

**Report Type: Open Session**

**Report To: Community Services Committee**

**Meeting Date: August 24, 2023**

**Subject: Peach King Centre Expansion and Renovation Project  
– Schematic Design Approval**

### **Recommendation(s)**

1. That report DCS-23-28, Peach King Centre Expansion and Renovation Project – Schematic Design Approval, dated August 24, 2023, be received for information; and
2. That the Committee approve the Schematic Design for the Peach King Centre Expansion and Renovation Project.

### **Background**

#### Previous Reports for Reference:

- [DCS-23-01 – Page 195 – Project Update and Funding Approval](#)
- [DCS-23-14 – Page 46 – Project Update and Additional Options](#)

#### Project Update

On June 5, 2023, Town Council endorsed a revised project scope and budget to include a double gymnasium and select net-zero green initiatives for the Peach King Centre (PKC) Expansion and Renovation Project. Following this approval, staff have been working with the project consultant team toward schematic design, which includes the building design, interior layout, exterior landscape design, and early information from civil, structural, mechanical, and electrical consultants. This report will include a short summary of the proposed schematic design and other key project updates, with the main body of information included in the Schematic Design Brief, which is included as **Appendix A**.

### Recent Milestones

Date	Event/Milestone/Summary
June 2023	Council endorses a revised project scope and budget to include a double gymnasium and select net zero green initiatives.
July 2023	A Request for Proposal (RFP) for a Construction Manager is released for bids.
August 2023	Stage 2 Archaeological Assessment fieldwork is complete

### **Analysis/Comments**

#### Project Design Update

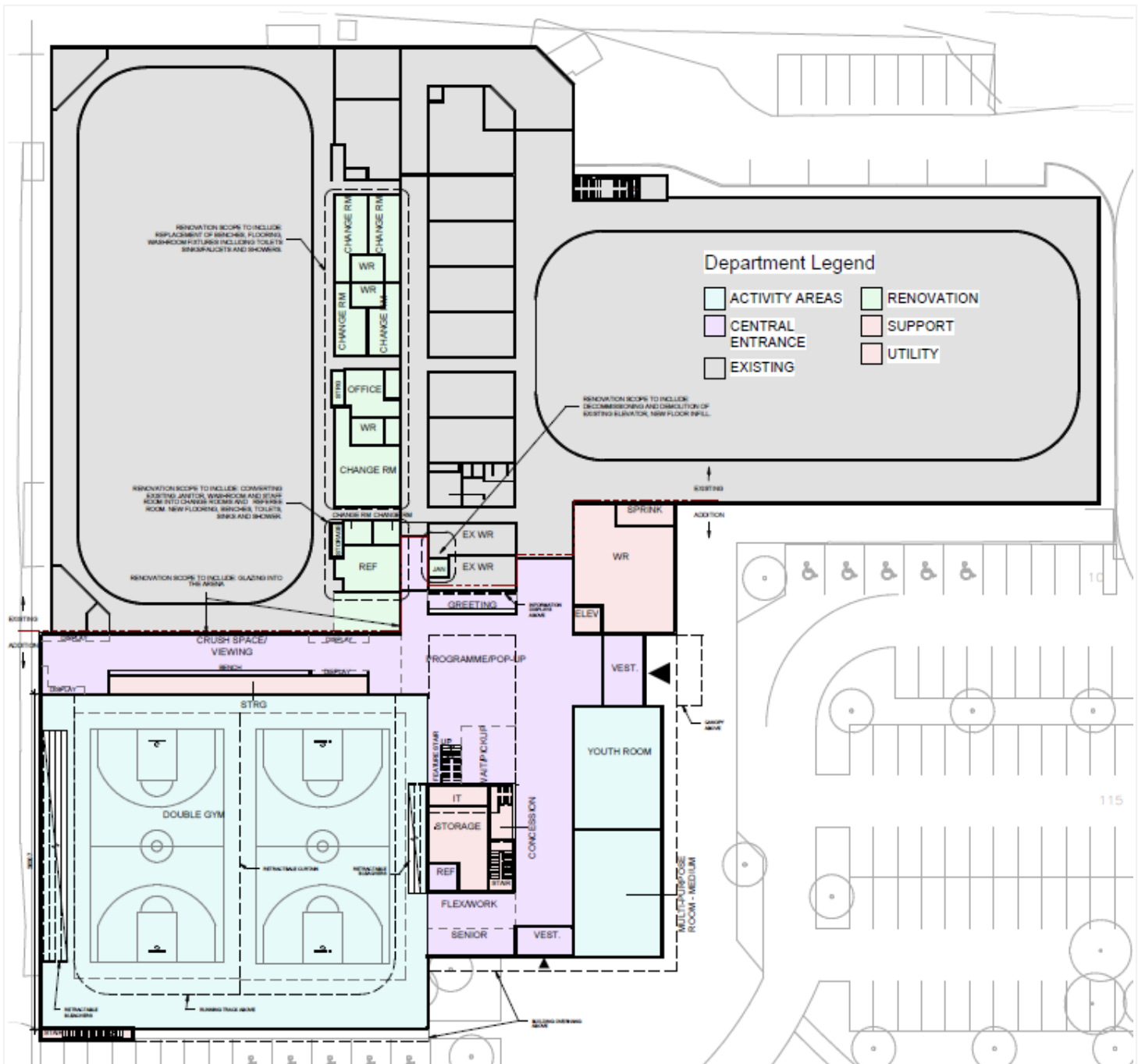
##### *Interior Components*

Following the direction from Council in June, the project's architects (McCallumSather) have incorporated the double gym and select net-zero items into the schematic design. Staff also took another opportunity to assess how programming needs would change having access to two full gymnasiums. It was determined that with a second gymnasium, larger scale fitness programs originally slated for the PKC Auditorium could be moved to a gymnasium space and needs for the event space in the existing auditorium could be met in the new large multi-purpose room. To maximize use of all facility spaces, the schematic design proposes a renovation of the existing auditorium into a new Fitness Centre, and allows for larger lobby spaces and a new dedicated fitness studio for smaller-scale programs such as Yoga and Pilates. With this change, the proposed rooms and spaces within the project scope are as follows:

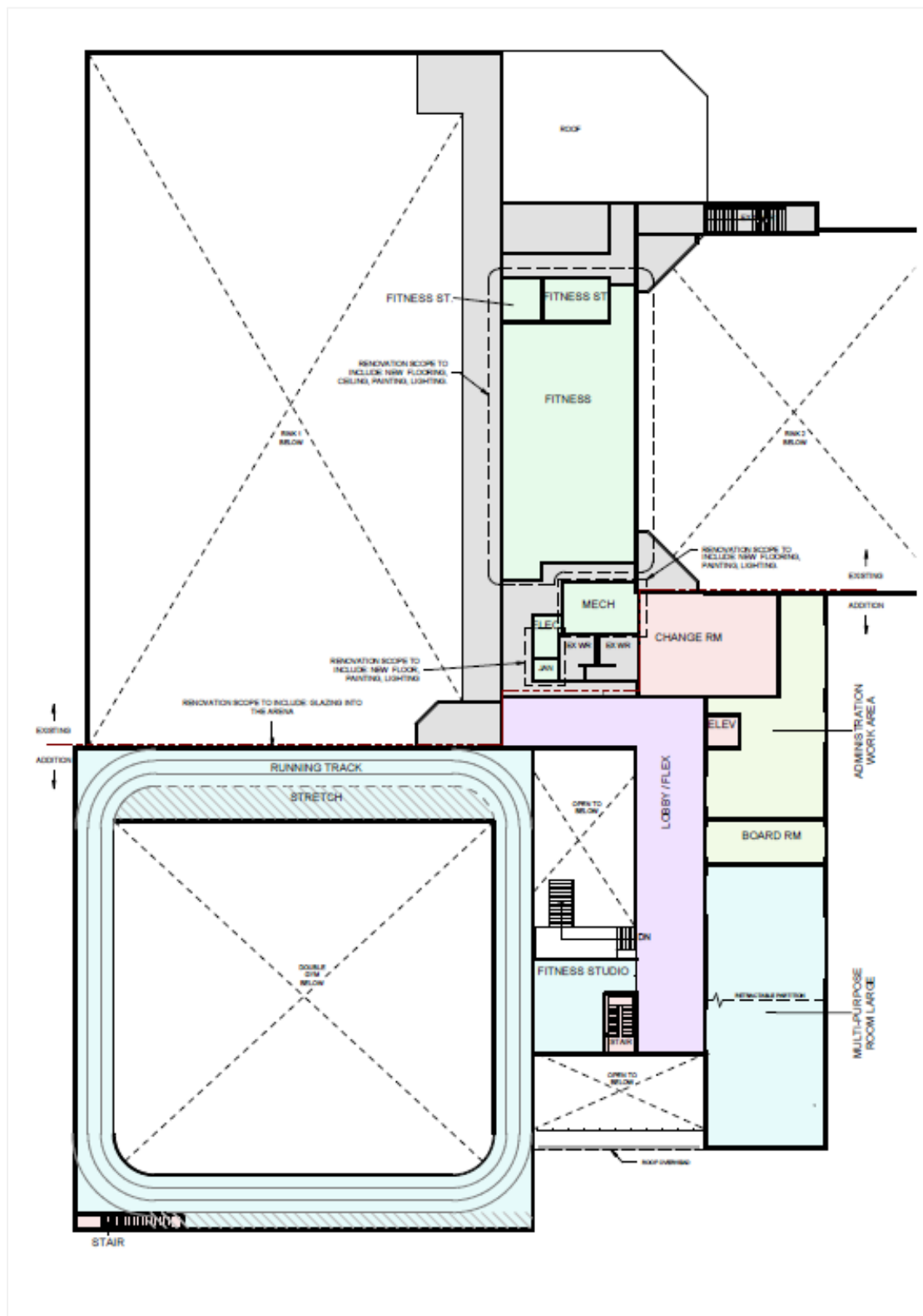
- Double Gymnasium
- Walking Track
- Large Multi-Purpose room
- Medium Multi-Purpose room
- Youth Centre
- Fitness Centre
- Fitness Studio
- Renovated West Pad Change Rooms
- Reflection Room
- Administration Area
- Concession

### Interior Layout – First Floor

The following images demonstrate the proposed interior layout of the new and renovated spaces in the project scope. Further refinement of this design and small changes will occur over the next design stages. For additional detail and rationale, please reference the design brief in **Appendix A**.



### Interior Layout – Second Floor

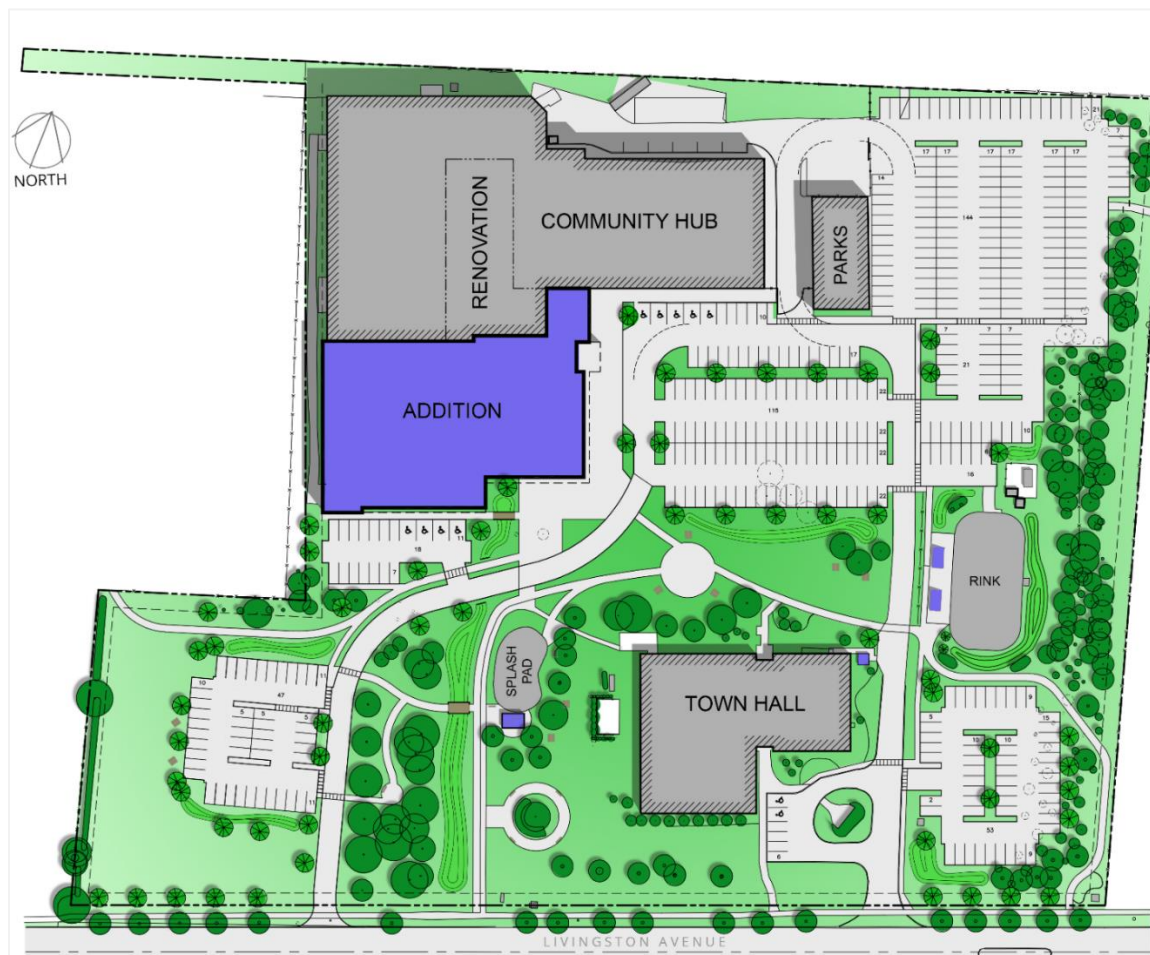


## Exterior Site Design

Significant time and effort from the project team has been dedicated to the refinement of the exterior site design to find the balance between sufficient parking, building access, and preservation of green space. The design below builds on the principles of the design shared in June with the following improvements:

- Expanded parking in the northeast to provide shorter access to the main entrance and minimize the lot size in the south east to reduce resident impact.
- Removal of the roadway adjacent to the splash pad and increased surrounding green space including the future opportunity of a play structure.
- Preservation of two entry and exits points while prioritizing pedestrian access and enjoyment.

For additional detail and rationale, please reference the design brief in **Appendix A**.



### Parking Requirements

A key aspect influencing the design of the project's site is the requirement to provide sufficient parking to satisfy the projected demands of the facility. However, maintaining a balance is crucial to prevent excessive parking construction, which would diminish green space and have related construction and maintenance costs. Staff have undertaken early projections of the anticipated parking need, focusing on the typical peak use of the building. The project team is focusing on a target of 420 parking spaces and will be working with a third-party consultant in the coming months to validate parking counts and traffic impacts.

Additionally, several mitigations to limit overall parking volume will be implemented including:

- Using overflow parking at Blessed Trinity for one-off events (Special Events, Peach Kings Playoffs, etc.)
- Strategically scheduling programs and activities to reduce short-term parking scarcities
  - Offsetting program and game start times to stagger arrivals/departures
  - Preventing the booking of concurrent large events (e.g. Peach Kings Game, Banquet, Basketball Tournament in the same time frame)
- Promoting carpooling and active transportation options

### Stakeholder Engagement and Awareness

Schematic Design is the first formal phase of the design process and following Committee approval, the project team will be working with key community stakeholders for feedback and input. The project's key stakeholders include:

- Existing facility user groups;
- Anticipated facility user groups;
- The public at large;
- Town Council and Staff; and
- The Province of Ontario.

Upcoming stakeholder engagements are planned as follows:

- Core facility stakeholder sessions
  - As scheduled
  - With core users (Basketball, Hockey, Parasport, Older Adults, etc.)
- Public Open House – September 27, 2023
  - Public release of schematic design documents
  - Drawings printed for display and comment with sticky notes and conversation with the project team
- Micro Engagement Strategy
  - Weekly digital engagements for high-level community feedback to generate excitement and interest
  - Will take place in the weeks following the release of the schematic design

The project team is committed to meaningful engagement with stakeholders. While core components of the project may not be able to be adjusted through public input (budget, scope, timelines), Staff will ensure questions for feedback are actionable and implemented wherever possible.

### Future Project Updates

Schematic Design sets the foundation for future design phases and is critical in establishing the overall building and site design. While adjustments and refinement will come in future stages, the major pieces; including the general layout, approximate room sizes, and the exterior site design are determined at this stage. Due to the significance of this milestone for the project, the project team is seeking approval from the Community Services Committee. As the project progresses, the committee will receive consistent information updates from the staff regarding subsequent milestones.

### **Financial Impact**

The Schematic Design brief, included in **Appendix A**, was shared with the project's independent cost consultant for a Class D (+/- 15-20%) estimate. The project budget remains on target at the Council-approved cost of \$36,728,155. A Class C estimate will be provided following the design development phase.



## Next Steps

### Construction Manager On-boarding

The project team is currently in the process of concluding the procurement for the project's Construction Manager (CM). Once on-boarded in mid-September, the CM will provide valuable feedback on project costs, schedule, and operational planning during construction.

### Project Schedule

As construction nears in 2024, the project team has determined that attempts to start major demolition and construction in the winter months within an occupied building will not be feasible. While the final timeline and plan will be coordinated through the Construction Manager, the proposed strategy is to begin construction following the end of major ice use (at the end of March) when facility use is lower. This will allow the construction team to take advantage of the off-season and prepare the building for ice-only operations in September 2024. The key future schedule milestones are as follows:

Milestone	Forecast
Award of Construction Manager	September 2023
Design Development Completion	Q4 2023
Construction Commencement	Q2 2024
Substantial Performance	Q3 2025

### Operational Plan

Staff have initiated early conversations with facility users about the anticipated impact of construction. Following the on-boarding of the Construction Manager, the team will have greater clarity on the construction and phasing schedule and will be quickly working with stakeholders to minimize disruption wherever possible. Staff will also be exploring renting space in other community facilities to continue programming that is displaced by construction.



## Conclusion

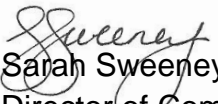
Schematic Design is an important and exciting milestone in the design process as the blueprint for the facility and site begins to materialize. The design and project team have devoted significant time and effort crafting a practical design that transforms the site into a true community hub that will be a centerpiece of local life and culture. Not only does this design combine all project elements in one space, it thoughtfully interlinks them through a central lobby that successfully navigates the challenge of integrating existing building areas into the expansion. While there are still many important milestones ahead, Committee and Council can be confident that the proposed schematic design sets a strong foundation for the continued success of this important project.

Respectfully prepared by,



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## Attachments

- **Appendix A – Schematic Design Brief**