Town of Whitby
Staff Report

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Report Title: **Final Design and Cost Estimate for the Whitby Sports Complex**

Report to: **Committee of the Whole**

Date of meeting: February 27, 2023

Report Number: **CMS 03-23**

Department(s) Responsible:

Community Services Department

Submitted by:
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Acknowledged by M. Gaskell, Chief Administrative Officer

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1. Recommendation:

1. **That Council approve the proposed final design for the Whitby Sports Complex and park, attached to this report as Attachment A;**
2. **That Staff be authorized to issue the final design documentation to the pre-qualified general contractors for bid submission; and,**
3. **That Staff report back to Council with the tender results for Council's direction.**

2. Highlights:

- The Whitby Sports Complex (WSC) was identified by the Sports Facility Strategy (SFS), as the next indoor sports facility to be constructed to meet the needs of our growing community.
- The Whitby Sports Complex (WSC) will be located north of the proposed Mid-Block Arterial Road (MBAR), and east of the MTO/Metrolinx Commuter Carpool Lot.

- The Whitby Sports Complex would be the first Zero Carbon building and LEED Gold facility in Canada to include a twin pad arena, gymnasium, and aquatics facility.
- As identified in Community Services report CMS 09-21, the community engagement process for the Whitby Sports Complex completed in March/April 2021 was an unprecedented success. The 2,700 residents who participated in the WSC consultation expressed a desire for increased program spaces. Based on the feedback received through the community engagement process, Staff were directed to expand the site to accommodate additional amenities.
- Over the past year, the WSC Project Team completed extensive internal and external community engagement to help inform the overall project design requirements. The WSC design is close to completion and will be ready for tender issuance in April 2023.
- The recommended Sports Complex and Park design includes the following amenities:
    - Program Spaces
    - Expansion of the 25-metre pool from 8-10 lanes
    - Addition of upper-level pool viewing area
    - A double gymnasium space to support a wide range of court sports including pickleball, basketball, badminton and volleyball
    - Full sized outdoor artificial turf multi-purpose sports field
    - Outdoor pump track and skateboard park
    - Three basketball courts
    - Three tennis courts
    - Fourteen outdoor pickleball courts
    - A playground
    - Plaza space capable of hosting community events
    - Dedicated area adjacent the WSC building to accommodate future interior program space

3. Background:

The need for a new recreation centre was formally identified in 2006 through the Culture, Parks, Recreation and Open Space Master Plan (CPROS). The report

recommended a Sports Facility Strategy (SFS) be completed to plan for future growth within the Town.

The Sports Facility Strategy (SFS) was approved by Council in 2015 which highlighted the need for a new multi-use community recreation facility to be constructed in North Whitby to meet the needs of the growing community. The SFS involved considerable public, key stakeholder, community advisory groups, staff, and Council consultation to develop the recommendations.

Based on recommendations in the SFS, the WSC is included in the Community Building category of the Town's 2022 – 2024 Business Plan.

In May 2020, Council authorized Staff under CMS 03-20 to initiate the Request for Proposal (RFP) to retain a Prime Consultant (Architect) to complete the overall design and layout of the new multi-use community recreation facility.

In November 2020, Council authorized Staff under report CS 45-20 to retain Perkins + Will Architecture as the Prime Consultant (Architect) for the overall design of the new multi-use community recreation facility that included the programming elements outlined above.

In March 2021, Council authorized Staff under report CMS 04-21 to begin the Whitby Sports Complex community engagement process and present three (3) design concepts for Council's consideration. This report indicated that the total project budget had increased from $45,000,000 to $70,000,000 as part of the 2021 Capital Budget process.

In March 2021, a multi-channel communications campaign was launched to inform the community on how to get involved. The Town received an unprecedented amount of feedback through the engagement process on the future sports complex based on the three (3) design concepts that were issued. Based on the results from the online survey and community engagement sessions, the following programs were ranked as the highest priority.

- Outdoor Space
- Aquatics
- Gymnasium

These were highlighted to Council on May 31, 2021, through Report CMS 09-21.

The engagement process identified the need for outdoor spaces including sports fields, playgrounds, program space, bike and skateboard tracks, trails, and courts. Key indoor amenities were also requested that included a larger Aquatics space. Recognizing the future growth of the Town, an increase in Aquatics space will assist in maintaining current service levels. The need for indoor program space continues to be requested with 21% of the community engagement feedback seeking a gymnasium to support the growing demand of the community for sports such as basketball, pickleball, badminton, volleyball, and other indoor sporting events.

Based on the feedback received through the community engagement process and subsequent analysis, Staff identified in Report CMS 09-21 that the expanded program would require an increase to $90,000,000. Although the budget was not increased at the time, Staff were directed to report back to Council with a preferred design concept which included the additional program amenities and budget impacts.

The Report indicated that accommodating additional program on the existing land would be difficult and that an acquisition of additional land would be required. Council directed staff to acquire land to support the expanded program. The Land acquisition was successfully completed and subsequently approved by Council through By-law # 7809-21 which was passed on November 29, 2021.

Staff presented the Conceptual Design which included the expanded program elements from the original program spaces, to Council on March 7, 2022, in Report CMS-05-22.

Original Program Spaces

- Twin-pad arena with 85’ by 190’ ice pads
- A 25-metre 8 lane pool,
- separate leisure pool
- A three-lane walking track
- Flexible community spaces

Expanded Program Spaces

- Expansion of the 25-metre pool from 8-10 lanes
- Addition of upper-level pool viewing area
- A double gymnasium space to support a wide range of court sports including pickleball, basketball, badminton and volleyball
- Full sized outdoor artificial turf multi-purpose sports field
- Outdoor pump track and skateboard park
- Three basketball courts
- Three tennis courts
- Fourteen outdoor pickleball courts
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- Plaza space capable of hosting community events
- Dedicated area adjacent the WSC building to accommodate future interior program space

The revised design identified an increase to the budget of $28,000,000 for a total budget amount of $98,000,000 excluding the new Park Space. Council approved the Design Concept which enabled the design team to begin the schematic design for the project and increased the approved budget to $98,000,000.

On June 20, 2022, in CMS 08-22 Staff reported to Council that the construction industry had experienced significant price increases due to a number of global conditions and that the revised estimate was $129,000,000.

Based on the market conditions and progress completed to date, staff recommended that the detailed design proceed. The report noted that Staff would present a construction cost estimate once the design documentation was close to completion (50% contract documentation). At that point, Council could provide direction on whether the project would be issued for tender. Council directed Staff to proceed with the detailed design and report back on the final costs estimates prior to tender issuance.

The 50% contract documentation cost estimate was provided by the Cost Consultant in January 2023 indicating a $4,000,000 reduction in the total project costs. The updated cost estimate is indicating a stabilization in construction cost escalation over the past year which is encouraging for the WSC project. Supply chain issues are less of a concern as construction equipment and materials are more readily available. The rise in interest rates has started to reduce the demand for new construction projects in the province. It is anticipated that cost escalation will continue to stabilize in the coming months.

The Town recently completed a Request for Pre-Qualification (RFPQ) of General Contractors to shortlist qualified contractors that would be invited to bid on the construction tender. A total of 9 proposals were received. The Town's RFPQ Evaluation Team is currently in the final stages of the proposal evaluation and anticipated that the successful firms will be notified by March 2023. The timing of the WSC tender issuance in Spring 2023 should result in a more competitive pricing environment as there are no similar community centre projects planned to be tendered during this timeframe in the Greater Toronto Area.

4. Discussion:

Project Design Vision

The new Whitby Sports Complex proposes a hub of recreational programming and active parkland situated southwest of Highway 12 and the 407. The project draws inspiration from the nearby Heber Down Conservation Area and Whitby's network of trails and parks. The design demonstrates integration between the facilities and park amenities. It depicts the connections within the site including the building, park, sports fields, parking, walkways, and internal roadways. The site plan provides Council and the public with an understanding of these connections as well as a visual sense of the building location on the site.

The new building plans are designed upon the foundational work presented from the preferred 'Active Plaza' and 'Terraced Courts' conceptual designs voted by the community as part of the Community Engagement Process. The final design reflects the community feedback which focuses on the following design aspirations:

- Create a sense of place by making the building visible and engaging;
- Design spaces that are natural, modern and dynamic;
- Provide dedicated spaces for sport that are balanced with informal use;
- Showcase activities and encourage participation from everyone;

- Strive for higher environmental sustainability;
- Provide a clear connection to the outdoor activity space;
- Create an inviting lobby to host various community events; and
- Provide a functional exterior community gathering space.

A project team, including staff from Community Services and Office of the Chief Administrative Officer, worked in collaboration with Perkins + Will to develop the final plans for the Whitby Sports Complex and Park Space. The design successfully incorporates the significant feedback received by Council, the community, and stakeholders.

Sustainable Design

The Whitby Sports Complex project is working with Strategic Initiatives and will achieve the requirements of the Council approved Whitby Green Standard (WGS), which requires new Town Facilities to achieve Tier 3 of the standard. The project is targeting both the Canada Green Building Council's (CAGBC) Leadership in Energy and Environmental Design LEED Gold and Zero Carbon Building (ZCB) Certifications. By achieving both LEED Gold and ZCB the project aligns with Council's declaration of a climate change emergency, which directs staff to making deep reductions in greenhouse gas emissions. There is an extensive list of sustainable design measures planned for WSC. Some of those measures include significant tree planting, an emphasis on heat recovery, photovoltaic solar panels, and a focus on building envelope insulation/air leakage. The cost to implement these sustainable measures is approximately 3% of the overall budget for the project.

The Whitby Sports Complex is currently the only ZCB, and LEED Gold project registered with the CAGBC that includes a twin pad arena, gymnasium and aquatics facility.

To achieve net zero operational carbon, the design will eliminate fossil fuel use for heating, use renewable energy and reduce the use of high global warming potential refrigerants. The building and site will support many of the social and environmental goals identified by the Town in its Strategic Plan and Zero Carbon Whitby Plan.

District Energy System (DES)

Elexicon Group is planning to provide geothermal heating and cooling for the site. In partnership with the Town, they retained an engineering firm in the Summer of 2022 to complete the design of the new District Energy System (DES). This partnership was authorized by Council through report CAO 07-22.

Park Space

The additional land purchased by the Town in 2021 will accommodate park facilities requested by the community. This new park was designed in parallel with the community centre. The park and site design continues the foundational theme, established through the community engagement process, with natural, modern and dynamic spaces. This aesthetic along with an integrated site design unifies the park, site and building. The park design efficiently utilizes the available space for active facilities while allowing “breathing room” for contemplative areas and more natural spaces. Desired amenities such as public washrooms, shade structures and a water bottle filling station are included. The focus on sustainability is reflected in the generous tree plantings, naturalized areas, selection of pollinator friendly species and the stormwater management strategy. The construction budget for the Park Space is $7,136,000 and is currently in the Town’s 10-year capital projection for 2025. The Park project will be tendered with the WSC project to provide economies of scale and coordination synergies between the two projects.

Public Art and Culture

The Culture Plan identified specific actions related to public art and culture for capital projects. The Town recently engaged STEPS Art Consultant to lead a Call for Indigenous Art process. This extensive process will begin in the spring of 2023 with a targeted art installation date of Summer 2025.

Town Staff will look at additional art placemaking opportunities in the coming months to support the actions related to public art and culture.

Cost Reduction Strategies

Addressing the many needs within the available budget is always a challenge and requires difficult decisions in a project of this magnitude. As a result, Staff explored potential program reductions to mitigate cost impacts to the project. The identified program reductions and associated costs include the following:

- $14,000,000 Remove one (1) Arena;
- $26,500,000 Remove two (2) Arenas;
- $7,300,000 Remove Gymnasium.

Although these reductions in programming space would mitigate costs, Staff are not recommending removing the program spaces for the following reasons:

- Rapid population growth over the next decade will result in increased demand for gymnasium, park and arena use;.
- With the proposed amenities the WSC will address many recreation needs of the growing community;

- Costs to retrofit recreational facilities are high due to the required changes in infrastructure and building rework;.
- Program reductions would require additional redesign fees;.
- Schedule would be delayed by approximately 3-5 months to complete the design revisions. The current estimated construction escalation impact is approximately $350,000 per month;
- Luther Vipond Memorial Arena (LVMA) would need to be maintained. This would affect the Brooklin Memorial Redevelopment project. Staff explored increasing the lifespan of LVMA for an additional 10-15 years if one or both arenas are removed from the WSC program. To expand the lifespan of the LVMA arena, a full replacement of the ice pad floor and refrigeration system piping would be required. The estimated cost to replace the ice pad floor, refrigeration system piping and dasher boards is in the range of $1,500,000 to $2,000,000.

During the detailed design phase, the Project Team incorporated the following cost savings strategies to reduce the overall cost of the project:

1. Reduced the lobby footprint without compromising functionality or building aesthetics for an estimated savings of $600,000 to $700,000;
2. Partnered with the adjacent developers to export over 70,000m3 of surplus soil materials to the adjacent properties for an estimated savings of $700,000 to $1,000,000; and,
3. Revised the main ceiling structure from a glulam wood application to a more cost-effective steel material for an estimated cost avoidance of $1,500,000 to $1,850,000.

Funding Opportunities

Staff are exploring revenue opportunities for the project that will include the following:

The Green and Inclusive Community Buildings (GICB) Program has launched its second scheduled intake in 2023. This is a Federal program with the objective of improving the availability and condition of community buildings in Canadian communities while aligning to the goals of Canada's strengthened climate plan. The Program advances the Government's climate priorities by improving energy efficiency, reducing GHG emissions, and enhancing the climate resilience of community buildings. The Town's application is requesting the maximum eligible amount of $25,000,000.

The Town will continue to pursue the grant funding opportunities and other funding programs for this project.

Naming Rights

Economic Development Staff will be undertaking a sponsorship and advertising asset strategy in 2023. This strategy will assist with assembling a complete advertising asset inventory and identify fair market value for both new and existing sponsorship and advertising assets, including the establishment of a revenue target for the new sports complex. Upon completion of this strategy, staff will begin the consultation process regarding the naming rights for the WSC. Staff will report back if/when they secure a naming rights sponsorship. Should opportunities to secure a naming rights sponsor occur prior to the study be completed, staff will report to Council with these opportunities for direction.

Estimated Annual Operating Impact for the WSC

Based on comparable buildings offering similar services, programing and park spaces, staff estimate that the WSC will have annual operating expenditures of approximately $3.5 million with user fee/programming revenues estimated at $2.3 million per year. Accordingly, the anticipated net property tax impact of the WSC is expected to be $1.2 million per year. A total of 13 Full Time and 80 Part-time staff are included in the operating expenditure projections. The staff are required to offer programs associated with the spaces and to maintain/operate the building and park.

Project Timelines:

Deliverable	Estimated Timeframe
Final Design and Budget Presentation to Committed of the Whole (COW)	February 27, 2023
Final Design and Budget Approval from Council	February 27, 2023
Construction Tender Period	Spring 2023
Council Approval on Construction Tender	Summer 2023
Construction Period	Summer 2023 to Fall 2025
Facility Opening	Fall 2025

5. Financial Considerations:

The approved capital budget for the WSC was increased to account for the construction price index as part of the 2023 budget. The WSC budget (design & construction) totals of $110,911,955 as shown in Table 1, below:

Table 1

			Funding Sources			
Whitby Sports Complex		**Approved Budget**	**DC**	**(DC) Debt**	**Growth Reserve**	**Total**
Proj. 71201045	Design	$3,646,343	$3,344,209		$302,134	$3,646,343
Proj. 71201033	Construction	$4,100,000	$4,100,000			$4,100,000
(2023 Budget)	Construction	$103,165,612	$18,165,612	$85,000,000		$103,165,612
Total Budget WSC		**$110,911,955**	**$25,609,821**	**$85,000,000**	**$302,134**	**$110,911,955**

Based on current cost estimates, the estimated budget for the WSC (design & construction) is $129,000,000. Staff are seeking Council authorization to proceed with tendering the project based on a $129 million facility cost estimate.

Proceeding with a tender to pre-qualified general contractors and then seeking Council authorization before award will provide Council and the public information on market costs, potential scope reductions to fit within the budget, timelines, and risks of proceeding with the project. It also provides the Town an opportunity to defer the project if revised cost estimates, including the tender prices, exceeds the Town's approved budget for the WSC.

In addition to the WSC facility costs identified above, the Town will obtain pricing related to the WSC Park Development project so construction on the park/sports-field may occur concurrent with the facility construction. Subject to tender pricing, staff may recommend bringing forward the estimated $7,136,000 of WSC Park Development (construction) budget from 2025 to be approved in 2023 for a single construction award.

Inflation Risk

In 2021, inflation was between 1% to 3.7% until July. From August 2021, inflation continued to rise and has been above 6% for most of 2022 with a high of 7.9% in June 2022. Further, at the end of 2022, the Construction Price Index (which has a basket of goods that include construction materials and skilled trade labour costs) exceeded 15%. Should Global supply chain issues and labour shortages continue to cause high inflation/fluctuation on construction materials, there is a risk that some of the higher costs may be passed along to the Town post-award.

Interest Rate Risk

For lower tier municipalities in Ontario, debt financing for capital projects are issued through the Region, the Region of Durham in the Town of Whitby's case. The Town's practice has been to issue debt after the project has been completed (e.g. around 2026 for the WSC). The issuance of debt to finance this project will allow for future development to contribute towards the cost of the WSC through

the payment of development charges ("**DC's**"). Borrowing rates have increased significantly since this project started. Borrowing rates are based on the Bank of Canada overnight lending rates and since January 2022, the Bank of Canada has increased rates eight (8) times to combat rising inflation. Based on current rates, annual debt servicing costs on an $85 million debenture is expected to be $7.7 million/year (assumed 6.45% interest over a 20-year term). Annual DC collections for Parks & Recreation, based on the average of the last three years' of DC collection data, is $8.7 million (average) per year. Accordingly, there is a risk that that majority (almost 89%) of future Parks and Recreation DC's collected will need to be used to pay the debt servicing costs for the WSC. This may cause cash-flow constraints for other projects in the Parks and Recreation growth-related infrastructure program (as outlined in the DC Study) which may result in delays/deferrals in the construction of other growth-related parks and recreation infrastructure. Further, if the Bank of Canada continues to raise interest rates and development activity remains at current levels, the actual cost of the project will increase and divert more future DC collections to debt servicing costs rather than other growth-related (parks and recreation) capital infrastructure.

Bill 23 – Potential Shift of Costs to Taxpayers

Recent legislation, Bill 23, the More Homes Built Faster Act, 2022, was introduced by the Province to facilitate an increase in housing supply by 1.5 million homes over the next 10 years. Bill 23 received royal assent on November 28, 2022 and has significant financial implications for the Town and other Ontario municipalities. As it relates to the WSC project, Bill 23 requires that all new Development Charges By-laws implement updated DC rates with a 20% "discount" in year 1 (reducing 5% each year for each of the successive four years after a new DC by-law is passed). With a debt term of 20 years, the debt portion of the WSC will be included in future DC rates (future DC Background Study updates to support the new DC rates). Accordingly, over 20% of the proposed $85 million of debt-financing for the WSC could shift to the property tax base due to the mandatory phase-in or discount of new DC rates. Using just the (first year) 20% discount on DC rates, mandated by Bill 23, this would mean that potentially $17 million (= $85 million x 20%) of the debt-financing portion of the project would not be collected from Developers and may need to be funded from non-DC sources, such as property taxes. Regulations related to Bill 23 are currently not available and there have been requests, from the municipal sector, for the Province to "make municipalities whole" so a shift of WSC capital costs to the tax-base, if any, cannot be accurately determined at this time.

District Energy System (DES)

Elexicon Group is planning to construct a new district energy geothermal system on the WSC site that will provide heating and cooling to the community centre and neighbouring developments. The design is underway and it is the intent of Elexicon Group to provide the DES to align with the WSC project; however, there are potential timing and funding risks with this project. If the DES is deferred or cancelled, there will be cost and schedule impact to the WSC as the Town will be

required to design and build an independent heating and cooling system for the building. The estimated costs to implement an independent zero carbon heating and cooling system is $7-9 million and would result in a 12-16 week delay to the of the project.

Completion of the DES construction is essential for commissioning the WSC mechanical systems. The WSC project requires connectivity to the DES in early 2025 to test and commission the community centre mechanical systems. If the DES is not completed, it will result in cost and schedule impacts to the WSC project.

Further, if Elexicon does not proceed with DES, this may jeopardize the Town's Green and Inclusive Community Buildings grant funding (if successful). The Town and Elexicon Group are collaborating on this project to mitigate and reduce these risks.

Site Plan Application (SPA) and Building Permit

These applications have been submitted to the various internal and external agencies for review. It is anticipated that approvals will be provided prior to construction tender award. However, if the internal and external agencies have not provided approvals at tender award then a conditional permit will be required to avoid delays to the project.

Other Risks

In addition to the risks, identified above, other risks related to this project include:

- A slow-down in development which would mean that annual DC revenues would decline. That is, annual DC's collected by parks may fall below the $8.7 million average but the Town would still be committed to making (projected) annual debt servicing costs for the WSC of an estimated $7.7 million/year. If annual (Parks and Recreation) DC revenues fall below $7.7 million, the Town may borrow from other DC reserves (as long as it does not bring overall DC reserves into a negative position). If borrowing from other DC reserves is not possible, the Town may need to up-front the DC debt servicing costs from tax-funding (e.g. the Growth Reserve Fund) until development activity recovers;
- If tender prices for construction exceed the current cost estimates or the budget, the Town may need to consider scope reductions and/or a further increase to the budget in order for the project to proceed;
- Change orders for unforeseen conditions after construction has started (e.g. soil conditions) or scope changes initiated by the Town (e.g. adding amenity not included in the original design/plans) may result in cost overruns for the project that exceed contingencies and the approved budget; and,
- Continued Provincial changes in the DC legislation and regulations (such as Bill 23) that may shift a portion of the WSC capital costs from development charges (paid by developers) to the property tax base (funded by taxpayers).

Impact of Annual Operating Costs on Property Taxes

In addition to the potential shift from Development Charges to property taxes related to Bill 23 noted above, Town property taxes will need to increase to account for the on-going operating costs of a net new recreational facility built for a growing population.

Development Charges may not be used for annual operating costs. Accordingly, with a planned facility opening in the Fall of 2025, annual operating costs, including staffing costs, noted earlier in this report must be included in the 2025 (tax-funded) operating budget. Like today, user fees at the WSC will not fully recover the cost of providing recreational programing and space, so a property tax increase will be required to support the on-going operating costs of the WSC. While it is expected that part of this increase will be offset by assessment growth (or increase in households contributing to the tax base as the Town grows), currently a $1.2 million increase represents an approximately 1% increase to the Town's budget. To mitigate this, the Town could consider phasing in the projected $1.2 million over 2024, 2025 (and possibly 2026) – e.g. To mitigate this, the Town could consider phasing in the projected $1.2 million over 2024, 2025, and 2026 – e.g. add an incremental $0.4 million to the tax base each year vs. a $1.2 million increase all in one year.

Further, it may take some time for the facility to reach full operational capacity in terms of enrolment in programs, and facility bookings. Accordingly, the facility may require more tax funded support than shown above in the earlier years of operation.

Carbon Budgeting/Zero Carbon Whitby Implications

The Zero Carbon Whitby plan targets a 100% reduction in corporate greenhouse gas emissions by 2045. Constructing at the Canada Green Building Council's (CAGBC) Leadership in Energy and Environmental Design LEED Gold and Zero Carbon Building (ZCB) Certifications will mean that this facility will not add to the Town's greenhouse gas emissions. However, should the Town not be able to meet the standards, additional greenhouse gas emissions from the net new facility are emissions that the Town will have to mitigate post-construction (at an additional cost) or risk not achieving net zero by 2045.

6. Communication and Public Engagement:

The development of the Sports Facility Strategy (SFS) included a significant Community Engagement Process. The engagement process informed the SFS recommendations and the amenities of the proposed WSC. The process involved multiple deliverables including a public survey which received 653 respondents and targeted user group surveys with 12 groups participating. Additionally, three (3) public information center sessions were attended by over 70 individuals.

Using the recommendations in the SFS, staff developed initial concepts and held key stakeholder feedback sessions in March 2020. In total, 29 organizations were invited to participate in these key stakeholder feedback sessions. There were 14 key stakeholder groups that attended this session.

In December 2020 and January 2021, the Design Consultant completed Interviews and Visioning Sessions with Members of Council and Staff. Participants in these sessions shared their overall project vision, design aspirations and guiding principles for the project which informed the development of the three (3) design concepts.

In March & April 2021, Staff met with the community to complete the community engagement process. The Town received an unprecedented amount of feedback from the community on the future sports complex. Staff recommended to increase the WSC program based on the input received from the community engagement and survey results.

Staff completed additional community engagement in 2022 to further develop and validate the project design. The community engagement included presentations and input from the following committees and organizations.

- Accessibility Advisory Committee
- Active Transportation and Safe Roads Advisory Committee
- Whitby Tennis Club
- Whitby Football Club
- Pickleball Canada
- Aquatics Organizations
- Arena Organizations
- An extensive Skatepark and Pump Track Community Engagement process was completed in the Fall 2022 which included:
    - An online Connect Whitby survey on the Skateboard and Pump Track design;
    - Two (2) virtual Skatepark and Pump Track design presentations were completed by the Project Team;
    - A Park Space community engagement design is currently underway and will be completed in March 2023.

Input from all community engagement sessions over the past two years have been incorporated into the final project design.

7. Input from Departments/Sources:

In addition to Community Services, various departments were engaged at strategic times in the design process to provide input. Strategic Initiatives, Planning, Legal Services, Public Works, Corporate Communications and Finance were included in the development of this report.

A Project User Committee (PUC) consisting of staff experts on the various program spaces was created at the beginning of the design and provided detailed input on various aspects of the design. These internal committees met frequently during design phases to provide input on the overall design.

Community Services staff are working closely with Public Works staff on the development of the adjacent Mid-Block Arterial Road. The two projects will provide opportunities to connect with active transportation facilities.

The Town's Operational Services were engaged throughout the design process to review the design and provide input on the operations and maintenance for the site.

Strategic Initiatives Department was involved during the design development process to provide input on sustainability, marketing, advertising, public art and events.

The Building and Fire Departments were presented the design plans and provided input on the design in preparation for the building permit application.

8. Strategic Priorities:

- The development of the NWSC is identified in the 2022 - 2024 Business Plan under the Community Building category. The project aligns with the Customer Corporate Strategic Priority as the project will help ensure there are facilities that can accommodate the growing community's demand for indoor and outdoor recreation opportunities.

- The project supports multiple Council goals, including ensuring effective public engagement and consultation by continuing the public consultation and information sharing throughout the project. By involving staff from across the organization the project will engage staff to solve problems and deliver the best results to residents.

- To align with Council's strategic vision for sustainability and climate change, several initiatives including achieving Whitby's Green Standard, LEED Gold and Zero Carbon Building certification are incorporated into the project design. The WSC would also be Canada's first combined Zero Carbon certified arena and aquatics building.

- Accessibility has been considered throughout the project and consultation will continue to take place with the Town's Accessibility Advisory Committee. The project design in its entirety shall meet or exceed the requirements of the Ontario with Disabilities Act (AODA). The building design also features a fully

accessible ramp included in the main lobby providing barrier free access to the upper-level lobby and program spaces.

9. Attachments:

Att 1 – Whitby Sports Complex Final Design