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Date September 8, 2021 **Report No.** 2021-296

To Chair and Members
Southwest Task Force

From Inderjit Hans, P. Eng., PMP
General Manager Public Works

1.0 Type of Report

Consent Item []
Item For Consideration [X]

2.0 Topic Southwest Community Centre and Park Project Overview

3.0 Recommendation

- A. THAT Staff Report 2021-296, Southwest Community Centre and Park Project Overview, BE RECEIVED; and
- B. THAT Staff BE DIRECTED to put the inclusion of the library in Phase 3 of the Southwest Community Centre and Park project ON HOLD, pending approvals from the Library Board and City Council confirming whether the library portion of the project will be included.

4.0 Executive Summary

This Staff report is intended to provide the Southwest Task Force with an overview of the history and chronology of the Southwest Project, identifying the timeframe of the project since 2010, identifying key milestones including information that was presented and approved by City Council.

5.0 Purpose and Overview

To provide the Southwest Task Force with a summary of the chronology and history of the Southwest Community Centre and Park Project.

6.0 Background

At the Southwest Task Force meeting of January 27, 2021 Staff were directed to prepare a report for the next Task Force meeting that outlines the decision making milestones of the project.

In addition staff were directed as follows:

THAT Staff BE DIRECTED to explore sponsorship/donor opportunities for Phase 2 and Phase 3 of the project.

THAT Staff BE DIRECTED to explore potential cost sharing opportunities with the County of Brant regarding the construction of an indoor sports field/dome

THAT Staff BE DIRECTED to provide a report to the Southwest Task Force by the next scheduled meeting in April with regards to installing four 300 foot baseball diamonds.

7.0 Corporate Policy Context

Council Priority #1: All Neighbourhoods in the City are safe, vibrant, attractive, and inclusive.

Tier 2: i) Complete new community centre in partnership with school board

8.0 Input From Other Sources

Staff worked closely with the Project Consultant, Les Camm from Colliers who has been involved in the project since 2015 and assisted in preparing this report.

Staff also worked closely with consulting firm MBTW who are the project design consultant in preparing this report.

Staff spoke with County of Brant Staff in preparing this report.

City staff from various Departments including Park Services, Facilities Management & Security offered information which is included in this report.

9.0 Analysis

9.1 Project Chronology

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Table 1 provides an overview of the history of the Southwest Community Centre and Park Project outlining key milestones related to the development of the North of Shellard Neighbourhood Recreation Plan and Development.

Report #	Topic(s)	Project Decision(s)
Resolution August 24, 2009	Replacement of softball diamonds at WGSC, review of sports fields, establishment of Task Force	<ul style="list-style-type: none"> Council approval for staff to determine options and costs for replacing the Gretzky Centre diamonds (2) and football fields in the southwest area of the City removed due to construction of the new facility. Council establishment of a Sports Field Task Force including the Mayor, members of City Council and community football partners.
Resolution March 1, 2010	Development of a Neighbourhood Plan for North of Shellard Lane land.	<ul style="list-style-type: none"> Neighbourhood plan approval (\$200,000) to review types of suitable land use, urban design, traffic circulation, trail connections, servicing, storm water management, environmental setbacks etc. for North of Shellard Lane land. Sports Field Task Force expanded to include overall direction for the joint "North of Shellard Neighbourhood and Recreation Plan" (NSNRP) project and include representatives from each of the school Boards.
CD2011-128 October 11, 2011	North of Shellard Neighbourhood & Recreational Plan (NSNRP) presentation to Council.	<ul style="list-style-type: none"> Approval of proposed NSNRP That staff develops an implementation plan to address; project timelines and priority actions, policy amendments, funding, servicing, and options for selling the City owned lands designated for residential development. That staff consult with the GEDSB and Brantford Public Library Board re a joint development. Attached as Appendix A
Budget Approval Process 2012	Southwest Sports Complex	<ul style="list-style-type: none"> Capital Budget Approval \$500,000 development of initial draft design.
City Council November 18, 2013	Southwest Sports Complex	<ul style="list-style-type: none"> THAT Staff BE DIRECTED to initiate Project management Cycle for a development of an all season/turf field, lighting and stadium seating, etc. in the Shellard lane area in conjunction with the Shellard lane Task Force
City Council May 26, 2014	Southwest Sports Complex	<ul style="list-style-type: none"> That, City Council ACCEPTS the work completed by the Shellard lane Task Force as a reasonable outline for future development; and THAT Council AGREES to begin a phased approach to developing the designated area for recreation and parks purposes; and THAT Staff BE DIRECTED to prepare a report identifying the financial and other resources necessary to see the plan proceed with said report outlining short term, medium term and completion goals and timeines to provide City Council with the rationale to commit the financial resources to this

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Report #	Topic(s)	Project Decision(s)
		project.
October, 2015	Revised Master Plan	<ul style="list-style-type: none"> Colliers is retained to manage project through an RFP process 15-123
City Council October 2015	Preferred Plan sign	<ul style="list-style-type: none"> THAT staff BE DIRECTED to install a project overview sign outlining the preferred design option from 2011 for the subject lands on the sports complex site adjacent to Shellards Lane.
November 30 th , December 8 ^h , 2015	North of Shellard Recreation Complex PIC	<ul style="list-style-type: none"> Held at the Lion's Park Arena, Assumption High School PIC, includes survey questionnaire (online /hard copy) review of 2011 plan /current needs with Project Manager/Ward councillors
January, 2016	North of Shellard Recreation Complex; Request for information to Sports User Groups	<ul style="list-style-type: none"> Additional request for detailed information from Sports User Groups; regarding statistics, facility usage current /future needs
Budget Approval Process 2016	Southwest Sports Complex	<ul style="list-style-type: none"> Capital Budget Approval \$525,000 initiate design and development of Phase One.
CD2016-043 March 8, 2016	Southwest Sports Complex Revised Recreation Plan	<ul style="list-style-type: none"> THAT Staff BE DIRECTED to proceed with the necessary studies and preliminary design of Phase 1, as outlined in Staff Report CD2016-043; and THAT Staff BE DIRECTED to bring back, for City Council's consideration, the final design and cost estimates for Phase 1 of the Southwest Sports Complex Summary of Public Input attached as Appendix B
October 2016	MBTW	<ul style="list-style-type: none"> MBTW retained to design project through a competitive RFP process. 16-118
City Council December 20, 2016	Shellard Task Force	<ul style="list-style-type: none"> THAT the Shellard Lane Task Force composition BE EXPANDED to include; one Brantford Public Library staff appointment; and 4 citizen appointments (comprised of one member to represent the Shellard Neighbourhood Association, one member to represent the Pleasant Ridge Neighbourhood Association and two additional citizen appointments)
CPREC2016-043 Dec 13, 2016	Southwest Sports Complex (SSC) Recreation Centre Update	<ul style="list-style-type: none"> Planning Department initiate a zoning bylaw amendment to implement a change to the current zoning for the SSC. Support in principle of Grand Erie District School Board request for a joint development of a co/build school/recreation facility to be located as part of the SSC. Attached as Appendix C
City Council January 31, 2017	Shellard Task Force	<ul style="list-style-type: none"> THAT the composition of the Shellard Lane Task Force BE AMENDED as follows; Ward 1 Councillors

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Report #	Topic(s)	Project Decision(s)
		<ul style="list-style-type: none"> One Brantford Public Library staff appointment One member to represent the SNA Two citizen members
February 16th, 2017	Southwest Sports Complex PIC & Shellard Task Force Meeting	<ul style="list-style-type: none"> Held at Salvation Army, South West Task Force Meeting and PIC to discuss proposed masterplan;; information presented and feedback summary results attached as Appendix D
CPREC2017-005 April 2017	Revised Master Plan Approval	<ul style="list-style-type: none"> THAT City Council DIRECT staff to proceed with the implementation of Phase one of the Southwest Sports Complex as outlined in report CPREC2017-005 attached as Appendix E
August 2017	Draft EIS;project progress	<ul style="list-style-type: none"> Submission of draft EIS and receipt of GRCA preliminary comments;
December 2017	Final Scoped EIS; Updated Masterplan	<ul style="list-style-type: none"> Final design modifications to phase 1 and 2 based on EIS environmental site constraints. Adjusted plan showing encroachment attached as Appendix F
March 2018	Stage 2 Archeological	<ul style="list-style-type: none"> Stage 2 clearance received in accordance with Ministry of Tourism and Culture (MTC) standards.
		<ul style="list-style-type: none">
CPREC2018-007 May 15, 2018	Southwest Sports Complex Archeological Update	<ul style="list-style-type: none"> Approval for staff to proceed with the archeological Stage 4 study for the Southwest Sports Complex with sole source to Wood Inc. (Formerly Amec Foster Wheeler)
December 2018	Storm Water management report	<ul style="list-style-type: none"> MTE – sub consultant to MBTW
Budget Approval Process 2017	Southwest Sports Complex	<ul style="list-style-type: none"> Capital budget approval of \$10.5m for Phase One construction.
CPREC 2019-239 June 11, 2019	Project Update	<ul style="list-style-type: none"> That staff BE DIRECTED to modify the project name from Southwest Sports Complex to Southwest Community Centre and Park, and THAT Staff BE DIRECTED to proceed with completing archeological stage four investigations for the southwest Sports Complex to an upset limit of an additional \$3,000,000 and REPORT BACK in 2019 with updated archeological cost estimates, project timelines and funding options; and THAT staff BE DIRECTED to work with the Southwest Task Force to develop a Terms of Reference outlining their role with respect to Phase 2 and 3. (completed) Updated Masterplan 2018 appended to the report Appendix G
Southwest Task Force April 29,	Current Mandate and	

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Report #	Topic(s)	Project Decision(s)
2019	Next Steps	
Southwest Task Force October 23, 2019	<ol style="list-style-type: none"> 1. Update on TOR 2. Update on Archaeological work 3. Contractor bid process and citizen involvement 4. Configuration of baseball diamonds 5. Road construction and impact on accessibility 6. School Board involvement and impact on overall funding 	<ul style="list-style-type: none"> • Items were received • Items 1, 3 and 5 were deferred to a future meeting
Southwest Task Force November 7, 2019	<ol style="list-style-type: none"> 1. Mandate Revision and TOR 2. Discussion Regarding Funding 3. Discussion – Contractor bid process and citizen involvement 	<ul style="list-style-type: none"> • Item 1 was approved with the addition of PH 1 into the TOR • Items 2 and 3 were discussion only and staff were on hand to provide answers to any questions from the Task Force members
Southwest Task Force September 30, 2020	<ol style="list-style-type: none"> 1. SWCC Archaeological Update 2. Opportunity to Develop PH 2 of SWCC 3. SWCC Timeline and Budget 4. School Board Communications 5. Establish Next Task Force Meeting Date(s) 	<ul style="list-style-type: none"> • Item 1 was received • Item 2 was approved with an amendment for Councillor Weaver to introduce a resolution to Council to initiate the design of PH 2 • Item 3 was received with discussion • Item 4 was discussion only • Item 5 – the Task Force approved to meet quarterly starting Jan 2021
Southwest Task Force January	<ol style="list-style-type: none"> 1. SWCC Update 	<ul style="list-style-type: none"> • Staff were directed to prepare a letter of intent for council consideration and approval as well as to

Report #	Topic(s)	Project Decision(s)
27, 2021	2. Procedure By-law Requirement	<p>report back to council with the confirmed budget for PH 3</p> <ul style="list-style-type: none"> • Staff were directed to explore options for sponsorship or donations and potential cost sharing with the County of Brant for the indoor sports field/dome • Staff were directed to explore options for 4-300 foot ball diamonds

9.2 Southwest Task Force Terms of Reference

The Southwest Task Force reports to the Committee of the Whole with regular updates from the Chair and through meeting minutes. The role of the task force is to:

- Work with staff to support the design and project goals for all phases of the project;
- Meet with project stakeholders and members of the community with staff to confirm desired activities for phase 1, 2 & 3;
- Participate in community engagement and support the public's preferences for program space and design;
- Work with the Shellard Neighbourhood Association and staff to ensure their requirements are considered and included where feasible;
- Ensure the project is aligned with the Parks and Recreation Master Plan goals;
- Assist staff with resolving strategic level issues and risks;
- Assess project progress and report on the project to Committee of the Whole Operations and Administration;
- Review and provide input into the final project deliverables;
- Provide input into the project plan key milestones;
- Support staff to ensure the project meets financial goals and milestones;
- Review and make recommendations regarding the design in each phase;
- Move and pass resolutions supporting final concept designs for each phase and / or key milestones.

9.3 Archaeological Studies

Stage 1 and 2 archaeological assessments were initiated in September of 2016 for the project site by the archaeological firm ARA (Archaeological Research Associates Ltd.) The study resulted in a total of seven (7) find spots on the property including three (3) finds spots in the southern section that were cleared and will not require further investigation.

The four (4) find spots discovered in the northern section of the property impact the design area for the softball diamond complex and therefore require a Stage 3 and Stage 4 archaeological assessments. Partially as a result of these find spots the original design of the softball complex was modified in order to re-align the

diamonds and reduce the impact, disturbance on the find sites and the associated costs of subsequent investigations.

The intention of the refined design for the property as presented in this report is to maximize space and efficient use of the northern portion of the property while also limiting the impact on the archaeological areas. The desire in creating this plan was to create a plan that would limit the impact on both archaeological as well as environmentally sensitive areas. The site was secured and closed down for the winter season and remains closed at this time.

9.4 Library

A feasibility study for expanded library service for the Brantford Public Library Board was completed in 2009 by dmA Planning and Management Services. The Study recommended that a standard of 0.7 gross square feet (GSF)/capita be adopted. With the projected population growth at the time of the study, it was determined that 88,200 GSF would be needed by 2026. Provisions for a new branch were originally included in the capital budget to start in 2016 with a feasibility study which was subsequently delayed and has now been initiated. Construction financing has since been pushed back to 2023-2024. The study also indicated that new facilities were needed in both the southwest and north regions of the city. The study encouraged the library to find partnerships. The need for a new branch has been a part of the Library Board's Strategic Plan since the release of the study. The current proposal to share in a project with a community centre, a school and the library in the Southwest region of the City meets the recommendations in the study and the strategic directions set by the Library Board.

The inclusion of a library offers a number of key components that serve the needs of the growing community in the southwest region that includes both young families and active seniors and meets the needs of a school. In addition to collections, modern public library spaces include computer and printing stations, programming and interactive learning opportunities, and work and study areas for groups and individuals. Through programming and collections, libraries play an important role in supporting early literacy development and lifelong learning opportunities. Libraries also provide access to technology and the internet. This access is especially crucial for all community members given the increasing predominance of digital services and resources in all sectors. The school is also looking for support from the library for a dedicated/shared space for the school within the library.

According to the recommendations from the previous feasibility study, to meet current and future population needs, the Library location in southwest Brantford should be 13,600 GSF. Class D Estimates completed in 2018 put the public library's portion of the shared public/school library at 10,000 GSF. In the current proposal, the GEDSB portion of the shared library is 3,500 GSF, for a total shared library space of 13,500 GSF. The public library anticipates being able to work within

this reduced footprint because of other shared space opportunities within the joint facility.

Although it was included in the 10-year Capital Plan and the library portion has been included in staff reports, partnering meetings, and project plans since the inception of the Southwest Community Centre and Park project, with the joint build with the school and community centre approved “in principle” by City Council, extensive records search by staff has found that the concept of including the Library in the joint build has not been formally approved by the Library Board or by City Council.

The Library is currently working towards updating their space needs study. The pending 2021 Library Planning Study is expected to be completed by fall 2021. The Library Board will be considering preliminary results from that study, along with other possible opportunities for accommodations planning in the coming months, and will subsequently formalize a direction for library locations. Once the Library Board’s recommendations are confirmed, they will be taken to City Council for consideration.

In the last update to the Task Force, staff were to proceed with the conceptual planning for the joint build between the school and the community centre until formal direction and approval is received from the Library Board and City Council for the library to be included. However, the direction in this update is to put the inclusion of the library on hold until the Library Board and City Council provide staff with direction regarding the inclusion of the library within PH 3.

9.5 Southwest Community Centre and Park

On August 24, 2009, City Council passed a resolution regarding the need to replace the two baseball diamonds removed from the Wayne Gretzky Sports Complex, as well as, to investigate opportunities to increase the number of football fields in the community. At that meeting, a Sports Field Task Force was established to investigate community needs and report back to Council.

The Task Force met with several representatives from the following user/community groups:

- Brantford District Football Club
- Brantford Minor Softball
- Shellard Lane Neighborhood Association
- Parks and Recreation Waterfront Advisory Committee
- Brantford Sports Council
- Grand Erie District School Board

Although the focus of much of the discussion was related to the need for

additional playing fields in the community, representatives also expressed the need to develop a plan for a Southwest Community Centre. The community centre, if developed in the same location as the fields, would provide efficiencies by combining uses such as washroom facilities, dressing rooms, parking etc. The Grand Erie District School Board also expressed interest for a joint school, library and community centre in the same location.

While there was a willingness to work cooperatively among the various groups, there were several key decisions regarding land use that could not be made without a more thorough review. Planning staff identified the need to undertake a Neighborhood Plan that would address in greater detail, issues relating to land use, urban design, traffic circulation, trail connections, servicing, storm water management, setbacks from environmentally sensitive lands and so on.

The City's Official Plan also requires that a neighborhood plan be prepared for the study area prior to any approval of development. Parks and Recreation staff had also identified the need to develop a feasibility plan that would assist in making decisions regarding recreational land use allocations, total acreage requirements, preliminary cost estimates and so on.

Thus, the decision was made to combine these two initiatives into one project and on March 8, 2010 City Council approved the following resolutions as it relates to this matter.

WHEREAS Brantford City Council formed a Sports Field Task Force whose membership includes Councillors Carpenter, Littell, Martin and Mayor Hancock;

AND WHEREAS a report was submitted by the Task Force to Council on Monday November 9, 2009 regarding proposed funding for the implementation of the south west neighbourhood plan and the development of a sports field master plan;

AND WHEREAS Council approved a budget of \$200,000 and directed staff to retain a consultant to complete the neighbourhood and sports field master plan;

AND WHEREAS staff has started to develop the terms of reference for this project;

BE IT THEREFORE RESOLVED THAT the mandate of the Task Force be expanded to include overall direction for the joint "North of Shellard Neighbourhood and Recreation Plan" (NSHRP) project; and

THAT the membership of the North of Shellard Neighbourhood and Recreation Plan (NSHRP) Task Force remain composed of Councillors Carpenter, Littell, Martin and Mayor Hancock.

In accordance with the above noted resolutions, the City initiated the North of Shellard Neighbourhood and Recreation Plan in 2010 and retained the Planning Partnership as the project consultants to assist in the development of the Plan.

The North of Shellard Neighbourhood and Recreational Plan was first presented to City Council on October 11, 2011. The plan contained recommendations for the development of the Southwest Area including the development of a recreational complex. The following recommendations and information are taken from that report.

City Council adopted the following resolutions at its meeting held on October 11, 2011:

A. THAT the North of Shellard Neighborhood and Recreation Plan, prepared by The Planning Partnership in association with Plan B Natural Heritage, Poulos and Chung, Sernas and Associates, Thier and Curran Architects, and Archaeological Services Inc., to guide decisions regarding land use and the development of the North of Shellard community, BE APPROVED; and

B. THAT staff BE DIRECTED to develop an implementation action plan to address; project timelines and priority actions, policy amendments, funding, servicing, and options for selling the City owned lands designated for residential development, and that these matters be brought back to Council for consideration and further direction; and

C. THAT staff BE DIRECTED to continue to consult with the Grand Erie District School Board and Brantford Public Library Board to assist in coordinating the development of the joint secondary school and recreation/community centre facility.

Section 8.4.1.3 of the October 11, 2011 report outlined the criteria for the recreational complex as follows;

The Recreation and Sports Fields Campus is located to the north of the institutional area encircled and bisected by the surrounding greenlands systems. Inherent to this Area's conceptual design is the desire to capitalize on the synergy and resources of the nearby institutional area and to minimize its traffic impact on the nearby residential neighborhood.

The Recreational and Sports Fields Areas are predicated on the following overall design principles;

- Work with existing topography and landscape to the fullest extent possible to minimize changes to the site's topography;
- Orient playing fields based on optimal solar orientation to maximize play value;

- Provide programming and facilities to cater to both the local Shellard Lane neighborhood and greater Brantford community; Sensitive integrate with the surrounding residential community; and
- Cater to the growing senior population through programming and facilities design.

The Recreational and Sports Fields Area is comprised of the following;

- (3) Play fields to accommodate soccer, football, and rugby (one artificial, two standard, artificial can be domed)
- 400 metre running track
- (4) Softball diamonds
- Skate Park
- Children's Playground
- Splash Pad
- Field Houses (containing washrooms, change facilities, concession stands, equipment storage)
- Bleachers, (each field has spectator seating for 250 people)
- Picnic Shelters
- Trail System linking to the existing Brantford trail system, and
- Parking and Bike Parking

9.6 Public Information Centres

Two (2) Public Information Sessions were held in late 2015. Questionnaires were collected at those meetings and the public were asked to provide their opinion of which features should be considered a priority in phasing the project. Similarly an electronic questionnaire was also made available on-line and submissions were collected for review. In total, 93 questionnaires were collected and the information submitted was compiled to assist with prioritizing the features proposed.

All of the information collected in the questionnaires has been compiled into a more easily digested format and has been incorporated in **Appendix B**

The questionnaires collected identified the priorities as follows;

1. Community Centre 21%
2. Outdoor splash pad 17%
3. Outdoor Playground 17%
4. Outdoor Trails 14%
5. Baseball Diamonds 12%
6. Football/Soccer/Rugby fields 12%

7. Outdoor skate parks 7%

9.7 Grand River Conservation Authority (GRCA)

Staff received the following recommendations from the GRCA with respect to the Master Plan for the Southwest Community Centre and Park and these items were considered and utilized in the final Transitional Design for Phase 1.

“In general, the EIS (Environmental Impact Study) adequately characterizes the natural heritage features on the subject property, although some minor revisions are requested. The EIS does not fully identify or review all applicable policy or adequately identify impacts to natural heritage feature and appropriate mitigation measures.

Buffers from natural heritage features are recommended, however, multiple significant encroachments into the recommended buffers and natural heritage features are proposed on the Master Site Plan”.

The following GRCA comments were addressed in a revised EIS Report, with an accompanying letter indicating how the comments were addressed.

- 1) Please provide a figure that shows the recommended buffers and clearly depicts all areas of encroachment into the recommended buffers and natural heritage features.
- 2) The approximately 1,070 m² of wetland area, proposed for removal, should be discussed in more detail and an analysis provided to demonstrate that the proposed wetland removal meets Policy 8.4.4 of GRCA Policies for the Administration of Ontario Regulation 150/06.
 - a. The MNRF should be contacted to determine if the wetland polygon should be complexed with the larger Provincially Significant Wetland.
 - b. Although the wetland polygon is mapped as a discreet unit, it should be noted that a distinct drainage path is evident in leaf-off orthophotography (2010). As such, the wetland units are directly connected hydrologically and the forest community provided a direct ecological connection.
- 3) The Dry-Fresh Sugar Maple-Hickory Deciduous Forest adjacent to the Provincially Significant Wetland (PSW) and unevaluated wetland should be considered a critical function zone. As such, all woodlands within 120m of the PSW and 30m for the unevaluated wetland should be protected, with no woodland removal within the GRCA regulation limits from a

wetland or watercourse. Removal of the Dry-Fresh Sugar Maple-Hickory Deciduous Forest within Regulated Area would not meet Policy 7.1.2(h) of GRCA Policies for the Administration of Ontario Regulation 150/06.

- 4) The EIS indicates that “Permanent alteration of wetland habitat may also occur through alteration of the hydrologic regime of the local wetland features due to the increase of surface runoff from the addition of impervious areas on-Site.” Potential and likely changes to wetlands and watercourse features should be identified and quantified where possible. Appropriate mitigation and restoration measures should be provided in order to maintain or enhance the ecological and hydrological function of the wetland.
- 5) A pre vs. post development water balance analysis should be provided and interpreted in the revised EIS. The water balance should be broken down by month and storm event. The water balance analysis should also discuss the thermal implication of the proposed development on the adjacent coldwater system.
- 6) The EIS indicates that Tributary E is a warmwater feature. Please note that GRCA records indicate that the lower portion of Tributary E, on the subject property, is classified as a coldwater watercourse and is managed as a coldwater system.
- 7) The EIS indicates that the ‘Unnamed Swale’ is a warmwater feature. Please note that this watercourse should be managed as a coldwater feature, as it directly contributes to the coldwater system of D’Abigny Creek. As well, the watercourse likely receives cold groundwater inputs, as suggested in the Hydrogeological Assessment.
- 8) The following detailed plans will be required for review when available:
 - Grading Plan
 - Stormwater Management Plan – We note drawings were received August 24th, though we have not yet had an opportunity to review.
 - Sediment and Erosion Control Plan - We note drawings were received August 24th, though we have not yet had an opportunity to review.
 - Buffer Management Plan for any proposed planting within the buffers or setbacks.
 - Detailed design for the proposed boardwalk crossings over Tributary E and the unnamed watercourse; including associated ESC measures and dewatering plan.

- 9) All mitigation measures recommended in Section 6 of the EIS should be incorporated into the site plan and detailed design.

Advisory Comments

- 10) The EIS indicates that the subject property may be suitable habitat for SAR bat species. If portions of the woodlot are proposed for removal, a Bat Habitat Suitability Assessment should be completed following the protocol provided in 'Survey Protocol for Species at Risk Bats within Treed Habitats. Little Brown Myotis, Northern Myotis & Tri-colored Bat' (MNRF, April 2017). MNRF should be contacted for further information and advice.
- 11) The EIS does not adequately address impacts to the woodland from the proposed removal and grading of woodland area. It is unclear how the removal of the woodland is consistent with the City of Brantford Official Plan; within Brantford's Official Plan the woodland is part of the Greenland System (Schedule 7-1), identified as an Environmental Control Policy Area (Schedule 3-1), and as Environmental Protection (Schedule 7-4).
- a. The EIS does not provide an examination of the Provincial Policy Statement or Brantford Official Plan in order to justify the removal of the woodland area.
 - b. The EIS does not fully quantify the area of woodland to be impacted or discuss the potential and likely impacts to the larger woodland feature.
 - c. The approximate area of grading within the woodland is shown, but the EIS does not consider how grading into the woodland will impact trees beyond the limit of grading. Minimum tree protection zones for root health should be considered and included in the calculation of area to be impacted. Clearing of the forest edge will also expose the interior of the forest to greater wind strength, likely increasing windfall within the woodland.
 - d. Lighting near the woodland edge can have impacts on wildlife. The effects of lighting should be mitigated through increased buffer distances and planting density.
- 12) A Buffer Management Plan should be developed for the open spaces within the floodplain and adjacent to natural heritage features, where development is not proposed. This will help to maintain and restore features and functions of the natural heritage system and to help prevent establishment and spread of invasive species.
- 13) The location(s) where Eastern wood-peewee (*Contopus virens*) was observed should be identified on a figure. Habitat for Eastern wood-peewee

is protected as Significant Wildlife Habitat (SWH). Impacts to potential breeding habitat and SWH within the woodland should be discussed with MNRF.

- 14) The location(s) of the two identified species considered 'rare in the region': common wood-Sorrel (*Oxalis acetosella*) and necklace sedge (*Carex projects*) should be identified on a figure.
- 15) All in-water works should respect the coldwater fisheries timing window of, no in-water works from Oct 1 – June 30. Any requested changes from the recommended timing window should be discussed with MNRF.
- 16) The EIS indicates that erosion and sediment control measures will consist of "installation and maintenance of heavy duty erosion and sediment controls, such as heavy-duty silt fence and/or large diameter filter sock, as appropriate." Please note that due to the low permeability of the soil and topography of the terrain, that silt fence and filter socks alone will likely be insufficient for adequate erosion and sediment control. Temporary settling basins should be considered.
 - a. A detailed Erosion and Sediment Control (ESC) plan should be developed and submitted for review.
 - b. The ECS plan should be implemented as soon as possible, in order to mitigate impacts of ongoing erosion and sediment issues during the planning process.

Please note – D'Aubigny Creek and the adjacent wetlands are very sensitive and the soils in this area are very tight. We will be looking for a robust ESC plan and a detailed maintenance schedule.
- 17) A DFO Self-Assessment and/or a Request for Review should be completed for the proposed boardwalk crossings over Tributary E and the unnamed watercourse to ensure compliance with the Federal Fisheries Act, 1985.

9.8 MBTW

The MBTW Group (MBTW) was engaged by the City of Brantford as the Prime Consultant for the Southwest Sports Complex in later 2016. One of the initial project undertaking by MBTW was the development of a Transitional Master Plan with the goal of (in part) reaffirming the park planning information provided within the **North of Shellard Neighbourhood and Recreation Plan** (dated September 2011).

This Transitional Master Plan process included the overlay of environmental and archaeological constraints mapping (which was not available in 2011) and the

delineation of the useable area for Phase 1 park development. Constraints mapping included the addition of the following information:

- Watercourse Buffers (30m setback);
- Wetland Buffers (30m setback);
- Butternut Tree Buffers (25m setbacks at various locations across the site);
- Woodlot Buffers (10m setbacks); and,
- Stage 3 Archaeological Study Area Limits and Buffers (20m setbacks).

In addition to the above, work on the Transitional Master Plan included:

- The right-sizing of the proposed ball diamonds - the size of the diamonds shown in the 2011 Master Plan did not meet the City's minimum standards.
- The addition of a detailed grading analysis to determine topographic constraints – a layer of detail that was not included in the 2011 Master Plan

Following the above noted adjustments, the Transitional Master Plan included:

- (3) Softball Diamonds with 300' outfields (Diamonds #1 / #2 / #4) – based on City standards.
- (1) Soft Ball Diamond with a 275' outfield (Diamond #3) – based on City standards.
- The ball diamond configuration was changed from a traditional 'Cloverleaf' layout to a modified 'Cloverleaf' layout (staggered) to account for the above noted site constraints.

In October 2017, through the advancement of detailed design processes - including the finalization of environmental background studies and consultation with the GRCA - the following additional modification to the Phase 1 program was incorporated into the design:

- Diamond #4 was reduced from a 300' outfield to a 275' outfield (to match Diamond #3). This revision was made in response to environmental comments related to the protection and preservation of the existing mature woodlot located southwest of Diamond #4. This change eliminated any infringement (diamond layout and grading) into the woodlot.

9.9 Baseball Diamond Configuration

The configuration of the baseball diamonds was undertaken by the design consultant MBTW in 2017. The original conceptual design of the baseball complex visioned a wagon wheel configuration with a central gathering area. The diamonds were to be purposed for both youth and adult recreational play, maximizing the size were physically possible. However the site constraints that were listed in the previous section of this report limited the configuration and size of the diamonds. These constraints outlined prevented the diamonds from

entering the adjacent woodlot, environmental and archeological buffers. This design was presented to the previous South West Task Force and at the last public information presentation as well as approved by City Council. The approved design outlined a diamond configuration with 2 diamonds at 275' and 2 diamonds at 300' lengths.

As a result of the site constraints the diamond configuration was changed as outlined in **Appendix F**. The final design resulted in two diamonds of 275' length and two diamonds of 300' length, which was presented and approved by City Council.

Redesigning the Diamond Configuration;

Staff have been directed by City Council during an in-camera meeting in regards to the Phase 1 site that is detailed in the accompanying report to this meeting Agenda (2021-600 Southwest Community Centre and Park Project Quarterly Update). The Southwest Task Force directed staff to report back on the possibility of introducing 4-300 foot ball diamonds. This section details the requirements and constraints with moving forward with such an option.

The impact of changing the current layout and organization of components would trigger, at a minimum, a review of all of the previously completed reports which all contributed to the shaping of the current design. Phase 1 is currently at 97% working drawings and ready for the tender stage.

Once the revised layout of components has been completed and generally approved in concept, staff would need to begin reviewing the impacts to refine the design and redevelop the working drawings.

The parking requirements would have to be reviewed to make sure the required number of spaces are available within a reasonable walking distance of the fields, this issue was a comment contributed by players in the development of the first concept. The required routes for vehicular traffic would need to be confirmed as well. This would require a review of the traffic study and would require a discussion with Police and Fire, .

Overall grading and cut/fill would need to be completed for the revised concept which could significantly impact construction costs. Movement of fill and soils is an expensive activity. Stormwater Management would need to be studied to ensure that we can properly direct and store run-off and this would likely contribute to the refinement of the design. The location of the fieldhouse would change and require a specific review of geotechnical to make sure foundations and soil conditions are appropriate.

Geotechnical studies for roads and parking would need to be confirmed with the engineers. Servicing for the site would change so that would need to be redesigned. Electrical would need to be redesigned. Archaeological would need to continue and the area cleared of any items of archeological significance.

Treatment of park areas would need to formally reviewed for the areas of development through the GRCA to obtain their approval. Public engagement would be required per the Task Force TOR to obtain comments on the revised concept and then determine how to move forward. This may require two (2) public meetings.

There may be impacts on parking allowance and space within PH 2, which ultimately has an effect on PH 3.

Timelines for this are estimated to take 12-15 months minimum to get the project to a revised tender. Design consultant costs are expected to be approximately in the range of \$300K-400K. Additional consultant costs are likely to be in the \$100-150K range. This excludes Project Management fees and any mitigation of the site.

If the desire is to to change the diamond configuration to 300' for all four diamonds the Master Plan would have to be redesigned as amenities currently situated in PH 1 would have to be relocated to another area of the site, possibly the parking lot area. A 300' diamond design would result in the wagon wheel diamond configuration that would move the parking lot south of the existing tree line and considering the site restraints that have been identified the entire site design would have to be reconsidered, including some of the studies that have been undertaken.

9.10 Project Funding Opportunities and Sponsorship

Staff did complete and an application for ICIP Infrastructure funding in 2019 for the Southwest Project but were not successful in obtaining the grant. Staff will continue to monitor grants that might be appropriate for this project.

Staff will also consider additional future funding opporntnities that might arise, including any potential interest from the Development Community.

Staff have been approached by Developers in the area who have expressed interest in some sort of sponsoprship for the site. Staff will continue to discuss opportunities with these Developers and will provide the Task Force with any updates.

9.11 Sharing of Costs with County for Domed Structure

Staff have reached out to Brant County staff and inquired about the need/feasibility of an indoor domed structure for all season training. The following response was received;

“In relation to sports bubble in SW Brant, I don’t think there will be a need from a County resident perspective to access this site. That being said, depending on the quality/size of the facility, some of our current users may wish to utilize a new, larger facility that may better meet their needs. Currently the Syl Apps site has groups from both the County and City using the indoor turf facility. Soccer teams are much more fluid in who can participate where, so there is always going to be a mix of County/City residents in any organization.”

“In our long range plan, we envision moving the indoor turf use to a stand-alone permanent facility with two turf fields. I don’t think this will likely occur for about 10 years however, depending on the population growth and demand. The attached concept has been approved in principle by Council. Conversely to what you are asking about a partnership, we would also be asking the City if they were interested in contributing to a more permanent regional centre such as the one planned.”

Staff will continue dialogue with County staff with respect to type of facility.

10.0 Financial Implications

This report is intended for information only and does not contain a financial implication for the Southwest Community Centre and Park Project or does it reference the current project budget that has been approved by City Council.

11.0 Conclusion

The Southwest Community Centre and Park projected was initiated as a result of the North of Shellard Neighbourhood and Recreational Plan of 2011. This report outlines the chronology of events that have taken place since that report was presented to City Council while also identifying directions to staff, public engagement processes, retainment of project consultants and numerous project activities and studies that have been undertaken for the three phases of the project. This report also provides information requested by the Task Force related to sponsorship and the baseball diamond layout and outlines the potential costs associated with a redesign/reconfiguration of Phase 1 of the project.

Report No. 2021-296
September 8 2021



Inderjit Hans, P. Eng., PMP
General Manager, Public Works Commission

Prepared By:

Brian Hughes, Director of Parks Services

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required ☐ yes ☒ no

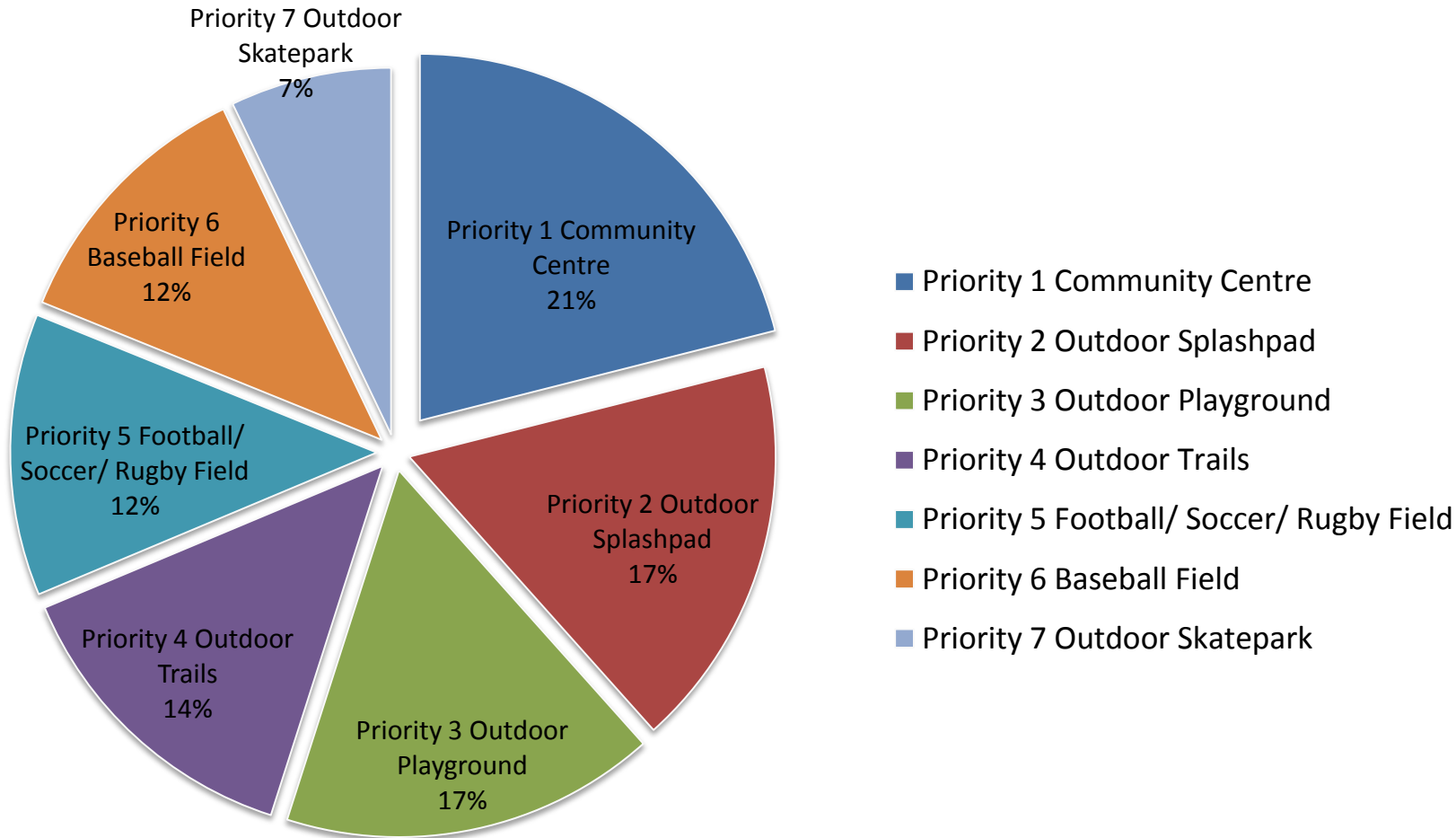
Agreement(s) or other documents to be signed by Mayor and/or City Clerk ☐ yes ☒ no

Is the necessary by-law or agreement being sent concurrently to Council? ☐ yes ☒ no

Figure 22. Preferred Plan (with conceptual trail system)

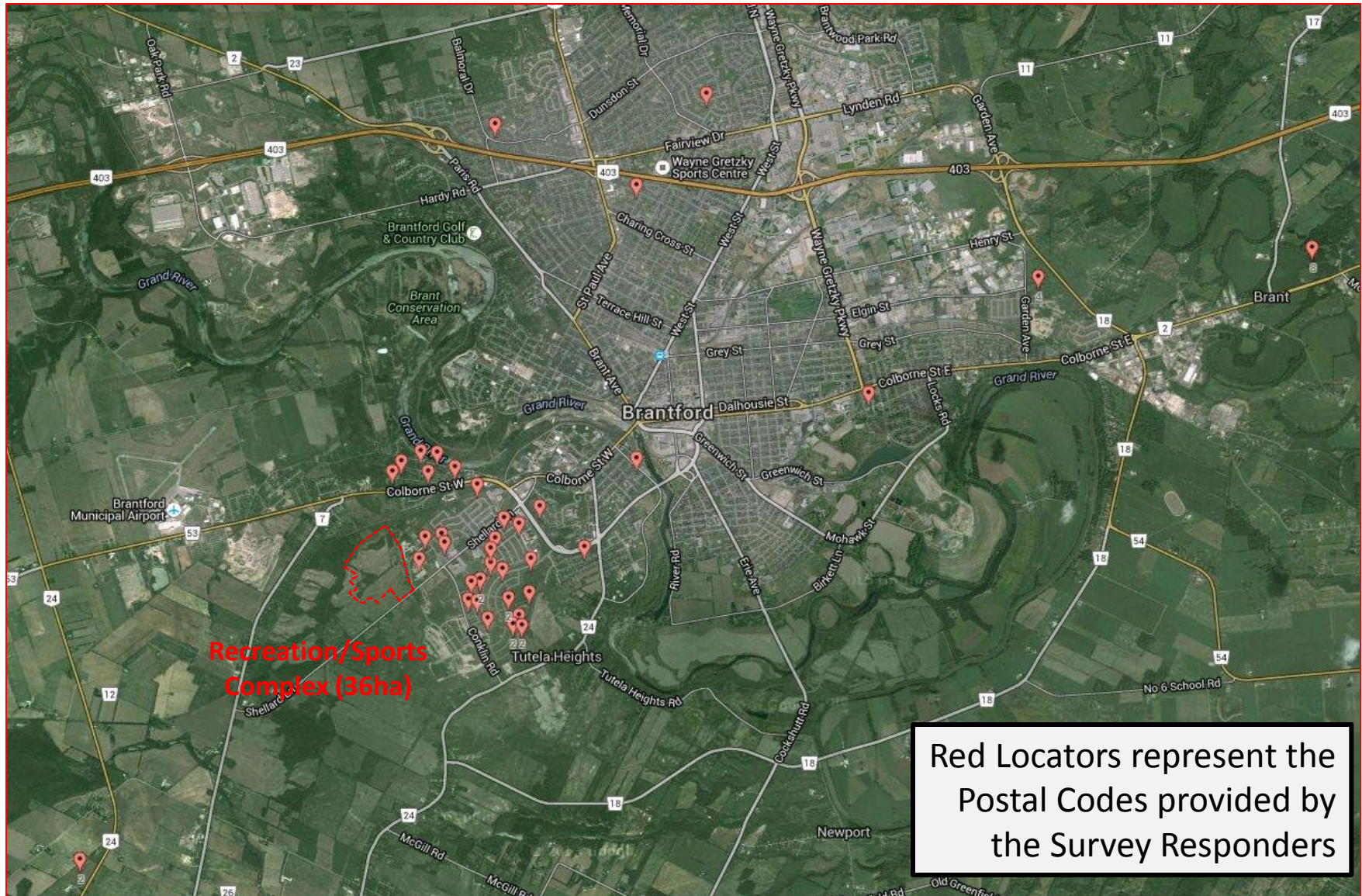


Project Priority Ranking



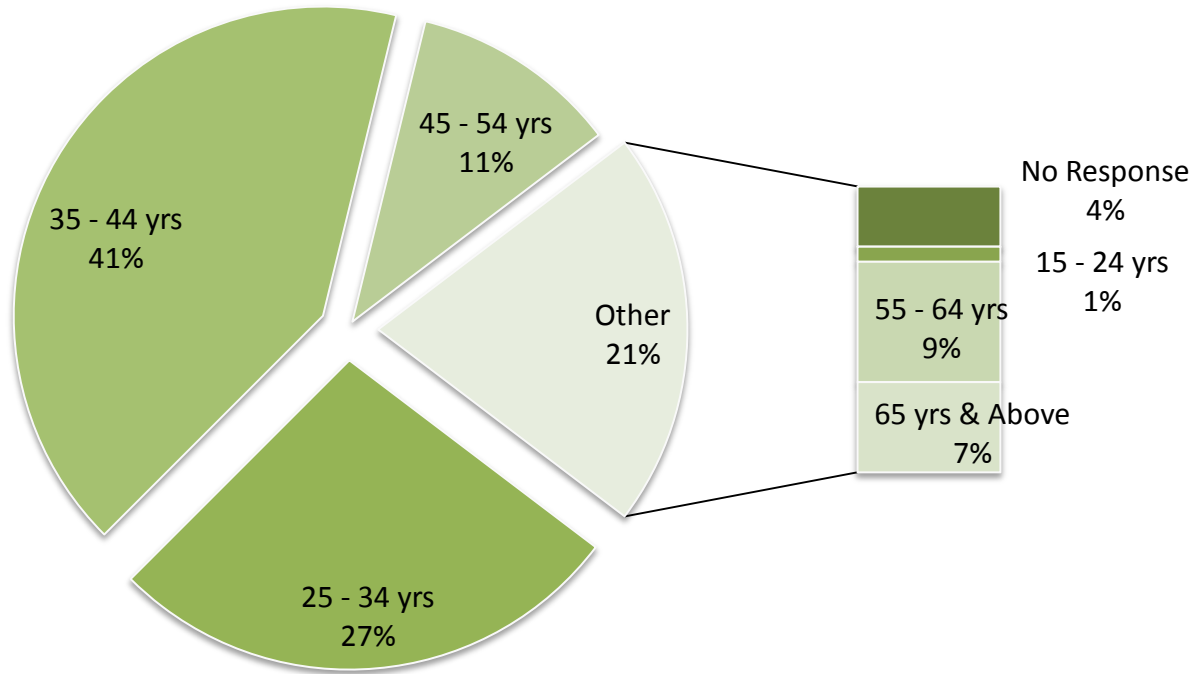
APPENDIX B

North of Shellard Recreation/Sports Complex City Wide Survey Responders Locations

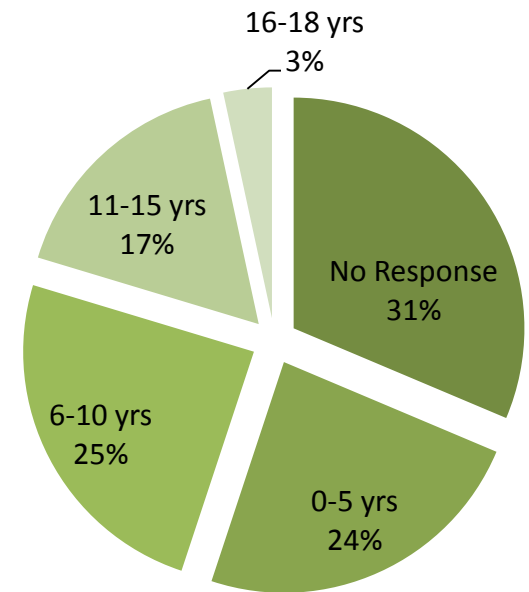




Responders' Age

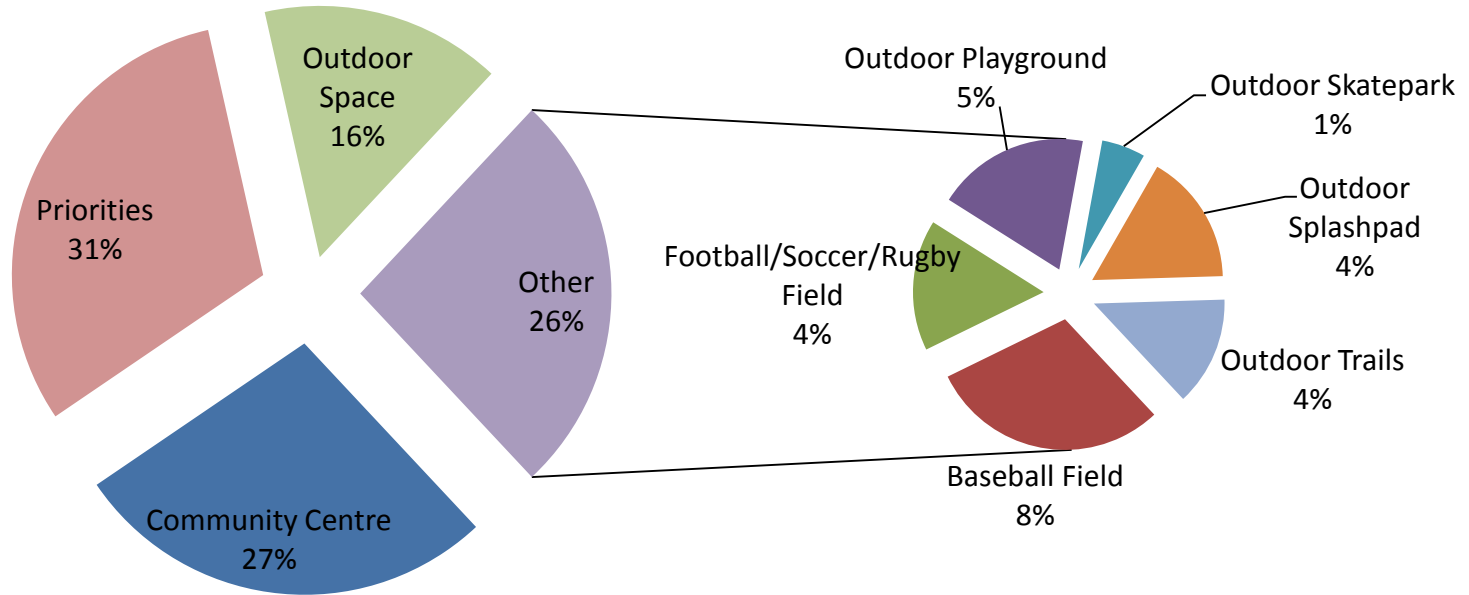


Responders Children's Age



Percentage of Comments/Questions per Category

(Results from PIC & Survey)



- | | | |
|----------------------|---------------------|-------------------------------|
| ■ Community Centre | ■ Baseball Field | ■ Football/Soccer/Rugby Field |
| ■ Outdoor Playground | ■ Outdoor Skatepark | ■ Outdoor Splashpad |
| ■ Outdoor Trails | ■ Priorities | ■ Outdoor Space |

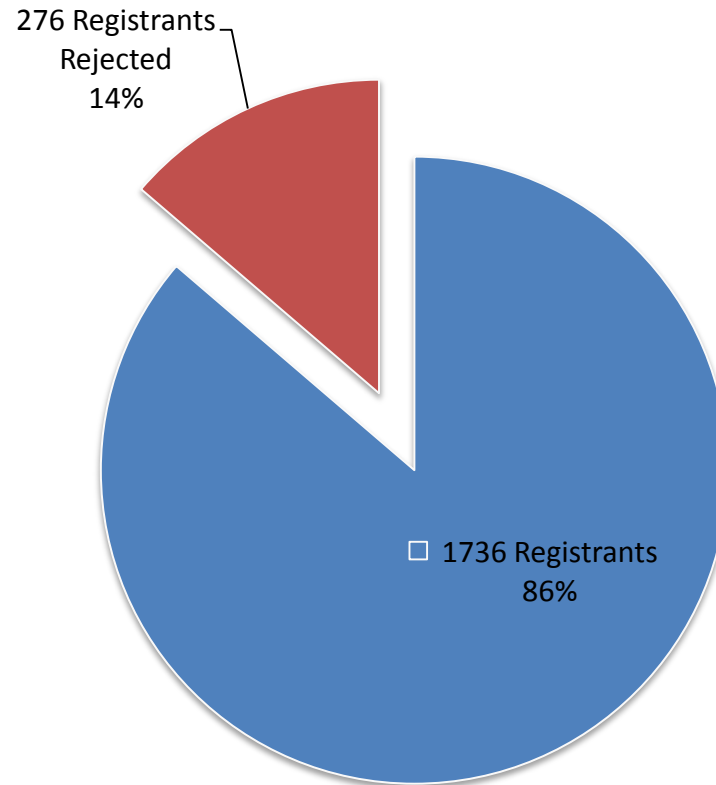


North of Shellard Recreation/Sports Complex Survey Graphical Data - Comments & Questions

Refer to Attached Comments & Questions Matrix

Ball Registrants Rejected in 2015

(Due to inadequate number/ lack of innapropriate size of Facilites)





North of Shellard Recreation/Sports Complex Survey Graphical Data - Comments & Questions

Refer to Attached Ball User Group Feedback Matrix



North of Shellard Recreation/Sports Complex PIC and Survey Questions/Comments



Item	Group or Individual	Category	Question/Comment	Date
1.0	Baseball Group Leader	Baseball Field	One full size baseball (hardball) diamond with artificial turf infield and grass outfield would be best as there are a lack of fields and the turf infield would accommodate more frequent use.	11/30/2015
		Baseball Field	Softball Group Leader mentioned that Baseball (hardball) Diamonds should not be used for Softball due to the dangers of the raised pitcher mound;	
2.0	Brandlin Neighborhood Association (Softball)	Baseball Field	Additional slow pitch Adult Fields required as other fields are currently overused within the community.	11/30/2015
		Baseball Field	Fully lit baseball and softball diamonds requested to increase the use of fields;	
		Baseball Field	Good location for ball diamond parking lots as it is less likely for foul balls or homerun balls to reach the vehicles;	
3.0	Lacrosse User Group	Football/Soccer/Rugby Field	Lacrosse User Group requested for two artificial turf fields to be close in proximity across the City to host tournaments, PJ and North of Shellard would satisfy the need. Lacrosse lines on football fields would meet regulations and season runs between April and end of May;	11/30/2015
4.0	SNA	Outdoor Playground Outdoor Picnic Areas	Picnic areas and play areas for younger children should be provided in the vicinity of diamonds and fields so younger family members can be entertained while older children are playing in the organized sports;	11/30/2015
		Outdoor Playground	Sensory Playground items for children with special needs would be good;	
		Outdoor Space	Amphitheatre for outdoor movies and concerts with electrical connections would be good for community gatherings;	
		Outdoor Playground Outdoor Skatepark	Neighborhood association commented that the skate park and kids play area should be included in Phase 1 with the ball diamonds;	
		Football/Soccer/Rugby Field	How many lanes will there be for the outdoor track? An 8 lane track is probably not needed with the two new football fields opening;	
5.0	Councilor Rick Weaver	Outdoor Trails	Mountain biking trail area would be a good addition	11/30/2015
6.0	SNA	Outdoor Space	A group of residents including leaders of the community association commented they thought the park should be roughly 70% for programmed groups and 30% for community use;	12/9/2015
7.0	SNA	Outdoor Playground Outdoor Picnic Areas	Picnic areas and play areas for younger children should be provided in the vicinity of diamonds and fields so younger family members can be entertained while older children are playing in the organized sports;	12/9/2015
8.0	Community Member	Outdoor Space	More non programmed, free play space is required;	12/9/2015
9.0	Community Member	Outdoor Space	Dog park (leash free) would be a good addition;	12/9/2015
10.0	Community Member	Outdoor Playground Outdoor Skatepark	Playgrounds are often used as "hang outs" for teens and this pushes the younger children out. The skateboard park for bigger kids and teens would be good;	12/9/2015
11.0	Community Member	Football/Soccer/Rugby Field	There are lots of soccer fields already, we probably do not need more;	12/9/2015



North of Shellard Recreation/Sports Complex PIC and Survey Questions/Comments



Item	Group or Individual	Category	Question/Comment	Date
12.0	Community Member	Baseball Field	Earl Haig facility does not appear to be well used. Why does it often appear empty or closed?	12/9/2015
13.0	Community Member	Transportation	Getting to the 403 from the Shellard area is difficult and slow especially at commute times. Better road connections and transit are required;	12/9/2015
14.0	Community Member	Outdoor Trails	Biking trails requested with option for bike cross courses above ball diamond along slope;	12/9/2015
15.0	Community Member	Outdoor Trails	Converting some of the trails into cross country ski trails during the winter months would be good;	12/9/2015
16.0	Community Member	Outdoor Space	More winter activities and amenities to ensure the new park will be used during all seasons;	12/9/2015
17.0	Community Member	Outdoor Space	An outdoor rink would be a nice addition;	12/9/2015
18.0	Community Member	Priorities	Neighborhood Association commented that their priorities from most to least important would be the ball diamonds, the rec center and lastly the fields;	12/9/2015
19.0	Community Member	Baseball Field Outdoor Playground	Neighborhood Association mentioned that they like the Burford Ball Diamond and Playground layout;	12/9/2015
20.0	Community Member	Community Centre	A pool would be a welcomed addition for the community; a place where younger children could learn to swim (4-5 requests)	12/9/2015
21.0	Community Member	Community Centre	WGC is too far especially for those that do not drive	12/9/2015
22.0	Community Member	Priorities	After school programs and a place for teens would be useful	12/9/2015
23.0	Community Member	Community Centre	Hot yoga	12/9/2015
24.0	Community Member	Community Centre	Fitness center	12/9/2015
25.0	Community Member	Community Centre	Skating rink (2-3 requests)	12/9/2015
26.0	Community Member	Community Centre	Volleyball courts, at least 3 courts for hosting tournaments	12/9/2015
27.0	Survey	Outdoor Trails	Only interested in cycling trails	12/9/2015
28.0	Survey	Outdoor Space	A place where a range of activities for all ages can be offered. Opportunity for a comfortable walk.	12/9/2015
		Outdoor Space	A general use area i.e.. not specifically set up for any specific sport	
29.0	Brantford Cycling Club Survey	Outdoor Trails	Need more cycling trails	12/9/2015
30.0	Survey	Priorities	Will be retired in the next 4 years. Depends when the project is done for myself and grandkids	12/9/2015
31.0	SNA Survey	Outdoor Space	Dog Park and Bike Park	12/9/2015
32.0	Kids - Judo & Football Survey	Priorities	The kids in the area need more activities and places to go. The younger kids have early years but the preteens and teens have less areas to "hangout" productively.	12/9/2015
		Community Centre	Swimming Pool	
33.0	Survey	Priorities	I have a young family and want a safe place for them to play that is close to home.	12/9/2015
34.0	Survey	Community Centre	Swimming Pool	
35.0	Survey	Priorities	Community Centre is the hub of an active, safe and socially inviting neighborhood. Outdoor playgrounds with interesting, interactive equipment are always in demand. An Outdoor Splash Pad is always an inexpensive summer attraction for families with young children.	12/9/2015



North of Shellard Recreation/Sports Complex PIC and Survey Questions/Comments



Item	Group or Individual	Category	Question/Comment	Date
		Priorities	The lists look really good. I would just like to highlight the fact that consideration be given to regularly scheduled youth programming. It is imperative that we keep the youth interested and engaged in their community. The kids come, the parents appear and the generations mingle. My husband and I filled this out with our community children and youth in mind. Instilling a sense of community through interaction and good times is what drives a healthy and safe environment.	12/9/2015
36.0	Survey	Priorities	To have a local area to play sports and be involved in local community. Currently I use Branlynn for all of our sports need, but pain driving to north end all the time	12/9/2015
37.0	Brant Youth Volleyball Club Survey	Priorities	The BVYC would like to be able to host OVA sanctioned tournaments. These tournaments require as a minimum a facility with 3 volleyball courts. There are few 3 court facilities in the City and the schools with 3 courts are being used by basketball programs on Saturdays which is when our tournaments are run. Our developmental grass roots side of the program is growing with 2 new programs being offered this year but it is difficult to find quality gym space to run them in.	12/9/2015
38.0	Survey	Priorities	I have small kids and they can enjoy along with their parents and grandparents and others.	12/9/2015
39.0	Survey	Priorities	We have younger kids and these are things that would interest us as a family at this time	12/9/2015
		Community Centre	A pool would be nice, for family swims and swimming lessons	12/9/2015
40.0	Survey	Football/Soccer/Rugby Field	lacrosse lined fields	12/9/2015
41.0	Hockey Survey	Priorities	These are the choices that we will use most often.	12/9/2015
		Outdoor Space	Outdoor hockey rink in the winter. Also a small eatery would keep people hanging around longer in the daytime.	12/9/2015
42.0	Survey	Priorities	our family is involved with football in Brantford and would love to have some more outdoor amenities close by to our house.	12/9/2015
		Outdoor Space	A hockey rink would be great if the budget and design permits.	12/9/2015
43.0	Survey	Outdoor Splashpad	Splash pad would be an addition to the area Community center would allow for organized programs	12/9/2015
		Community Centre	Swimming Pool	12/9/2015
44.0	Survey	Priorities	So we do not have to drive so far to access in other areas of Brantford .	12/9/2015
45.0	Survey	Priorities	1 because I cycling and run the most 2 because I may play some ultimate Frisbee 3 somewhere to take my nieces	12/9/2015



North of Shellard Recreation/Sports Complex PIC and Survey Questions/Comments



Item	Group or Individual	Category	Question/Comment	Date
		Outdoor Space	I would like to see a cyclocross course incorporated into the plans. This would allow the Brant Cycling Club to utilize the course during the shoulder season Sept to Dec for cross races. There are examples of this happening in other communities, such as Barries baseball cross course i.e.. a cross course developed around existing baseball diamonds.	12/9/2015
46.0	Survey	Priorities	My top 3 are based on something younger children would be more interested in at an early age.	12/9/2015
		Outdoor Space	A biking trail that connects into local trails. Something more for mountain bikes such as a small single track around the complex. Could lead to future MTB racing events that start at that complex. Lots of parking and foot traffic access to the site from the outside.	12/9/2015
47.0	Survey	Community Centre	Volleyball is too far away for us currently, which is at Branlyn, baseball is in Paris, playgrounds in our neighborhood are too small for our growing kids	12/9/2015
		Community Centre	We need another swimming facility. It is too hard to get our kids into swim lessons when all times during non working hours are booked in under 5 minutes each year. Lessons at Gretzky Centre are not accessible.	12/9/2015
48.0	Brant County Coed Softball League Survey	Community Centre	We need a space to have much needed programs made available to our community. Ball diamonds are very hard get for leagues looking to play in Brantford. I have personally had to book fields in the county to run my league successfully. Programs for adults such as yoga and kids programming have to fight for gym time in the community which makes options for such programming limited. I feel it would greatly improve the community and the city.	12/9/2015
		Priorities	I think all features are needed and appeal to most user groups.	12/9/2015
49.0	Survey	Priorities	My family and I enjoy outdoor activities	12/9/2015
		Community Centre	Indoor running track, we would use that all the time	12/9/2015
50.0	Survey	Priorities	In our area in west brant nightingale there was obviously some poor planning as the city has forgotten to put a city park. This is missed tremendously and noticed by many in our community. In a family friendly area like ours there is no reason I should have to leave Brantford to go to a burford splash pad or the pathetic one in Mohawk park. A community center would help with the fact that all activities are basically held across town and that is very Inconvenient when you live so far. As the children in our neighborhood start to get older it would be a great place for activities	12/9/2015
51.0	Survey	Outdoor Playground	Small playground in our area, lots of kids in the area they need more outdoor activities so playground and splashpad are the top	12/9/2015
52.0	Survey	Priorities	Our children and friends are very avid soccer players and would love a place close by that they could when older walk to. A community center in this area would also be a great place for our youth to get together and stay out of trouble.	12/9/2015



North of Shellard Recreation/Sports Complex PIC and Survey Questions/Comments



Item	Group or Individual	Category	Question/Comment	Date
53.0	Survey	Outdoor Splashpad	Swimming for adults and children is my top priority indoor pool and outdoor splash pad. I also think a playground is needed due to the number of young families in areas of new housing here.	12/9/2015
		Community Centre	Outdoor trails and baseball fields are already located in West Brant. A public swimming pool such as the Gretzky Centre pool is difficult to access due to location. My top priority would be access to public swimming and hot tub here in West Brant. This is needed by and would serve our aging population and younger people.	12/9/2015
54.0	Survey	Priorities	My children are very athletic and could use something in this neighborhood that provides them with opportunities to take part in indoor and outdoor activities. They would be able to walk there independently rather than waiting for me to be able to drive them across town to the only sports complex Brantford has.	12/9/2015
		Outdoor Splashpad	It would be great to have an outdoor pool and splash pad for the summer so they could go somewhere close to home. It would be great to have a library close by for them to walk to. We would also look forward to a new public high school that they can walk to instead of bussing.	12/9/2015
55.0	Survey	Community Centre	Given the number of young families that are in this end of the city a center with indoor, community center, library, etc., and outdoor facilities would be nothing but beneficial to the area. We attend programs at the library locations already on a regular basis, so having something closer to home would be a big benefit.	12/9/2015
		Community Centre	A new library branch would be amazing in this area. Getting to the downtown location can be tricky, i.e.. finding parking, Colborne St. closures. Going to the St. Paul branch is a bit of a trek. Look at the demographics of the area. The library targets so many different groups for their programming, why not add another location that could bring in a new group of library users. We are a family with 2 small children, in the summer we daily use the Paris or Burford splash pad locations. Why not one in this end of the city	12/9/2015
56.0	Survey	Outdoor Splashpad	young kids... need a splash pad closer to home... fenced in like Burford would be best as there are a lot of Autistic children in the area	12/9/2015
		Community Centre	indoor swimming needed	12/9/2015
57.0	Survey	Priorities	I think these are the services that would be most utilized. They are the services my family would use most.	12/9/2015
		Community Centre	An indoor pool would be fantastic	12/9/2015
58.0	Survey	Priorities	My children are 6-7. They would love a safe place to play. The Brantford skate park is not in an open area and the children there are not nice. Splash pad is always great for my age children. There is not one close to us. My boys also play baseball ,basketball all the way across town.	12/9/2015



North of Shellard Recreation/Sports Complex PIC and Survey Questions/Comments



Item	Group or Individual	Category	Question/Comment	Date
59.0	Survey	Community Centre	We need a community center in this end of town. Not sure why it has taken this long and should have been part of the plan when all these house were being started. Long over due. A community center is important because it brings a community together, outdoor trails are great for many things, running, walking, biking and its free and the fields are important for our youth to play sports.	12/9/2015
		Community Centre	If the community center includes a gym then its great if not, it needs to The West end is very under serviced	12/9/2015
60.0	Survey	Priorities	community center should have a great multi purpose gym with a proper floor, not concrete. it can be utilized for many purposes. the trails can be used for running, biking walking, more bike trails would be great.	12/9/2015
		Outdoor Space	more bike trails	12/9/2015
61.0	Survey	Priorities	Community center would provide the most variety of activities to reach the largest audience. Playground and splash pad would reach a large number of young families - something we have a lot of in this area and would be affordable activities. Baseball diamonds would only serve the needs of a select user group and not community focused but rather service group and city wide.	12/9/2015
		Community Centre	I would love to see a partnership with the library. More arts activities and teen programming would be wonderful as well. Not everyone is interested or capable of playing sports. Recreation is more than physical activity.	12/9/2015
62.0	Survey	Outdoor Space	Outdoor trails are the most important to me.	12/9/2015
63.0	Survey	Priorities	Location, convenience, activities for children	12/9/2015
		Community Centre	Indoor or outdoor pool would be amazing.	12/9/2015
64.0	Survey	Baseball Field	Lack of high quality, playable baseball diamonds that are not already taken. Outdoor splashpad would be highly used by a lot of the young families in the area.	12/9/2015
65.0	Survey	Community Centre	swimming lessons, karate dojo, physio wellness center	12/9/2015
66.0	Survey	Outdoor Space	My children love playing outdoors so these activities are most Important to us	12/9/2015
		Community Centre	swimming	12/9/2015
67.0	Survey	Outdoor Space	My family loves being outdoors and exploring and playing freely in nature so my top three choices allow all of our important, fun and educational outside activities happen.	12/9/2015
68.0	Survey	Priorities	We need something for families to do in the summer time as a community	12/9/2015
69.0	Survey	Priorities	Activities to keep you in the city and within a short distance. This end of town is growing and can use a facility like this for families, youth, young adults etc.	12/9/2015
		Outdoor Space	outdoor volleyball courts	12/9/2015
70.0	Survey	Community Centre	ice rink	12/9/2015



North of Shellard Recreation/Sports Complex PIC and Survey Questions/Comments



Item	Group or Individual	Category	Question/Comment	Date
71.0	Survey	Outdoor Splashpad	There are no splash pads close to west bran. We need one.	12/9/2015
72.0	Survey	Priorities	A community center is needed in the area and I love the outdoors so trails are essential. A splash pad would be a nice addition.	12/9/2015
73.0	Aquatic club, city soccer Survey	Community Centre	We need a community center at this end of town A pool would be great too, drive to the Gretzky is far	12/9/2015
74.0	Survey	Priorities	This is what we do as a family, this keeps us in Brantford	12/9/2015
		Community Centre	hockey rink	12/9/2015
75.0	Brantford aquatic club Survey	Priorities	Small kids have no splash pad walking distance. Community center - we need a place to have community events and gatherings having outdoor trails is great for bikes and walking with the kids.	12/9/2015
76.0	Survey	Priorities	Lots to-do with a young child In my neighborhood	12/9/2015
		Community Centre	Having a rink with public skating	12/9/2015
77.0	Brant Cycling Club Survey	Priorities	Variety of destinations and resources when compared to similar facilities and parks in surrounding community	12/9/2015
		Priorities	Library and Public washroom facilities open year round. Dirt bike track and jumps are more preferable than bmx park. Mountain biking trails can be included along with walking trails.	12/9/2015
78.0	Survey	Baseball Field	This city needs more regulation size fenced diamonds.	12/9/2015
79.0	Survey	Community Centre	more children programs	12/9/2015
80.0	Survey	Priorities	Community center should be a host to a variety of interesting things. Outdoor playground so the kids can have somewhere nice to go play. Kids love the splash pad in Burford, but not ranked as number 2 since it is not as useful for as long as the other items.	12/9/2015
81.0	Survey	Outdoor Splashpad	The younger kids need more to do in this area, and the closest splash pads are Mohawk Park and Burford so it would be great to have one so much closer.	12/9/2015
82.0	Survey	Priorities	I believe it would be very important to keep the children in our community busy than hanging out in our local plaza parking lots. Have a community center will encourage not only this but active lifestyle in their daily lives. An out door playground and splashpad would be a great additional during the summer months.	12/9/2015
83.0	Survey	Priorities	Having the children in our community being active as possible each day is so much needed. A community center and park grounds would be a terrific addition to neighborhood.	12/9/2015
		Priorities	I don't believe there would be a need for another track. There is a track located within Assumption College as long as it was actually accessible open. There have been many times during the evening or weekends where it is locked up.	12/9/2015



North of Shellard Recreation/Sports Complex PIC and Survey Questions/Comments



Item	Group or Individual	Category	Question/Comment	Date
84.0	Survey	Community Centre	A Community Centre is a good place to start for organized activities and skating, the baseball and soccer fields will be great for young kids to have available and maybe relieve some of the pressure on Daubney park on Tuesday and Thursday nights. The rest will fall into place with time.	12/9/2015
85.0	Survey	Outdoor Space	Using the natural outdoors with a gathering place.	12/9/2015
86.0	Survey	Community Centre	The area is in dire need of a community center. There are good trail links already established so the interior ones linking up to existing trails should be a minor detail and it would help people get to the community center. An splashpad would help the young families cool off in the summertime and not be as expensive as a swimming pool.	12/9/2015
		Community Centre	An indoor walking track similar to the one at the Wayne Gretzky Centre is a fabulous idea. It keeps people of all ages engaged in physical activity all year round. Hopefully it can be worked into this concept and maybe even expanded to two tracks. The one at the Gretzky Center is well used and it would be great not to have to drive across the city to use this kind of a facility.	12/9/2015
87.0	Survey	Baseball Field	Hardball Diamond would be ideal as there is a need for another field in Brantford.	12/9/2015
		Outdoor Space	Washrooms and concession.	12/9/2015
88.0	Survey	Priorities	I have 3 young kids that are active in sports and west brant needs more outdoor and indoor activities for them.	12/9/2015
		Priorities	swimming pool, lacrosse, drop in sports and games, playgroups for toddlers and babies, squash and racquetball,	12/9/2015
89.0	Brantford Galaxy Youth Soccer Club Survey	Football/Soccer/Rugby Field	Need for more soccer facilities due to the growing participation within Brantford. Need for more community space in West Brant.	12/9/2015
		Football/Soccer/Rugby Field	Indoor soccer facilities would benefit the whole city.	12/9/2015
90.0	CYO Basketball Survey	Priorities	Community center creates a family environment for children and unites our community together as one. Outdoor splashpad because it attracts everyone in the community. Playground because it is for all ages. We are a very active family of 5 so open to all Programming schedules for public involvements of a variety of activities.	12/9/2015
91.0	Brant Aquatic Club Survey	Community Centre	Pool and library	12/9/2015
92.0	Survey	Priorities	Would love to have a splashpad readily accessible. Closest are all a 15 minute drive. A community center would provide a great fitness facility and a valuable events center for hosting local events	12/9/2015
		Outdoor Space	Everything seems to be a good fit for what the community requires. A bandshell,amphitheatre should be proposed as it will be a community meeting point	12/9/2015



North of Shellard Recreation/Sports Complex PIC and Survey Questions/Comments



Item	Group or Individual	Category	Question/Comment	Date
93.0	Survey	Community Centre	I think with the amount of children in this community a community center would offer a safe place to engage children and they grow and keep our youth off the streets and out of trouble	12/9/2015
94.0	Survey	Community Centre	West Brant needs their own sports center	12/9/2015
		Community Centre	Pool	12/9/2015
95.0	Survey	Community Centre	We need a swimming pool, every recreation center has a pool. The YMCA downtown will have no parking and it cost money to park.	12/9/2015
96.0	Survey	Priorities	The baseball facilities will provide the needed fields for competitive team play at all levels. It would be the easiest to complete in shorter time frame so individuals will start to use the facilities. In conjunction with the fields, I feel that accompanying families need a place for the children to play so a playground close by is essential (maybe small pockets of more ecofriendly play areas scattered around the facility. The youth need a place to go and a skateboard park is a key component that would address this area of concern in the neighborhood. The splashpad would be utilized by the neighborhood and visitors alike. the trail link between McGuiness and close to the ball fields is a vital link to accommodate the need for residents surrounding McGuiness to have a green space and amenities where the children can play. The trail connects are important to allow access to our marvelous trail systems and another way for individuals to get to the park. Community center the residents are in need of a central place to call their own. P+R programs, SNA other organizations and groups would now have a place to provide various activities and programs. Fields can be developed later as the need arises in the area, city, or future high school.	12/9/2015
		Outdoor Space	Bike park, dog park, amphitheater for outdoor movies, theatre, music events.	12/9/2015
97.0	BMBA Survey	Baseball Field	Association with minor baseball. Community center with multiple uses.	12/9/2015
98.0	Survey	Priorities	I have small children and a splash pad would be perfect out this end of the city. Community center is always useful for day camps etc. And both of my boys want to play baseball.	12/9/2015
		Community Centre	Pool	12/9/2015
99.0	Survey	Baseball Field	I play in many baseball league and the Diamonds are not the greatest and there are not enough to with lights.	12/9/2015

User Group	Age Group	Number of registrants in your program					Number of registrants rejected due to inadequate number of facilities		Number of registrants rejected due to lack of appropriately sized or lit facilities		List of current facilities used by the group	Has your group been displaced from your regular facility in order to accommodate other groups	Does your current facility meet the needs of your group	What, if any amenities are missing from your current facility	Additional Comments
		2013	2014	2015	2016	Comments	No.	Comments	No.	Comments					
Brant Men's Recreational Slo-pitch League Aaron Shaver	Age 19-55	120-150	120-150	120-150	120-150	8 teams of 15-20 players	60-80	Steve Brown only has two diamonds (yellow and blue) that are large enough to accommodate the level of play. Every year I turn down 2-4 teams looking to join our league as we have no available capacity	30-50	If lights were added to one diamond at the Steve Brown fields, which we have been told they will be. We would be able to accommodate 2 more teams by adding 1 more game per day.	Steve Brown Blue and Yellow Diamonds	Only on special occasions like Canada Day or Hockeyfest etc.	Our current facility is our best available option being offered to us, but falls short of meeting our needs. Diamonds are too small and no lights. In a perfect world we could use a 3rd diamond as well.	Lights High Fences Covered dugouts on 1 diamond	The size of the diamonds is increasingly becoming a problem as the level of play has outgrown fences that have an average perimeter of 265ft. Competitive men's slo-pitch is typically played on fields with fences ranging from 285-310ft. To my knowledge, the only facility in Brantford with these dimensions are the front two diamonds at Jaycee (which our request to move there has been denied multiple times). In planning for new diamonds, please remember that smaller diamonds exclude demographics, while bigger ones can be played by anyone. If space is a determining factor, fence height can be a decent alternative to perimeter distance. For example if the fences at Steve Brown were higher, the diamonds wouldn't play so small.
Ontario Expos Director Adam Echlin	12&Up	12	12	12	12		0		0		St. Mary's Hall of Fame Fields – St. Marys, ON Green Lane Sports Complex – Paris, ON Play Ball Academy Canada (indoor facility) – Kitchener, ON	We share our current outdoor facility with another group. As both organizations grow, it's becoming tougher and tougher to accommodate everyone on the adult sized fields.	Our current facility does not meet the needs of our group because it is too far away from the majority of our group. Brantford is the perfect central area to have our home field.	Washrooms, Concession and Equipment Storage. i.e.- bases, protective screens, field maintenance tools etc.	
	14&Up	14	13	14	14		14		14						
	16&Up	0	14	16	16		16		16						
	18&Up	0	0	0	18		18		18						
Brantford Softball	Timbits 4-5	-	-	-	100	100 each year with cut off because of lack of smaller multi diamonds	20-40	We are not sure but best guess is 20 to 40 a year for our 2	20-40	We are not sure but best guess is 20 to 40 a year for our 2	House League: Mon: Lyons yellow, Duffern, Iroquois park Red and Blue, Connaught Park Tues: Iroquois park Red and Blue, Branlynn Red and Blue, Wilkes, Devon Downs, Recreation Park Wed: Lyons yellow, Duffern, Iroquois park Red and Blue, Branlynn Red and Blue Thurs: Iroquois park Red and Blue, Connaught Park, Wilkes, Devon Downs, Recreation Park Fri: Branlynn Red and Blue Select weekends: Lyons all 3 Duffern Iroquois both Recreation Park Jaycee All 3 Branlynn Both All Stars Lyons Red Tues Wed Thursday	We have lost Diamonds At WGC for expansion of Rinks. 1 Diamond at Cedarland for Play Ground Equipment. Jaycee Diamonds Due to Neighborhood Assc. We also Lost use of our Own Batting cages and storage Shed which we Invested \$50,000 of our own money into. Here is a list of Diamonds we cannot use or Lost due to Parking Issues or safety reasons: 1. Centennial Park No Benches and side fences 2. Conklin Park Parking and Safety 3. Greenbrier Parking 4. Joseph Brant Softball Diamond Safety 5. Lynden Hills Park Parking 6. Orchard Park Parking 7. Pleasant Ridge Park Parking 8. Prince Charles Park Parking 9. St.Pius New school	We could use small Diamonds to use for our smaller age groups IE back stops in the open corners with or without mini infields at Iroquois Park ,Connaught and Center field at Recreation park even the center field home run fence was raise a bit .So we could fit 4 Tim bits at Rec Park. So we can grow our sport from a learn to play format. Without the Large cost of renting large diamonds. The Batting cages that were build to replace ours where build with subpar standards and are at the point of being un safe to use Due to kids Jumping on them. We could really use some indoor batting cages that will not cost an arm and a leg. We also need the side fences raised at Connaught, Recreation, Devon downs & Wilkes. Stop foul ball injuries	Indoor batting cages and workout area that we can call our own and use year room Lack of real washrooms.	
	Jr. Mites 6-7	-	-	-	80	80 each year with cut off because of lack of smaller multi diamonds	20-40	younger groups 4 & 5 Tim Bits and 6 & 7 Jr. Mites as we turn off our online sign up . So we really don't know	20-40	younger groups 4 & 5 Tim Bits and 6 & 7 Jr. Mites as we turn off our online sign up . So we really don't know					
	Girls Mite 8-10	-	-	-	48										
	Boys Mite 8-10	-	-	-	33										
	Squirt/Novice 11-14	-	-	-	44										
	Squirt/Peewee 11-16	-	-	-	33										
	Bantam/Open 15-24	-	-	-	48										
	Select	33	44	70	84	Large Increase									
	All Star	48-60	48-60	48-60	-	4-5 teams									
Goodtimes Men's Slo Pitch Bob Hickey - President	18 & up	180	180	180	180		40-60	Lack of appropriate sizes diamonds	40-60	Lack of appropriate sizes diamonds	Three diamonds at Jayce Park but we also use Waterworks, Prince Charles, and Branlyn Red when we are unable to get Jayce Park which happen 5-7 times a year.	-	-	-	

Brant County Co-ed Slo-pitch Adult League Lisa Bate	18 & up	144	144	144	144		-	Limited to space due to not enough ball diamonds are available in the city.	-	Our league always operates at capacity and could grow to be larger if we had more diamonds available	Our league originally played at the Wayne Gretzky Sports Center before they removed the 2 diamonds during their renovations. After we lost the fields at Gretzky we were given both lit diamonds at Jaycee. Things worked great there until another league came in and took 1 of the diamonds back as part of their places to play as they had previously had use of that Diamond and gave it to us to help accommodate our league. We have since been placed at Dufferin Park along with 1 diamond at Jaycee now.	As a league we'd much rather have our games being played at one spot and on 2 lit diamonds of equal sizes.	Both locations suit our needs other than we'd prefer to have diamonds/fields of same size.	-	
Adult Laurel & Hardy ball league Nick Esposto Mirek Turczyniak James Brown Rob Boughner James House	18-24 25-36 37-50 50&Up	130	130	26 52 39 13	- - - -		-	-	33	We've grouped these two questions together as they are interconnected, we would be able to expand registration were we there upgrades made to our current facilities, or were there more facilities made available. Amounts vary from year to year but our pre-season waiting list from 2015 consisted of 33 people all between the ages of 18-70	Our main facility is Lions Park in Brantford. Over the last three years we have also used Greenbriar Park, Devon Down Park, Cedarland Park, and Waterworks Park when Lions Park was not available.	Laurel n Hardy has been displaced from Lions Park on several occasions. We have been relocated from Lions Park due to tournaments, Coed league playoffs, and WTFest concerts.	Lions park is a great park with ample parking and a set up that aids in the facilitation the family atmosphere that we strive for. However it does have some short comings. The general upkeep of the park has been lacking in the past few years with players complaining of minor injuries due to inconsistent surfaces. That is to say, there are several dips in the outfield that have caused trips and stumbles. We have also noticed balls have been taking inconsistent bounces in the infield due to ridges on the gravel. Both of these issues could be remedied with more regular rolling of the fields. The fences on both main diamonds are in dis-repair, the bottom edges curl up from the ground. This has caused unnecessarily lost balls and is also a trip and catch hazard as it can catch on shoelaces and pant legs. The plastic liner on the tops of the fences is also broken in areas, exposing the sharp edges of the tops of the chain link fence. We also had an issue with the portable toilets last year. They were often over-full or lacking toilet paper. Garbage cans were also regularly over-full which attracted bees. Last year, in partnership with the Tuesday-Thursday League, we had permanent bases installed at Lions Park. On multiple occasions we had to fix the metal insert after they were damaged by the city crews. We'd like to ask that more care is taken when grooming the fields.	As it stands we can only play until sundown, lights at the two main diamonds would allow for extended play and the potential for increased registration. The Red and the Blue diamonds bother have shelters over the benches/dugouts. We would request that another dugout shelter be created over the benches at the Yellow diamond (the one farthest from Gilkison).	
Sunday Old Boys ball league Dennis Heathers	-	-	-	-	-	-	-	-	-	-	-	-	I did review the below questions and struggling to see what I should say. We are very happy with the Facilities, the usage of Connaught Park. We have no concerns.	-	
Brantford Minor Baseball Association & BCessa elementary school tournament Alex Doumani	All Groups	-	-	500+	500+	220 Teams visiting for tournaments. Teams are increasing in this division.	6-8	We have had to limit pee-wee teams to 12, turned away about 6-8 each year, from out of town	-	-	We at Brantford minor baseball need a pee-wee sized diamond. It would be similar to the baker blue size.	-	-	-	
Ex-Servicemen League Ken Leduc	35&Up	60	60	60	60	League is a 4 team league with about 15 players per team	0	No one has been rejected	0	No one has been rejected	Wilkes Park only	Only once in 2014	Yes	None	



Grand Erie District School Board

Education Centre: 349 Erie Avenue, Brantford, Ontario N3T 5V3
(519) 756-6301 | granderie.ca | info@granderie.ca | Fax: (519) 756-9181

October 18, 2016

City of Brantford
1 Sherwood Drive,
Brantford, ON N3T 1N3

Attention: Brian Hughes, Director of Parks Services

Dear Mr. Hughes,

Re: Southwest Sports Complex-Shellard Lane, Brantford

This letter will confirm Grand Erie District School Board's interest in developing a school/community centre at the Sports Complex site, north of Shellard Lane. The Board is currently reviewing its long term capital plan including the assessment of continued growth in the Southwest Brantford area. We are experiencing growth pressures at Walter Gretzky School with five portable classrooms in use this September. Ideally, we would have the next elementary school built and ready to accept students from this expanding area by September 2018 or 2019.

We would like to pursue the possible opportunity to co-build with the City. We are sure you agree that the benefits of co-building could result in many synergies and economies by sharing gymnasium, multi-use space, public library and other community use space as well as sports fields and parking. Our long standing experience at Branlyn confirms that the concept works.

The Ministry of Education encourages school boards to consider collaborative capital project arrangements between school board and municipal partners. The Ministry reviews all joint use projects for funding consideration favourably. Joint use projects are more likely to receive capital funding and also have the opportunity to generate an increased amount of capital funding than stand-alone projects.

The submission of a capital request for funding approval to the Ministry of Education that would include the joint use/co-building with the City will need considerable discussion among our staff and drafting of agreements. We expect the next window for capital priority requests from the Ministry to open up in January 2017 with a submission deadline around the end of February 2017. Funding announcements would be made in the spring of 2017. We would very much like to include the affirmation of the city and the library board when we submit our capital priority request.

SUCCESS for Every Student

Grand Erie trustees and staff are committed to working with the city to bring this important project to South West Brantford. We look forward to working with your committee in the future and would be pleased to attend a future city council and library board meeting to share our vision and respond to questions and concerns if required.

Respectfully yours,



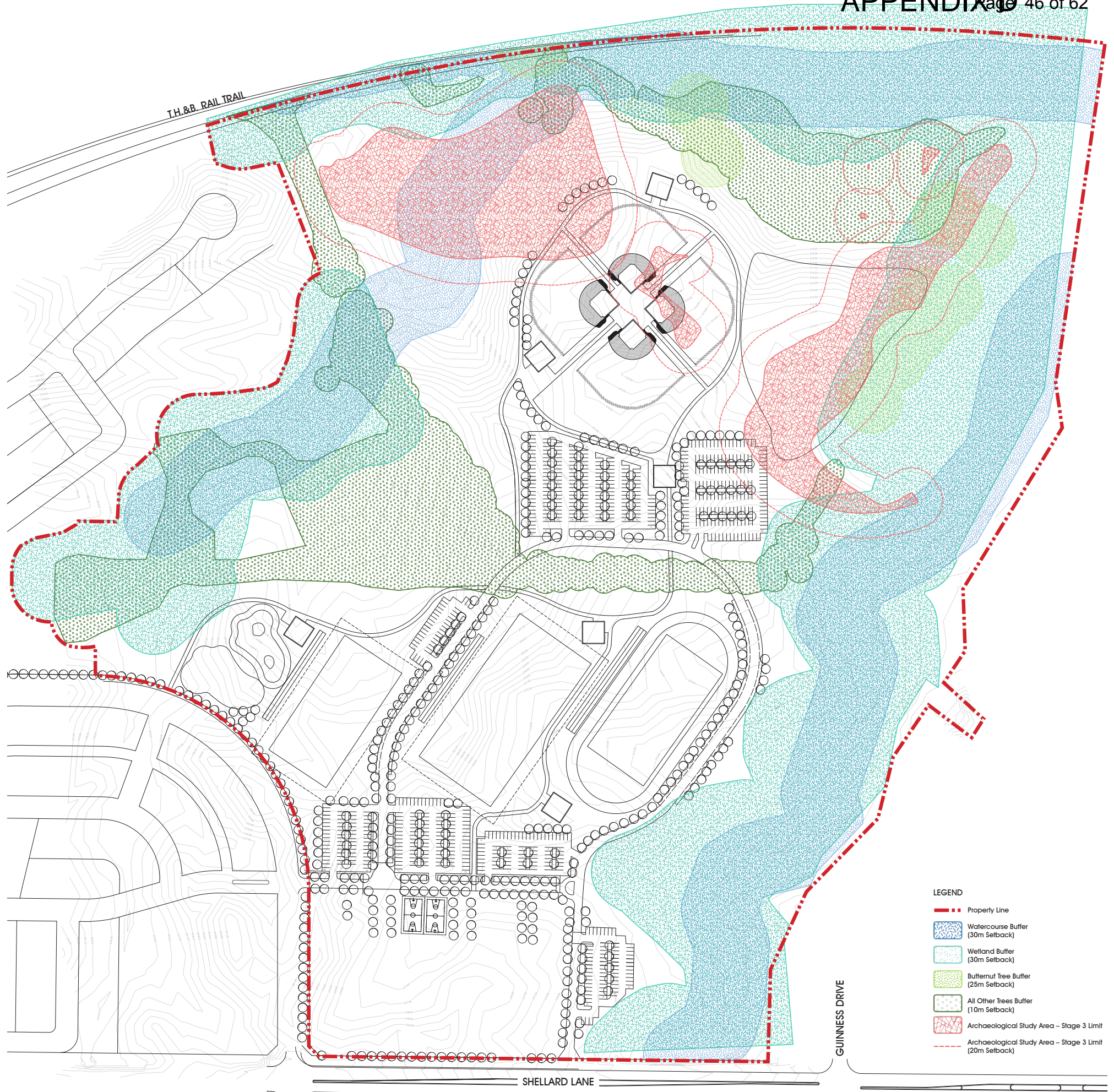
David Dean
Board Chair



Brenda Blancher
Director of Education & Secretary



Jamie Gunn
Superintendent of Business & Treasurer



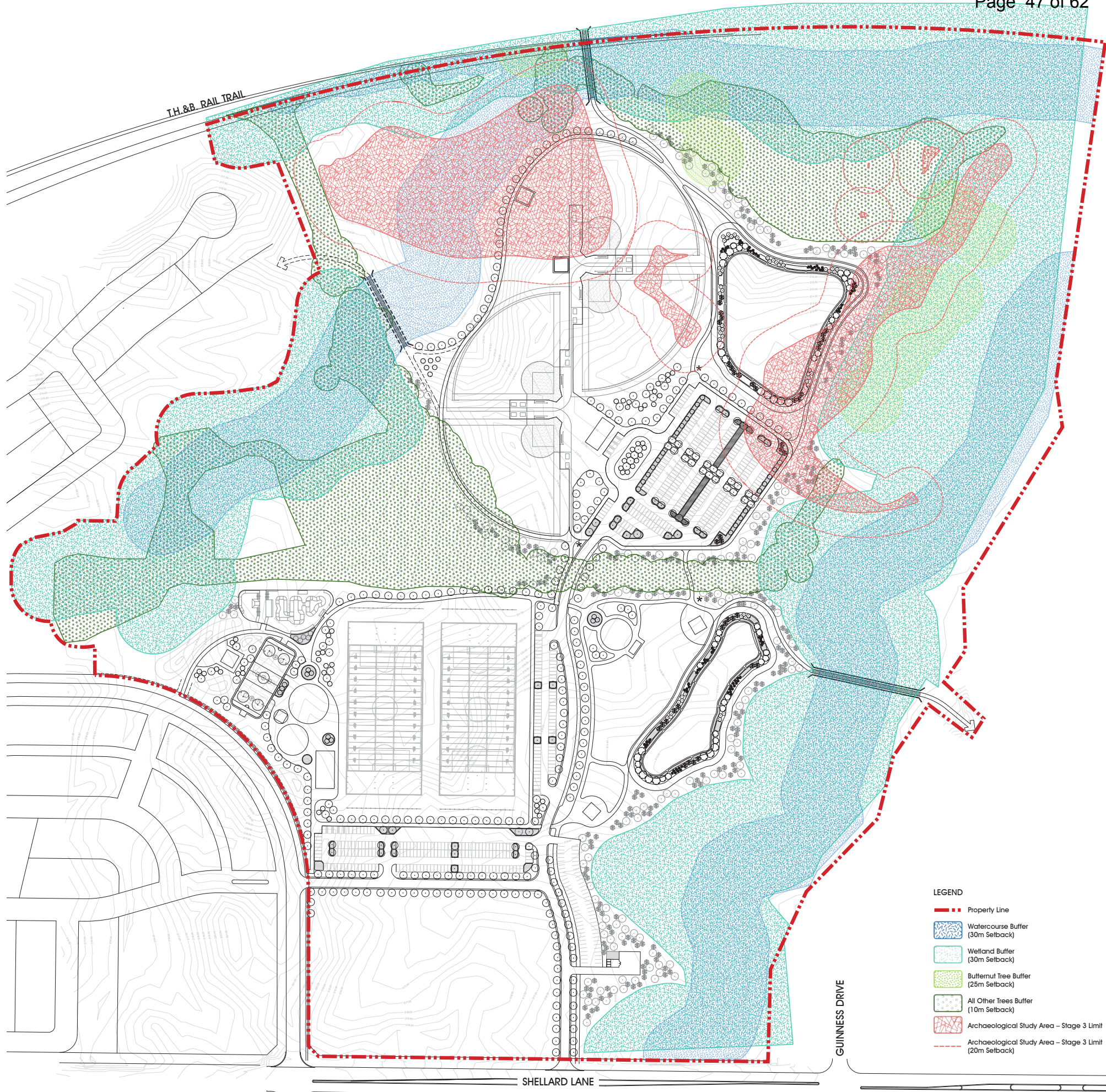
SOUTHWEST SPORTS PARK

SITE CONSTRAINTS PLAN

WITH PREVIOUS MASTER PLAN (2011)

City of Brantford

February 2017



SOUTHWEST SPORTS PARK

SITE CONSTRAINTS PLAN

WITH REVISED MASTER PLAN

City of Brantford

February 2017



SOUTHWEST SPORTS PARK REVISED MASTER PLAN

City of Brantford

February 2017



SOUTHWEST SPORTS PARK PHASING PLAN

City of Brantford

February 2017

Item	Group or Individual	Category	Question/Comment	CoB Working Team Response	Date
1	Community Member	Softball Field, Multi-Use fields	Tournament Bus parking required for softball diamonds and Multi-use fields.	To be reviewed;	2/16/2017
2	Community Member	Multi-Use Courts	Add a canopy to the area and allow for all year use of the courts instead of winter outdoor rink.	To be reviewed;	2/16/2017
3	Community Member	Structures	Need to use non-combustible materials for the Fieldhouse and picnic shelters as the site is remote – worried about vandalism and property damage;	To be considered;	2/16/2017
4	Community Member	Outdoor Track	Wondering about the lack of a track around the fields - given the adjacent school and the needs of the school;	We pointed out the 400m loop surrounding the Open Lawn Area which was appreciated by many of the seniors who made the comment; there was a question regarding winter maintenance. If the Elementary School is to become a Secondary School in the future, the need for a track around one of the multi-sports fields was raised. To be reviewed with the GEDSB;	2/16/2017
5	Community Member	Future Development	It seemed that several people were unclear that the institutional block incorporates a school, community center, library and gym(s).	To be considered for inclusion in the next newsletter;	2/16/2017
6	Community Member	Softball Field	Lack of a playground around the ball diamonds	We explained the issues of safety and neighbourhood use /vs. user group use – balancing act;	2/16/2017
7	Community Member	Outdoor Area	Is there an opportunity to include natural play area(s) in some way in the plan;	We mentioned the open field area east of the site;	2/16/2017
8	Community Member	Programming	Splash pad – very big need in the area- can this be part of phase 1?	To be reviewed based on cost analysis;	2/16/2017
10	Community Member	Outdoor Area	Winter maintenance of the trail system	To be reviewed with the Parks and Recreational Department;	2/16/2017
12	Community Member	Programming	The need for tennis courts.	We mentioned the restrictions of including the tennis courts with the multi-court layout due to the net poles;	2/16/2017
13	Community Member	Programming	There are no BMX opportunities;	-	2/16/2017
14	Community Member	Master Plan	Have the recommendations from the P&R Master Plan been incorporated into the design of the site?	To be reviewed with the Parks and Recreational Department;	2/16/2017
15	Community Member	Programming	Are there opportunities for bocce ball?	Open lawn area available for free play activities;	2/16/2017
16	Community Member	Programming	Are there opportunities for Frisbee golf?	Open lawn area available for Frisbee play however lack of space for Frisbee gold course on site;	2/16/2017
17	Community Member	Outdoor Area	Is there an outdoor gathering space?	We noted an open lawn area east of the site that could be used for gatherings.	2/16/2017
18	Community Member	Outdoor Area	Need for an amphitheatre and stage / structure for outdoor concerts and events.	Identified that there had been discussion that the picnic shelter at the south end of the Open Lawn Area could be upgraded to a band shell type structure; this could possibly incorporate an area with informal bank / slope seating;	2/16/2017
19	Community Member	Programming	What are the winter opportunities at the site?	To be reviewed and included as future communication to the community;	2/16/2017
20	Community Member	Master Plan	Program and timing for Phase 3 - apparently there are all kinds of rumours out in the community;	Clarification to the community to be provided in future communications;	2/16/2017
21	Community Member	Natatorium	The need for a pool as part of the program was mentioned several times.	Excluded from the master plan;	2/16/2017
22	Community Member	Multi-Use Fields	The need for synthetic turf fields and a winter use field.	We explained that options were being provided as part of a cost estimating exercise to upgrade natural turf sports fields to synthetic turf + to upgrade one synthetic turf field to include an air supported dome structure. Note with regards to the track comment (above), the introduction of a modified track (4-6 lanes) around the field perimeter is an option; track could also be under the cover of the dome in the winter;	2/16/2017
23	Community Member	Master Plan	Why does the design place such an emphasis on softball?	Identified that it was based on the survey information that was compiled and the desire to have a tournament venue;	2/16/2017
24	Community Member	Master Plan	Why don't we just cut down all of the trees (SW of Softball Diamond #4) to create more space?	Explained that one of the priorities of the design was to maintain the integrity of the natural environment (including existing mature vegetation);	2/16/2017
25	Community Member	Skate/Scooter Park	Skate/scooter Park isolated at the back near the woods and too far from the road.	We explained that once the development/ Street E to the west is constructed the skate/scooter park will be closer to the Street E and more visible.	2/16/2017



SOUTHWEST SPORTS PARK REVISED MASTER PLAN

City of Brantford

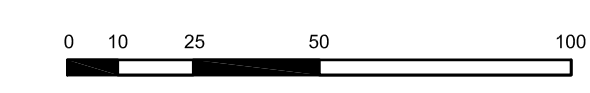
February 2017

- LEGEND
- LIMIT OF DEVELOPMENT (ALL PHASES)
 - LIMIT OF DEVELOPMENT (PHASE 1)
 - 30m WETLAND BUFFER
 - BUTTERNUT BUFFER AREA
 - PROPOSED DEVELOPMENT WITHIN NATURAL FEATURE
 - PROPOSED DEVELOPMENT WITHIN WETLAND BUFFER
 - PROPOSED RESTORATION AREA OUTSIDE OF LIMIT OF DEVELOPMENT (AGRICULTURAL)
 - STAGE 3 ARCHAEOLOGICAL ASSESSMENT AREA WITHIN LIMIT OF DEVELOPMENT



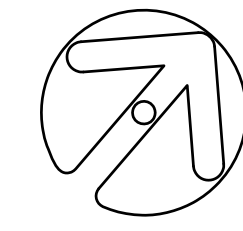
CITY OF BRANTFORD
SOUTHWEST SPORTS PARK

ENVIRONMENTAL AND
ARCHAEOLOGICAL
ENCROACHMENTS PLAN
ALL PHASES



OCTOBER 2017 SCALE: 1:1500

the mbtw group
landscape architecture urban design design planning construction civil design interior design
200 Ridgeland Ave., Unit 14, Toronto, Ontario, Canada M6H 1B9
T: (416) 448-7707 F: (416) 448-1803 www.mbtw-vol.com





SOUTHWEST SPORTS PARK MASTER PLAN

City of Brantford

May 2018