



AGENDA

ADHOC Committee

February 19, 2025

10:00 am

Municipal Operations Centre

408 James Street South, St. Marys

YouTube Link - <https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

Pages

1. **CALL TO ORDER**

2. **DECLARATION OF PECUNIARY INTEREST**

3. **AMENDMENTS AND APPROVAL OF AGENDA**

RECOMMENDATION

THAT the February 19, 2025 Adhoc Racket Sport committee agenda be accepted as presented.

4. **SPECIAL MATTERS OF COMMITTEE**

4.1 **DCS 15-2025 Racket Sports Follow Up**

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RECOMMENDATION

THAT DCS 15-2025 Racket Sports Follow Up report be received for information and direction for staff.

5. **NEXT MEETING**

To be determined by Committee if necessary

6. **ADJOURNMENT**

RECOMMENDATION

THAT this Adhoc Racket Sport committee adjourn at _____ pm.

FORMAL REPORT

To: Chair and Members of the Advisory Committee

Prepared by: Stephanie Ische, Director of Community Services

Date of Meeting: 19 February 2025

Subject: **DCS 15-2025 Racket Sports Follow Up**

PURPOSE

To provide the committee with a variety of pricing for options for the racket courts as requested.

RECOMMENDATION

THAT DCS 15-2025 Racket Sports Follow Up report be received for information and direction for staff.

BACKGROUND

At the February 5, 2025, Adhoc committee the following recommendation was approved.

THAT the Adhoc Committee for Racket Sports request staff to report back on the following:

- *Short Term:*
 - *Repaint the surface of the north half of the existing Water Street facility to create 6 pickleball courts(4 shared, 2 dedicated) and 1 shared tennis court.*
 - *Repaint the surface of the north half of the existing Water Street facility to create 6 pickleball courts and 2 shared tennis courts*
- *Long Term:*
 - *Expand the existing Water Street facility to create an additional 4 dedicated pickleball courts.*

Staff have collected as much information as possible in the short term on these two options. Prices have been collected from contractors who commonly construct racket sport courts. The range of cost estimates for the options above is presented in this report for review and consideration.

REPORT

Short Term Options:

- 1) Resurface the north half of the existing Water Street facility courts to create 6 pickleball courts (4 shared, 2 dedicated) and 1 shared tennis court.
 - a. This price includes standard quality portable nets with wheels not the preferred ones.
 - b. Courts would be identified using different line colours.
 - c. This price includes 2 permanent pickleball nets. Core drilling will be required for these nets.

- d. Costs may vary given the political climate as some supplies and equipment are from the US.
- e. The benefit of this option is it would extend the life expectancy of the north courts only, which means they would not need to be resurfaced within the next 3-5 years and the lifetime would be extended to 7-10 years.
- f. This work will take approximately 3-4 days and is weather dependent. While it would be preferable to have this work completed pre-season it will need to be done mid-season or fall based on the contractor's availability.

Price: \$74,000 (HST excluded)

- 2) Repaint the surface of the north half of the existing Water Street facility to create 6 pickleball courts and 2 shared tennis courts.
 - a. Courts would be identified using different line colours.
 - b. This price includes standard quality portable nets with wheels.
 - c. Costs may vary given the political climate as some supplies and equipment are all from the US.
 - d. The benefit of this option is it would extend the life expectancy of the north courts only, which means they would not need to be resurfaced within the next 3-5 years and would be extended to 7-10 years.
 - e. This work will take 3-4 days, and it is weather dependent. While it would be preferable to have this work completed pre-season it will need to be done mid-season or fall based on the contractor's availability.

Price: \$65,000 (HST excluded). (Note: The contractor indicated that this cost might be slightly higher)

- 3) Paint an additional 4 pickleball courts on the south half of the existing Water Street facility to create 4 pickleball courts and 2 shared tennis courts (Recommendation #33 from the Recreation, Culture and Leisure Master plan, shown for comparison purposes).
 - a. Courts would be identified using different line colours.
 - b. This price includes standard quality portable nets with wheels.

Price: \$20,000 (HST excluded, \$7,500 for painting, the balance is for nets)

Long Term Options:

- 1) Expand the existing Water Street facility to create an additional 4 dedicated pickleball courts.
 - a. This option would include extending the current footprint of the racket courts and the construction of 4 dedicated pickleball courts. These courts would include perimeter fencing, additional LED lighting, and permanent pickleball nets.
 - b. The trail would need to be relocated closer to the river.
 - c. Tree removal will be required to add this surface.
 - d. Staff have contacted Upper Thames River Conservation Authority and are awaiting a response regarding whether or not they would consider allowing an expansion and moving trail closer to the river. As of right now, no response has been received.

Price: Unknown at time of report (rough estimate below)

- Staff are waiting for a response from the construction contractor.

- However the following information can be used for a rough estimate of the order of costs:
 - In 2024, the Township of Zorra received a quote of \$462,150 (HST excluded) to create a new 120' by 150' facility with 2 tennis and 3 pickleball courts. This price included all site works, drainage, surfacing, and lighting etc.
 - This breaks down to a cost of \$25.68/ft²
 - The expansion proposed at the last meeting of the committee was 61' by 115', or 7,015 ft².
 - Carrying through the costs from Zorra in 2024 provided a rough estimate of \$180,145 for this option.

2) Build a Stand-Alone Facility:

- a. This option would include the construction of a stand-alone facility. Staff were able to get a quote that would include 2 dedicated tennis courts and 3 dedicated pickleball courts. Number of courts would still need to be confirmed based on usage at the time of the build. The Recreation, Culture and Leisure Master Plan speaks to the development of six standalone pickleball courts.
- b. Where this location would be located is not confirmed. However, it was recommended in the Recreation, Culture and Leisure Master Plan, recommendation #34. This recommendation states that the Town should acquire a new park site, possibility through the land development process (e.g., future subdivision approval) for the provision of dedicated racket courts. Until a permanent park site is established, the Town should work with the pickleball community to develop six pickleball courts on Town-owned land. A partnership opportunity may exist with the pickleball community to support the development of these courts. Once implemented, the Town should establish designated times for public and club use and monitor use of the existing multi-use courts to evaluate its future (e.g., re-establishing dedicated tennis courts).

Price: \$462,150 (HST excluded).

Note:

- This cost is reflective of the court construction costs only.
- This cost does not include the cost of acquiring any land, or any civil works that may be necessary to upgrade a greenfield site to be ready for court construction (i.e. servicing, grading, filling etc).

Further Discussion Points:

As the Town moves forward from a planning perspective, staff have a few additional questions they would like the committee to address.

- 1) What does the committee think is an appropriate number of benches required for each court? Benches have not been included in any pricing above and staff are aware there is a difference of opinion when it comes to how many are required for the site.
- 2) Recommendation #14 in the Recreation, Culture, and Leisure Master Plan calls for the Pyramid Recreation Center's main hall (Community Center) to be renovated to make it more gym-friendly in order to support active recreation.

This project would include multi-lining for multiple sports and other activities and long-lasting wood flooring, meaning multi-purpose courts are created. However, representatives from both the pickleball and the tennis groups have indicated that multi-lining is confusing, and not ideal.

Staff would like some feedback from the committee on the idea of converting the community centre into a more gymnasium-like setting. If this project results in multi-sport courts will this be useful for the future play of each group, or will the multiple sports lines present too many challenges as has been regularly communicated by both groups?

This is important feedback for staff and Council to collect because if the renovations above will create a facility that is too frustrating to use due to multiple lines, it can be a recommendation in the Master Plan that is set aside.

FINANCIAL IMPLICATIONS

Staff have collected some initial costs for a variety of options for moving forward.

SUMMARY

Based on the committee's suggestion from the February 5, 2025 meeting, staff have offered a few possibilities and an approximate cost estimate for these possibilities for the racket courts.

Staff are seeking direction from the committee on any further follow-up needed.

STRATEGIC PLAN

This initiative is supported by the following priorities, outcomes, and tactics in the Plan.

- Pillar # 3 Balanced Growth:

- Outcome: Requests for service level increases are a local government reality and will never cease to exist. As the Town continues to attract newcomers, new and diverse service demands will emerge. However, the community's desire for increased service levels and faster responses conflicts with their desire for less taxes, and fewer fees. The organization's ability to continue to deliver increased service levels will become strained (if it is not already) without adding organizational capacity.

- Tactic(s):

- RLMP will collect quality data for understanding desired recreation levels of services.
- The organization still lacks a formal process for evaluating requests for "new community projects" when they are submitted to Council, but service level discussion above will help guide Council's ability to say "yes" or "no." The RCLMP will set guidelines to assist with community requests.

- Pillar # 4 Culture and Recreation:

- Outcome: The service demands related to recreation have grown since the pandemic.

Each recreation and leisure group wants "more and better", and they want the ability to access the recreation and leisure preferences on demand without interference. Additionally, new needs and requests are emerging, included but not limited to:

- Additional soccer facilities
- Baseball diamond upgrades
- Dedicated facilities (i.e. racket sports)
- Improved running tracks
- Workout equipment
- Extended hours for municipal recreation facilities.

The Town of St. Marys Recreation and Leisure Master Plan was completed in 2017 and is now stale dated and is not always able to assist in navigating the development of solutions to these issues.

- Tactic(s): Update the Recreation, Culture and Leisure Master Plan late 2024/early 2025 to include the following:
 - The Pyramid Recreation Centre - Developing an understanding of how the facility is used today and determining how best to use it in the future.
 - Senior Services:
 - Since re-opening from COVID, the Friendship Centre has experienced an increase in patronage. With a maturing population, this patronage is forecasted to only increase.
 - A departmental review needs to be completed to consider a 5 – 10-year outlook to determine how best to meet these needs within the existing staff complement.
 - This review should consider how partnerships, grants, and funding can be leveraged to help offset the cost and staff capacity needs for any expansion of services. The review should also consider how any expansion of services will impact the vision for PRC Community Centre (i.e. a venue for recreation, or a venue for events etc.)
- Pillar #5 Economic Growth:
 - Outcome: Positioning tourism as the key driver that defines the Town’s approach to economic development.
 - Marketing the Town’s unique events, businesses, characteristics, and niches to draw and attract people who live in Town into the downtown and to draw and attract those who live out of Town into the community.
 - Tactic(s): Continued investment in trail network, recreation facilities and higher value community projects – i.e., staircase, Grand Trunk Trail upgrades, dock, skate park, Flats washroom, paved parking area for Farmers Market, wayfinding signage

OTHERS CONSULTED

Monteith Brown Planning Consultants
 Brent Kittmer, CAO
 Joannah Campbell, Recreation Manager
 Doug LaPointe, Manager of Recreation Operations

ATTACHMENTS

None