seating along Ice Rink
- 2 Great Plains Recreational Facility, Calgary**  
Convenient and Accessible Shared Change Rooms,  
2 Ice Rinks connected by connected Corridor
- 3 Woolwich Memorial Centre, Woolwich**  
Spectator Seating Along Ice Rink
- 4 Mold Masters Sportsplex, Halton Hills**  
Spectator Seating along Ice Rink



# **COSTING SUMMARY + NEXT STEPS**

➔ **COST SUMMARY**  
**+ NEXT STEPS**

**+ REVISED BUILDING COST**

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**+ NEXT STEPS**

- ① Council Endorsement For Phase 1 & Phase 2 Building Layout
- ② Prepare Final Drawings
- ③ Finalize Master Plan Report & Circulate To Council

# Q&A