



Date: June 22, 2023

To: Committee of the Whole (COTW)

Author: Terry Fink, Special Projects Coordinator

RE: Facilities Assessment – Ridgeview Park Field House

COMMITTEE OF THE WHOLE

RECOMMENDED ACTION

1. That Committee of the Whole **RECOMMEND** to Council the demolition of the Ridgeview Park Field House located at 124 Fox Street;
2. That Administration **BE DIRECTED** to purchase three temporary storage units for the Cottam Baseball Association, the Cottam Soccer Association and the Rotary Club of Cottam to store their equipment on site;
3. That Administration **BE DIRECTED** to undertake a Cottam facility needs analysis, which will include public consultation and a site master plan for Ridgeview Park.

BACKGROUND

Facility Description:

The Ridgeview Park Field House is an approximately 3,000 sq.ft. metal clad and open facility constructed in 1974. The Pavilion is located within the 23-acre Ridgeview Park, which houses the Field House, as well as the Cottam Community Centre, nine soccer fields, and four baseball diamonds (which overlap with the soccer fields). There are also two tennis courts, an asphalt basketball court, a splash pad and horseshoe pits. In addition, the fields are ringed with an approximately 1.2 km gravel walking track which was approved to be asphalted in the 2023 Capital budget which will be done in the fall.

Facility Use:

The primary users of the Cottam Recreation Complex are the Sports User Groups, which rent spaces based on their membership and schedules.

The Field House includes storage space (equipment, uniforms, etc.) for the Cottam Minor Soccer Association and the Cottam Minor Baseball Association. The Rotary Club of Cottam hosts their club meetings and has storage in a dedicated space in the Pavilion. A Community program room is available for rent. The building's washrooms are accessible from outside and inside the field house independently.

Financial Considerations:

Ridgeview Park Field House	ACTUALS			
	2019	2020	2021	2022
Revenue	\$ 4,252	\$ 1,286	\$ 1,031	\$ 3,410
Operating Expenses	\$ 3,292	\$ 6,883	\$ 4,883	\$ 3,887
Net Operating Revenue (Expense)	\$ 960	\$ (5,597)	\$ (3,853)	\$ (477)

The replacement value for the Ridgeview Park Field House and Pavilion is 1,336,000.

DISCUSSION

Needs Assessment:

The Pavilion is dated and is at its end of life. A full roof replacement is required, and new interior finishings (doors, door frames, etc.) are in need of replacement. The furnace and air conditioning units are also scheduled for replacement. There is frequent vandalism to the washrooms, splash pad and grounds, and the wooden outdoor pavilion is in need of replacement due to rotting wood/beams and damage to the structure. Staff undertake regular maintenance and replacement, but the outdoor pavilion, like the indoor spaces, is exceeding its life cycle.

Cottam's recreation complex is aging but has benefitted from some capital investment over the years. Sports fields have been upgraded through grant and Town capital funding, though they are not drained as is common for sports fields which causes issues in the spring in particular when fields are most heavily used.

PREPARED BY:

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REVIEWED BY:



John Norton
Chief Administrative Officer