

To: Community Services Committee

From: Ron Diskey, Commissioner,
Community Services Department

Report Number: CS-21-66

Date of Report: June 9, 2021

Date of Meeting: June 14, 2021

Subject: Community Park and Community Centre in Northwest Oshawa

File: B-1530

1.0 Purpose

The purpose of this report is:

1. To obtain Council approval on the location for the future community centre at the Windfields Community Park located at the northeast corner of Thornton Road North and the future extension of Britannia Avenue West.

Attachment 1 is an aerial photograph of the site showing key features.

2.0 Recommendation

That the Community Services Committee recommend to City Council:

1. That the location for the future community centre to serve north Oshawa as recommended in the Parks Recreation Culture and Library Facility Needs Assessment be located in the future Windfields Community Park located at the northeast corner of Thornton Road North and the future Britannia Avenue West extension; and,
2. That staff report back to a future Council meeting on the business case for the components/amenities to be located in the proposed community centre, the financial implications that need to be considered from both a capital and operating perspective and the process to deliver the project; and,
3. That the OSSC55+ Board be requested to support this location for their future needs in north Oshawa.

3.0 Executive Summary

N/A

4.0 Input From Other Sources

4.1 Oshawa Public Libraries

On May 6, 2021 the CEO of the Oshawa Public Libraries advises that the Board supports the City of Oshawa at Thornton and Britannia lands

4.2 OSCC 55+

The Executive Director of OSCC 55+ has advised there is a demonstrated need for a new senior centre in Northwest Oshawa and that the Board of Directors will need to provide a formal position on the matter.

4.3 Other City Departments

- Commissioner, Finance Services
- Commissioner, Development Services

5.0 Analysis

5.1 Site Characteristics

The site for the proposed Windfields Community Park is located at 2203 Thornton Road North, which is bound by Thornton Road North to the west, the future Britannia Ave West extension to the South, Open Space which includes a tributary of the Oshawa Creek to the East, and privately held SI-A(15) h-71 (Select Industrial) zoned land to the North.

The site is approximately 13.39 hectares (33.09 acres) in size. The existing site is currently composed of agricultural fields and hedgerows. The remains of a driveway at the southwest corner of the site is also present however no longer in use.”

5.2 Zoning

The land selected for the Community Centre is zoned SI-A (15) “h-71” (Select Industrial).

The SI-A (15) Zone permits a variety of uses including but not limited to light industrial uses, assembly hall, office and recreational use which would include a community centre and community park.

The purpose of the “h-71” holding zone is to ensure that site plan approval is obtained from the City that addresses such matters as a storm water management plan, that appropriate arrangements are made for the provision of sanitary, water and storm services, and that appropriate engineering and environmental impact studies are undertaken to address any potential environmental impacts on the natural heritage system.

It is also worth noting that under Section 5.4 'Public Uses' of Zoning By-law 60-94, none of the provisions of the Zoning By-law shall apply to prevent the use of any land or erection of any building or structure on land owned by the City provided such buildings or structures are for a use that conforms with the Oshawa Official Plan.

5.3 Future Growth

There has been considerable growth within the Windfields Community Part II plan that continues. The future Windfields Community Park is primarily intended to serve the population of the Windfields Part II Plan community, which was planned to accommodate a population of approximately 13,000 people. The City is also anticipating future growth to occur in the Kedron Part II Planning Area and the Part II Planning Area of Columbus.

5.4 Parks, Recreation, Library and Culture facility Needs Assessment.

On November 9, 2015 Oshawa City Council passed Report CS-15-127, dated October 19, 2015, Parks, Recreation, Library and Culture Facility Needs Assessment (P.R.L.C.) as follows:

"That the Parks, Recreation, Library and Culture Facility Needs Assessment as outlined in Attachment 1 to Report CS-15-127 be approved, with the implementation of the findings and recommendations to be done through the City's annual planning and budgeting process."

The final P.R.L.C. report provides a vision and guiding principles for Parks, Recreation, Library and Culture facilities in Oshawa. The vision is that Oshawa provide "Facilities that Inspire an Active and Creative Community", which is reflective of the extensive input from the community and aligns with both the Oshawa Strategic Plan and Culture Counts: Oshawa's Arts, Culture and Heritage Plan.

The P.R.L.C. Facility Needs Assessment has a total of 91 recommendations and guidelines organized into the following areas:

- Parks Provisioning Policy Framework
- Recreation Facilities Provisioning Policy Framework
- Library Facilities Provisioning Policy Framework
- Culture Facilities Provisioning Policy Framework
- Implementation Strategies Plan Provisioning Policy Framework

Each section provides a framework for approaching facility development and provides specific recommendations including timing and recommend triggers to implement the recommendations. Multiple recommendations point to the construction of a new community centre with partnerships with Oshawa Public Libraries and the Oshawa Senior Citizens Centre. The following recommendations from the P.R.L.C. are noted below:

- R6. Construct a new multi-use Community Centre containing an indoor aquatics facility, pending confirmation through a feasibility study and business plan that is initiated in advance at the time Oshawa reaches a minimum population of 185,000 persons.
- R19. Construction of a new older adult and seniors' centre should be considered at the time of new multi-use community centre construction, contingent upon sound business planning and market research (as advanced in Recommendation R6) that determines the needs of the older adult segment and the ability of a future community centre to accommodate such space.
- R13. Construction of new gymnasiums should only be considered at the time of new multi-use community centre construction, pending confirmation through the feasibility study and business plan.
- R14. Construction of a new fitness centre, aerobics studio and/or indoor walking track should be considered at the time of new multi-use community centre construction, pending confirmation through the feasibility study and business plan that is to be initiated at the time Oshawa reaches a minimum population of 185,000 persons.
- R17. A new youth centre should be considered at the time of new multi-use community centre construction, using an integrated model in remaining consistent with the City's current practices. Inclusion of such a space should be confirmed through the feasibility study and business plan that is initiated at the time Oshawa reaches a minimum population of 185,000 persons.
- L3. A new branch should be developed when the City reaches between 185,000 and 197,000 population, in order to address longer-term residential growth in North Oshawa. This library should be approximately 18,000 square feet in size (to allow for a larger program room and makerspace/creative elements) and be co-located with another civic or public use, such as a multi-use community centre or community hub. A facility-specific planning study (as proposed through Recommendation R6 for a future indoor aquatics centre) should be undertaken to confirm the library branch size, location, timing, and partnership options.

Recommendations from the P.R.L.C. to trigger the development of a new recreation facility in partnership with OSCC and Oshawa Public Libraries refer to a population of 185,000. The City currently stands at a population of 175,000 with significant growth projected in the Kedron neighborhood.

An outstanding matter of the Finance Committee is related to correspondence CNCL-20-09 with the following direction:

"That Correspondence CNCL-20-09 from Oshawa Public Libraries requesting an additional library be built within the next five years be referred to staff to be considered as part of the review of City's Development Charges By-law."

On June 14, 2021, the Finance Committee will receive Report FIN-21-64 related to an update to the City's Development Charge Study and By-law which will address this item.

Also of note, OSCC 55+ has added a fifth temporary Branch at Sikorski Hall north of Taunton Road with the goal to find a permanent location.

5.5 Location of New Community Centre

The proposed location for the new community centre is on the north east corner of the future intersection of Thornton Road North and Britannia Avenue West. The site is approximately 13.39 hectares in size and will allow for a Community Centre, sports fields, other amenities and adequate parking. Other attributes contributing to the site include:

- Tremendous growth in the Windfields Community and expected to continue
- The P.R.L.C. recommends the site be a logical fit within or adjacent to the proposed Windfields Community Park or Kedron Community Park.
- The P.R.L.C. also recommends that a new library branch would be well suited to serve the community and would ideally be located in the Windfields or Columbus planning districts.
- The City owns the land.
- Services to the site will be available when Thornton Road North is reconstructed in the short term.
- Development Charges have been and will continue to be collected for a new Community Centre in North Oshawa.
- The location will eventually have an intersection for two Arterial roads providing good access.
- There is good access to the site via the future Active Transportation Network
- There is a need for a major recreation facility in the North West area of Oshawa.

6.0 Financial Implications

There are no financial implications at this time associated with this report. This capital project will be financed using a combination of Development Charges and non-growth related-Development Charge reserves.

The New Community Centre in North Area of Oshawa (Project 12-0058) is included in the Development Charge Background Study. It has been included at a gross cost of \$31,120,332 with a benefit to existing deduction \$3,112,033 leaving Development Charge eligible funds for the project in the amount of \$28,008,299. The cost was estimated based on the P.R.L.C.

The Windfields Community Park (Project 50-0005) is included in the Development Charge Background Study for the design and construction of the park and its related amenities. It has been included at a gross cost of \$10,000,000 with a benefit to existing deduction of \$500,000 leaving Development Charge eligible funds for the project in the amount of \$9,500,000.

Also, included in the Development Charge Background Study is a project for a new branch of the Oshawa Public Library. It has been included at a gross cost of \$12,168,000, with a post period benefit deduction of \$4,880,957 and a benefit to existing deduction of

\$1,346,173, leaving Development Charge eligible funds for the project in the amount of \$5,940,870. The cost was based on recent newly built libraries in southern Ontario including Ajax, Vaughan, and Markham.

Increased operating costs will be realized once the facility becomes operational. The current Workforce Strategy will consider future staffing requirements.

All capital and operating costs and funding proposal will be presented and approved by City Council through the appropriate capital and operating budget processes.

7.0 Relationship to the Oshawa Strategic Plan

This Report addresses the Oshawa Strategic Plan by responding to the following:

- Accountable Leadership, the related theme of Deliberate Community Engagement, take every opportunity to inform the public how Oshawa's public service supports our community on a daily basis through a commitment to core values, good governance and outstanding service.
- Economic Prosperity and Financial Stewardship, the related theme of Wise Land Use, creating mixed-use, transit-supportive, multimodal, economically diverse, attractive, safe and healthy neighbourhoods.
- Social Equity, the related theme of an Active, Healthy and Safe Community, by advancing quality and affordable recreation opportunities to ensure significant and active use of public spaces, both indoor and outdoor.

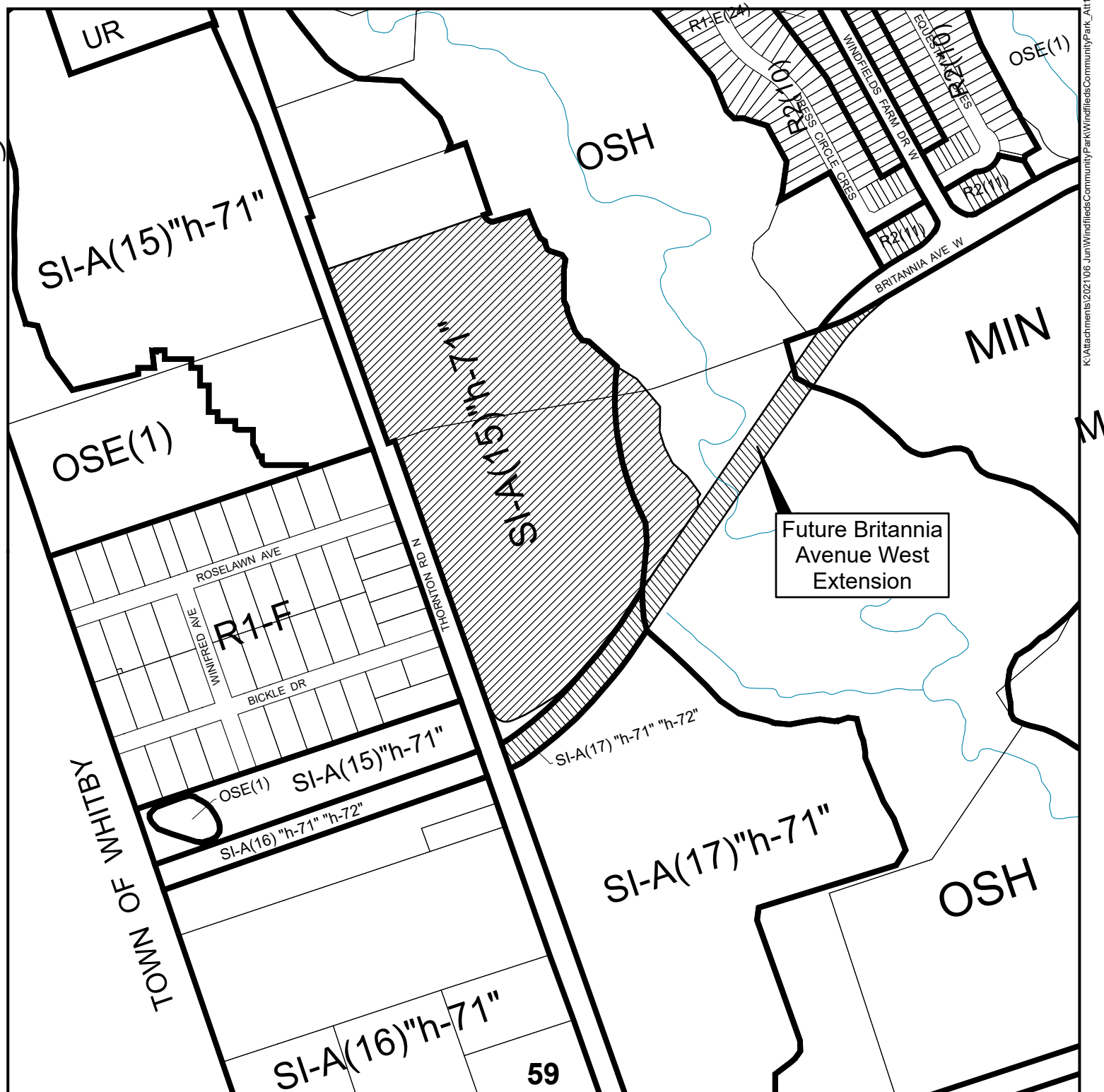
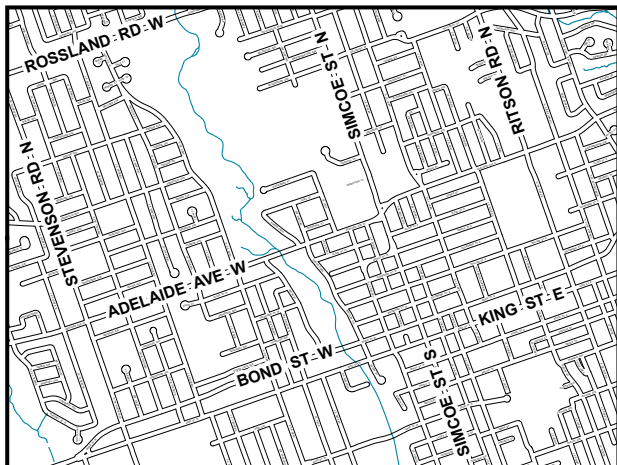


Jim Naumovski, Director,
Recreation and Culture Services



Ron Diskey, Commissioner,
Community Services Department

Location of the future Windfields Community Park 



Subject: All this information will be updated when
Address: the report has be finalized.
File:



 Location of the future Windfields Community Park

City of Oshawa
Development Services Department 

