

Wellesley Township Recreation Complex June 18, 2021 FAQ

The Province of Ontario announced on June 17th that they would provide \$16,128,438 towards a \$22,000,000 Wellesley Township Recreation Centre. This equals 73.3% of the overall project cost. The Township of Wellesley is extremely grateful to the Province for this funding which will allow residents to enjoy a modern facility which will meet the needs of users now and into the future.

With the announcement now public, there is much work to be done to get the project underway. Below you will find answers to many common questions that Council and staff have been hearing since the announcement was made. Additional FAQ's can be added to this list as the project proceeds.

Q. Is there a definite location for the new Wellesley Township Recreation Centre?

A. Council has determined that the parkland at the corner of Hutchison Road and Queens Bush Road will be the home of the new recreation complex. This land has adequate space for all of the identified amenities as well as allowing for future expansion if necessary. This land is also home to Erbhaven Trails which will tie in with the overall concept for the complex.

Q. What will happen to existing arena lands in the Village of Wellesley when the new rec centre is built?

A. In 2019 council passed a resolution saying the existing green space would not be sold or developed (soccer fields, pavilion, accessible playground, splash pad, dog park and ball diamonds). The area covered by asphalt and buildings may be sold or developed at a future date. Suggestions are a senior's residence, low income housing or retail/commercial space. Public consultation will take place before any changes or sale are made.

Q. What amenities are proposed to be included in the new rec centre?

A. The new complex is anticipated to have the following amenities:

- Arena with NHL sized ice surface (200'x85')
- Seating for approximately 500 people, with single side seating and approximately 1000 spectator capacity of arena
- Concession Stand
- Eight (8) change rooms for the arena
- Junior C Wellesley Apple Jacks room
- Ample storage for hockey groups, skating, curling, soccer, Fall fair and ABC
- Walking track
- Seniors/Active Living Centre
- Youth Centre

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- Commercial Kitchen
- Gymnasium/Community Hall/Banquet Hall, with wall to divide room
- Fitness gym
- Additional change rooms for Gymnasium and Fitness gym. (Male, Female, Family and Gender Neutral)
- 2 Soccer fields
- Skateboard Park
- Meeting Rooms
- Green space
- Horse and Buggy Shed
- Walking trails

Q: Who decides what amenities are part of the rec centre?

A: In 2019 a committee of Council was formed called the Wellesley Township Recreation Centre Advisory Committee. This group represents the 20 plus user groups and advises the Township on what things are needed in the project. The Township looks to this committee for guidance on what the community needs.

Q. Will there be an opportunity for any further input from residents?

A. There will be at least one more public session to receive input from residents on the proposed design that will be prepared by the contractor who is awarded the contract.

Q: Why is there only a single ice pad?

A: There is not enough need for 3 ice pads in the township. There is space set aside should another ice pad be needed in the future.

Q. What is the estimated cost of developing the new Recreation Centre?

A. Township staff recommended an overall budget to develop the Wellesley Township Recreation Centre of \$22,000,000.00. This budget is expected to cover all of the amenities listed above. With the funding announcement of \$16,128,438.00 from the Provincial Government, the cost to the municipality for this budget would be \$5,871,562.00 which would be funded by fundraising and tax base.

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Q. How will the tax rates be impacted if this project moves forward?

A. The municipal share of this project will be \$5,871,562.00. Any amount of fundraising would go directly towards this municipal share. Early results from the fundraising feasibility study indicate a target of \$2,500,000.00 – 3,000,000.00 can be raised in the community. Assuming a debenture (loan) of \$3,000,000.00 would be required to fund the portion of the municipal share not achieved through fundraising at an interest rate of 2.75% the annual tax impact to the average home in the Township would be approximately \$47.00.

Total Project Cost	\$ 22,000,000.00
Less Federal/Provincial Grant (73.33%)	\$ 16,128,438.00
Less estimated fundraising	<u>\$ 2,871,562.00</u>
Remaining balance to be funded by tax base	\$ 3,000,000.00

(This equates to an annual tax increase of approximately \$47.00 per year for the average household in the Township)

Q. A pool was identified as a priority by the user groups and in the 2018 Park Master Plan. Why is a pool not being included in the project?

A. Based on cost estimates provided and consultations with other municipalities, it was determined that a pool does not provide adequate value for cost. A pool is a very large expenditure both in capital and operating. Considering the short operating season for an outdoor pool and the close proximity of our neighboring municipalities that operate indoor pools, it was determined that a pool would not be included at this time.

Q. Why is the Wellesley Community Health Centre locating at an arena??

A. This is a concept that is being explored but has not been fully determined at this point. A Community Health Centre (CHC) is different than a typical doctor's office. The CHC has priority populations that they are mandated to serve, even if they are not patients of the clinic. In Wellesley two of the priority populations are youth and seniors. The rec centre will have spaces for both. Additionally, the CHC can run programming for these groups using the new spaces of the rec centre. The rec centre will greatly enable the CHC to do their work more effectively.

Q. If the current arena/community centre land is sold, would the revenue from that sale go directly against the new build?

A. Any revenues received from sale or development of the existing arena/community center land would directly offset the cost of developing the new park. Sale or development of that land could not happen until after the new park is developed.

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Q. What will happen to the St Clements Arena when the new Township of Wellesley Recreation Centre is built?

A. The St. Clements Arena will continue to be maintained to its current standard. A new roof membrane is being installed this fall (2021) which will prolong the life of that component. No other upgrades are planned at this time. When major components of the arena reach the point where large replacement expenditures would be required, Council will have to decide on the future of the facility. Engineer's reports on this facility have not shown any major concerns to date. Additionally, the floor and cooling lines, which are one major component, were replaced in 2005.

Q: What are the next steps for the project?

A: The Township will be asking pre-qualified contractors for proposals based on specifications provided to them. Council will select a desired proposal (bid) and then final design work will take place. Once the design is finalized which will include public consultation, and approved by Council, construction can begin.

Q: When would construction begin?

A: It is anticipated that design work will be done through this upcoming fall and winter. Tentative ground breaking would happen in approximately March of 2022 with completion of the complex estimated to be late summer/fall of 2023.