



Date: May 27, 2024

To: Mayor and Council

Author: Tim Del Greco, Senior Manager, Capital Projects and Engineering

RE: Ridgeview Park Community Centre / Cottam Library Rebuild

RECOMMENDED ACTION

1. That Council **ENDORSE** the preferred design option for a new Cottam Community Centre as illustrated in Appendix C of this report, and further, **DIRECT** Administration to proceed with detailed design.

BACKGROUND

Ridgeview Park Community Centre is located within the park at 124 Fox Street in Cottam. Amenities of this facility include an outdoor covered pavilion, an indoor meeting space, a small kitchen, storage for user groups, a dedicated meeting space for Cottam Rotary, and public washrooms. The building itself is aged and requires significant repair. Further, the building lacks storage space, kitchen space, and the driveway is inadequate (too narrow).

The Cottam Library currently operates out of the municipal building located at 122 Fox Street. The library occupies about a third of this building while the remaining portion remains vacant. Securing a tenant for the vacant portion of this building has been a challenge historically. With respect to building condition, significant investment and repair would be required in the short term in order to maintain to an acceptable standard. Repairs include roof replacement, window replacements, parking lot resurfacing, HVAC replacements, masonry repairs, etc.

In 2023, Council completed a review of all Town owned facilities. This review included the aforementioned facilities in Cottam. From this review, Council directed Administration to make plans for demolition of the Cottam facilities and the subsequent construction of a new replacement facility.

In 2024, Council approved funding to complete engineering and architectural design, demolition, and construction.

DISCUSSION

After a competitive bidding process, Architecttura Inc. was selected as the architect for this project. Architecttura, in consultation with Town Administration, prepared two design options (see Appendix A and B for reference). These options differ mainly from an exterior architectural perspective. The interior of each facility is similar and includes space for a kitchen, library, multi-purpose hall, washrooms, storage, and outdoor covered pavilion.

The Town recently hosted a Public Information Centre in Cottam in order to collect public feedback on the designs. The designs were also available online for viewing and comment. A high level summary of the feedback is as follows:

Location

The public was presented with two options for a potential location for rebuild. One option being within Ridgeview Park and the other option being the location of the existing library.

The public overwhelmingly favored Ridgeview Park as the preferred location. This location provides convenient access to the sports fields and parking lot, however, it may be less accessible and lead to increased vandalism or graffiti as it is set back from the road and a bit less visible.

Exterior Design

The public was presented with two exterior design options. Option A is a brick building with a more conventional appearance whereas Option B is a more modern looking building with more window space. The results of the voting (107 cast) were generally mixed with 57 favoring Option A and 52 favoring Option B.

General Comments

Some residents provided written comments in addition to their votes. The comments that were repeated most include:

- Larger kitchen space.
- Concession window for the kitchen space.
- A separate meeting room for Cottam Rotary.
- Outside access for the washrooms.
- A separate storage area for Cottam Scouting.

Council has been provided with a copy of all comments received.

Final Preferred Design

Administration is now proposing to Council a final preferred design option. Endorsement of a preferred design is required prior to commencing detailed design drawings and construction specifications. A preferred design was developed by the Town and Architectura while considering:

- The public feedback received.
- Budget.
- Ease of maintenance and operations.
- Distance to surrounding amenities.
- The ability to remove or repair vandalism, etc.

Renderings of the preferred design are attached in Appendix C. The preferred design is somewhat hybrid in that it is Option A while borrowing some of the window elements from Option B. The proposed location is within Ridgeview Park.

It should be noted that during detailed design, changes are still to be expected. Examples include room sizing, specific exterior finishes, etc. However, conceptually the building will remain the same should Council provide endorsement as recommended by this report.

Finally, Administration will engage the Kingsville Accessibility Advisory Committee later in the design process for their comment with respect to AODA guidelines.

FINANCIAL CONSIDERATIONS

\$2,850,000 is approved in the 2024 Budget for this project. Architectura estimates that this amount is sufficient based on historical building costs. That said, material and labor costs continually fluctuate and actual cost will not be known until tender closing later this year.

ENVIRONMENTAL CONSIDERATIONS

The new facility will result in improved energy efficiency and reduced utility costs.

CONSULTATIONS

Kingsville Residents
Kingsville Administration
Architectura Inc.

PREPARED BY:



Tim Del Greco, P. Eng.
Senior Manager, Capital Projects and Engineering

REVIEWED BY:



Richard J.H. Wyma CSLA
Director of Planning and Development



John Norton
CAO