

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2022

Item 26, Report No. 30, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2022.

26. REQUEST FOR DIRECTION ON THE KLEINBURG COMMUNITY CENTRE AND LIBRARY (BLOCK 55/62)

The Committee of the Whole recommends:

- 1) That Scenario 2 in Attachment 2 – Scenario Analysis, of the report of the Deputy City Manager, Infrastructure Development, dated June 21, 2022, be approved;**
- 2) That the comments from Mr. Adriano Volpentesta, Woodbridge, be received;**
- 3) That the following Communications be received:**
 - C7. Sohil Kalra, dated June 16, 2022;**
 - C10. Paul Turco, Port Royal Avenue, Kleinburg, dated June 17, 2022;**
 - C11. Kathryn Angus, President, Kleinburg & Area Ratepayers' Association, dated June 18, 2022; and**
 - C16. Carolyn Smith, Kleinburg, dated June 19, 2022;**
- 4) That the Report of the Deputy City Manager, Infrastructure Development dated June 21, 2022, be received; and**
- 5) That Communication C1, Confidential memorandum from the Deputy City Manager, Infrastructure Development, dated June 21, 2022, be received.**

Recommendations

- 1. That Council approve recommendations contained within this report to inform the 2023 update of Active Together Master Plan (the “ATMP”); and**
- 2. That Council receive the Real Estate Department report regarding property options for the Kleinburg-Nashville Community Centre.**

Committee of the Whole (2) Report

DATE: Tuesday, June 21, 2022 **WARD(S):** 1

TITLE: REQUEST FOR DIRECTION ON THE KLEINBURG COMMUNITY CENTRE AND LIBRARY (BLOCK 55/62)

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To respond to Council resolution with scenarios for a Kleinburg-Nashville Community Centre/Library within Block 55/62.

Report Highlights

- City conducted a case study analysis for a new Kleinburg-Nashville Community Centre, and Library in 2022
- City conducted a land search to match potential sites with case study analysis for submission to Council under Confidential Memo – Land Search Results.

Recommendations

1. That Council approve recommendations contained within this report to inform the 2023 update of Active Together Master Plan (the “ATMP”); and
2. That Council receive the Real Estate Department report regarding property options for the Kleinburg-Nashville Community Centre.

Background

A need for a community recreation space is forecasted as a result of anticipated growth in the Kleinburg/Nashville areas. Site selection and land acquisition is a priority to meet the recommended start of the development process by 2024.

The City has a relatively equitable distribution of community centres, with one in each of Vaughan's communities, except for the smallest settlement in Kleinburg and Nashville (Block 55/62). As identified in the 2018 Active Together Master Plan (the "ATMP") and based on approved and future secondary plans, additional growth is anticipated in the Kleinburg/Nashville areas (Block 55/62) which will require the provision of necessary community amenities to meet local community needs. Furthermore, infill residential development proposals are being submitted on an ongoing basis. Additional facilities to support this growth should consider amenities such as a gymnasium, multi-purpose activity rooms, a branch library, and parks.

A new community centre facility designed to the minimum service level would allow the centre to be classified as a minor community centre, likely at the lower range (e.g., 20,000 – 25,000 square feet of recreation space) and meet the community's current short-term needs. Neither indoor aquatics nor arenas were recommended in the 2018 ATMP for Kleinburg/Nashville. Programmatically, the centre's capability to serve any future need as a development hub can best be served with multi-purpose activity rooms. It was also recommended that the Block 55/62 minor community centre scenario be evaluated based on the demand for inclusion of seniors programming.

On February 15, 2022, Council passed a motion (item 17, report no. 6), requested that:

staff undertake a thorough investigation to identify potential sites for a future full service community centre and park in Kleinburg, and report back to a Committee of the Whole meeting in June 2022.

A major community centre scenario would entertain the recommendation for waterplay facilities based on primary (city-wide) and local (within residential neighbourhoods) demand for the projection out towards 2031. The ATMP recommendation for provision of waterplay facilities is based on distribution and recommends one site per full residential block as a standard provision. This distribution-based target recognizes that waterplay facilities (especially local-level) are intended to be neighbourhood-based facilities. Additionally, at the major service level, the 2018 ATMP recommendations for outdoor artificial rinks or skating trails could be re-examined where there is community support for maintenance of the winter natural rink and a potential need for outdoor basketball opportunities in the summer.

Library services are proposed for the new site since the existing 5,500 square foot Kleinburg Library is not positioned to respond to growth that is taking place in the Nashville area, as well as longer-term growth in the vicinity. The existing library, which had already undergone a partial renovation in 2015 with the addition of an outdoor

reading garden, cannot be expanded further to address growth but will be retained to meet the needs in Kleinburg. The proposed (7,500 - 8,500 square feet) new branch library should be co-located with the community centre.

From a Park perspective, a minor community centre scenario would forgo providing district level parkland in favour of an outdoor recreation area with amenities. Conversely, a major community centre would consider the inclusion of securing a District Park with associated outdoor recreational facilities.

A site search within Block 55/62 and surrounding areas was undertaken with three service levels in mind (Basic to Full). The boundaries of the search expanded west to Highway 427, south to Major Mackenzie Drive, and east to Block 47/48. Refer to Attachment 1.

Previous Reports

Council Resolution, February 15, 2022, Community Centre Lands for Kleinburg – [Item 17, Report No. 6](#)

Analysis and Options

Three (3) scenarios were developed using reference case study projects to fulfill Basic to Full-Service Level proposed facilities, see Attachment 2. The property search results for each option will be provided in a confidential memo to council.

Scenario 1

Based on the ATMP 2018 proposal, this scenario visualizes a Minor-Service Level amenity offering to Block 55/62 consisting of a Community Centre, Library, and an Outdoor Recreation area. A 20,000 – 25,000 sq.ft Community Centre composed of a Gymnasium with Multi-use Program rooms is proposed to offer residents the main year-round amenities with the flexibility to meet a variety of conditional uses. A co-located Branch Library in the 7,500 – 8,500 sq.ft range would provide a support element to the enclosed facility footprint and relieve some pressure on the small Kleinburg Library. There would be no consideration in this scenario for a District Park, however an active parkland by way of an Outdoor Recreation area, 1.0 – 1.5 ha in size, provides seasonal District Park level of service and programmatic activities such as playgrounds, water play, multi-use court, and a small gathering space. Supporting planned activities on site, generates a requirement for approximately 140 car parking spaces with associated circulation requirements.

With a 33,000 sq.ft building footprint, supported by 0.42 ha parking lot, surrounded by building landscaping between 0.2 – 0.3 ha, and an adjacent outdoor recreation area of 1.0 – 1.5 ha, it was determined that a 1.93 – 2.53 ha property will be required to meet

the programmatic requirements. A property search considering all available 2.00 – 2.50 ha land sizes was conducted to meet the needs described for Scenario 1.

Refer to Council Confidential Memo - Land Search Results – Scenario 1

Scenario 2

The basis for this scenario is modeled on the Full-Service Level amenity offering as seen in the Vellore Village North Block 41 proposal. Although not recommended in the ATMP 2018, this scenario considers the exploration of indoor aquatics and ice-skating activities within the facility as a visioning exercise. For residents to have year-round access to a Fitness Area, Pool, and two Ice Rinks, in addition to the baseline Scenario 1 Multi-use Program rooms and Gymnasium, it is expected a building footprint ranging between 128,726 – 133,279 sq.ft will be required. Within the two-story footprint would be a 7,500 – 8,500 sq.ft co-located Branch Library that expands activities on site. Adjacent to the facility would be a District Park in the 2.55 – 2.75 ha range with a picnic area, a park building, a senior's sports field (or event space), 1-2 active or sport court facilities along with the baseline Scenario 1 District level of service amenities including a playground, water Play, multi-use court, and small gathering space. A District Park in this scenario would be a balanced approach to addressing the general need for park space along with a full-sized facility program. Parking requirement for a facility with site activities of this size is estimated in a range from 239 – 305 spaces.

With a 128,726 – 133,279 sq.ft building footprint, supported by 0.82 – 0.90 ha parking lot, surrounded by building landscaping between 0.73 – 0.82 ha, and an adjacent district park area of 2.55 – 2.75 ha, it was determined that a 5.51 ha property will be required to meet the programmatic requirements. A property search considering all available 5.50 – 6.00 ha land sizes was conducted to meet the needs described for Scenario 2.

Refer to Council Confidential Memo - Land Search Results – Scenario 2

Scenario 3

The basis for this scenario is modeled on the Full-Service Level amenity offering as seen in the Carrville Community Centre Block 11 proposal. As confirmed in the ATMP 2018 document with Stakeholders during Design Development, the proposal is for a middle ground facility between Scenario 1 and 2, with activity spaces including a Gymnasium, Multi-use Program rooms, a Fitness area, and a Pool. Co-located with the Community Centre will be a 7,500 – 8,500 sq.ft Branch Library for a total 66,372 sq.ft footprint facility. Scenario 3, like Carrville Block 11, diverges from the other scenarios by accommodating a larger District Park to accommodate a District Playground, District Water Play, Multi-use court, small gathering space, picnic area, park building, two

senior sports fields (or event spaces), and two to three sports court facilities. A parking count of 280 spaces is provided to capture the necessary visitors on site.

With a 66,372 sq.ft building footprint, supported by 1.07 ha parking lot, surrounded by 1.74 ha in building landscaping, and an adjacent full-sized 4.10 ha District Park, it was determined that a 7.53 ha property will be needed to meet the programmatic requirements. A property search considering all available 7.50 – 8.00 ha land sizes was conducted to meet the needs described for Scenario 3.

Refer to Council Confidential Memo - Land Search Results – Scenario 3

Financial Impact

Land acquisition cost/information to be covered under Council Confidential Memo – Land Search Results.

Broader Regional Impacts/Considerations

All three options offer a facility that meets the community's desires for an engaging place. Investments in outdoor space, leisure, and libraries are reinvestments in communities, residents, and the public realm. The Council selected scenario will establish the degree to which economic development is encouraged and improve overall quality of life.

Strategically deploying and maximizing effectiveness of funding tools will help achieve more for taxpayer money. It is expected that this initiative will pay for itself to the maximum extent possible. Redevelopment and service augmentation initiatives, on the other hand, will enhance current amenities. With the push to make the best possible use of municipal finances, the City is introducing new facilities to expand current amenities.

Conclusion

It is requested that Council approve the recommendations to inform the 2023 Active Together Master Plan update as it pertains to the Kleinburg Nashville Block 55/62 scenarios to meet the future growth. A timely recommendation will initiate the business case for investment planning and development of the new Kleinburg Community Centre, Branch Library, to meet future residential growth and start with negotiations on the purchase of suitable land.

Attachments

1. Attachment 1 – Location Map
2. Attachment 2 – Scenario Analysis
3. Attachment 3 – Business Case process

For more information, please contact:

Dave Merriman, Director, Facility Management, Ext. 8296.

Prepared by

Paul Wu, Project Manager, Ext. 8173

Wei Chiao, Manager of Design and Construction, Ext. 8101

Approved by



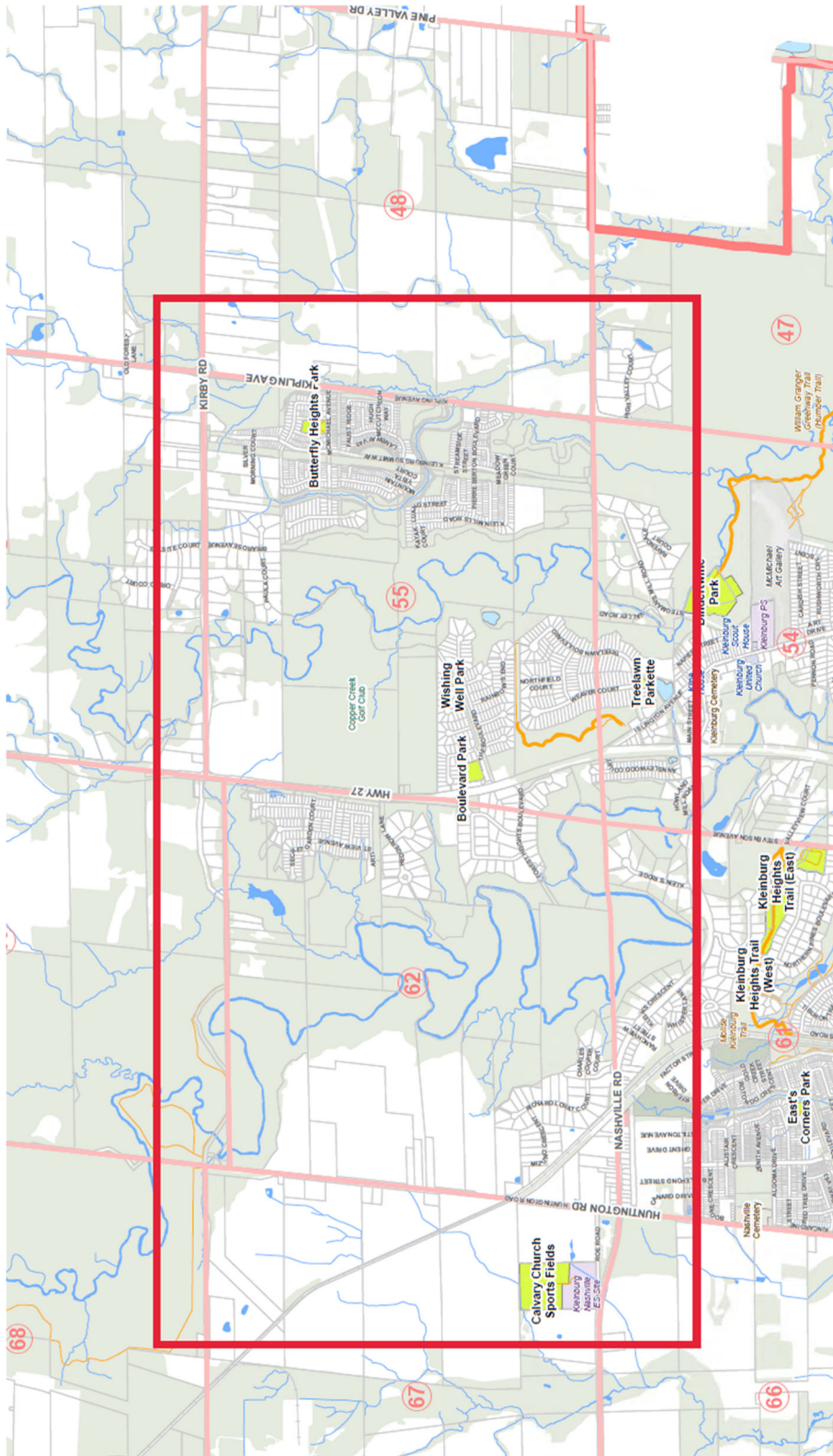
Vince Musacchio, Deputy City Manager,
Infrastructure Development

Reviewed by



Nick Spensieri, City Manager

Attachment 1 – Location Map



Attachment 2 – Scenario Analysis

BLOCK 55/62 (Kleinburg/Nashville)	SCENARIO 1 (Status Quo)	SCENARIO 2	SCENARIO 3
Service Level	Basic Service	Full Service	Full Service
Reference	Block 55/62 *ATMP 2018	Block 41 (Vellore Village N) *Community Core Feasability Study	Block 11 (Carrville CC)
COMMUNITY CENTRE	Small	Large	Medium
Building Area (sqft)	20,000 - 25,000 *ATMP 2018 (Minor)	172,545 (Block Plan)	76,500 *ATMP 2018 (confirmed w Stakeholders during DD)
Functional Program	Gymnasium Program Rooms	Gymnasium Program Rooms Fitness Pool 2x Ice Rinks	Gymnasium Program Rooms Fitness Pool
LIBRARY	Neighbourhood Branch size		
Building Area (sqft)	7,500 - 8,500		
Total Building Area (sqft) Community Centre + Library [Gross Floor Area]	27,500 - 38,500	180,177 - 180,564	92,096
Total Building Footprint (sqft)	33,000	128,726 - 133,279	66,372
PARK	NO PARK (Only Outdoor Recreation Area)	Minimal District Park	Full District Park
Required Size (ha)	NO PARK (Only Outdoor Recreation Area)	5	6-9
District Park (ha)	N/A	2.55 - 2.75	4.10
Outdoor Rec. Area (ha)	1.00 - 1.50	N/A	N/A
Functional Program	District playground District splash pad Multi-use court Small gathering space	District playground District splash pad Multi-use court Small gathering space Picnic area 1 park building 1 senior sports field (or event space) 1-2 active or sport court facilities	District playground District splash pad Multi-use court Small gathering space Picnic area 1 park building 2 senior sports fields (or event space) 2-3 active or sport court facility
Parking count	140	239 - 305	280
Parking Lot Size (ha)	0.42	0.82 - 0.90	1.07
Landscaping around buildings + parking (ha)	0.20 - 0.30	0.82 - 0.73	1.74
Total Size (ha) [Building Footprint + Parking lot]	0.73	2.03 - 2.14	1.69
Total Site Size (ha) [Building Footprint + Parking lot + Park/Outdoor Rec Area + Landscaping]	1.93 - 2.53*	5.51*	7.53*
Notes	* Recommendation Site Size: 2.0 - 2.5 ha	* Recommendation Site Size: 5.5 - 6.0 ha Can consider reducing Block 41 requirements if this option is selected	* Recommendation Site Size: 7.5 - 8.0 ha Can consider reducing Block 41 requirements if this option is selected

Attachment 3 – Business Case Process

