

Council Meeting: Norfolk Community Hub Update



IBI GROUP – John Ariens, MCIP, RPP
Norfolk Community Hub
October 11th, 2016

Community Hub Partners includes:

- Fanshawe College
- Zitia Group
- High Point Developments
- CARE Norfolk
- Norfolk Council

Coordinated by:

Chris Baird, County of Norfolk
John Ariens, IBI Group

Community Hub typically includes:

- Community Centre / Senior's Centre
- Arenas
- Library
- Outdoor play equipment and fields
- Swimplex

Benefits of a Community Hub:

- More efficient provision of recreation
- One-stop for recreation
- Community focal point / identity
- Economic spin-offs
- Services entire County / central location
- Provides reason to stay in community
- Adds to quality of life

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Brant Sports Complex:

- 2 ice pads
- Lafarge Banquet Hall
- 2 meeting rooms
- 1 conference room
- Fitness Facilities



Examples of Community Hubs

Grimsby Peach King Centre:

- 2 indoor ice pads
- Outdoor rink / Summer Pad
- Racquetball courts
- Auditorium
- Board room
- Fitness Facility
- Mini soccer field
- Splash Pad



Examples of Community Hubs

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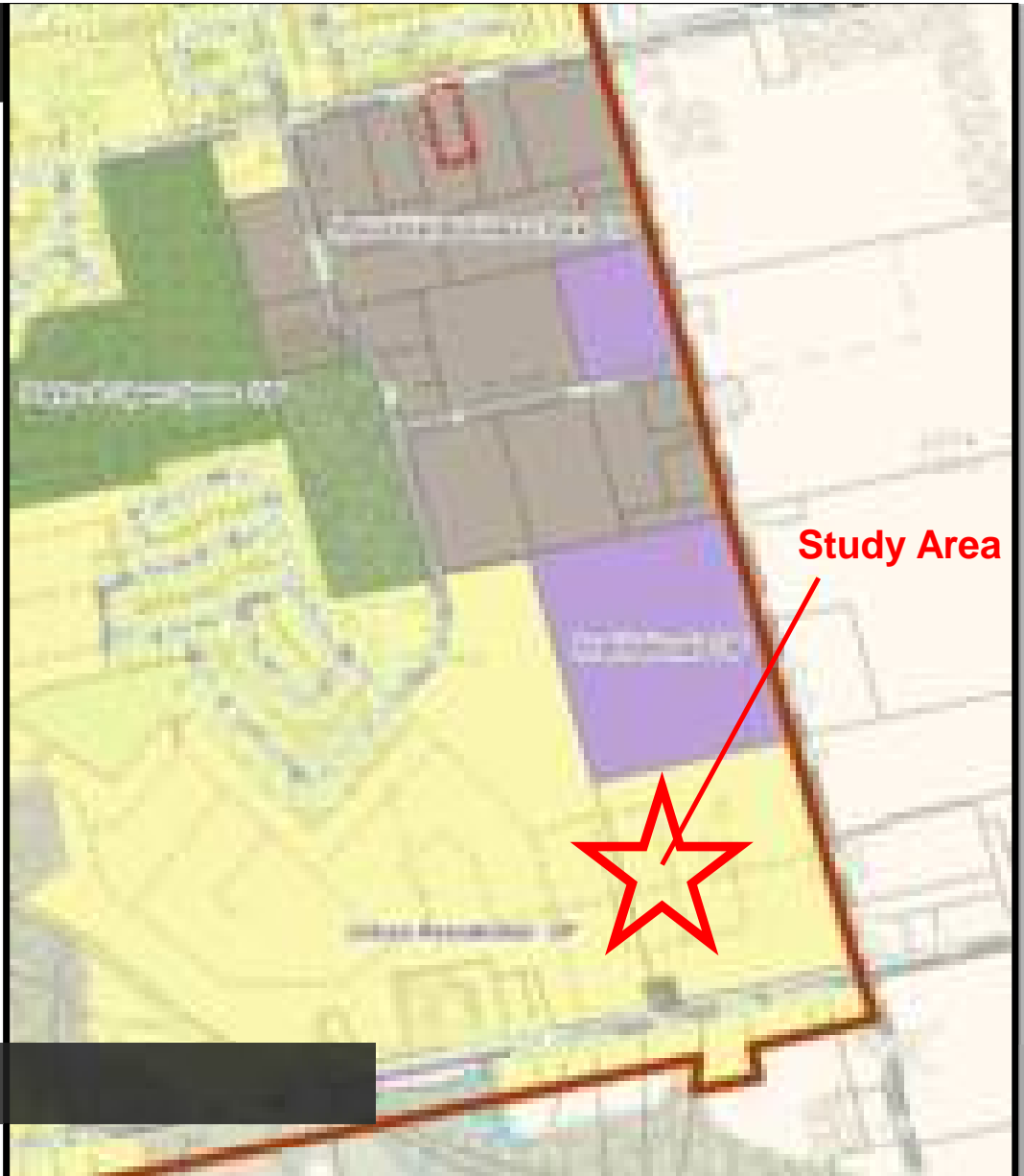
Wilmot Recreation Complex:

- 2 NHL sized arenas
- An Aquatics Centre
- Active Living Centre
- Optimist Youth Centre
- Meeting rooms
- An Indoor Track
- 3 full size soccer fields
- 2 mini soccer fields
- Accessible playground
- Splash Pad



Examples of Community Hubs

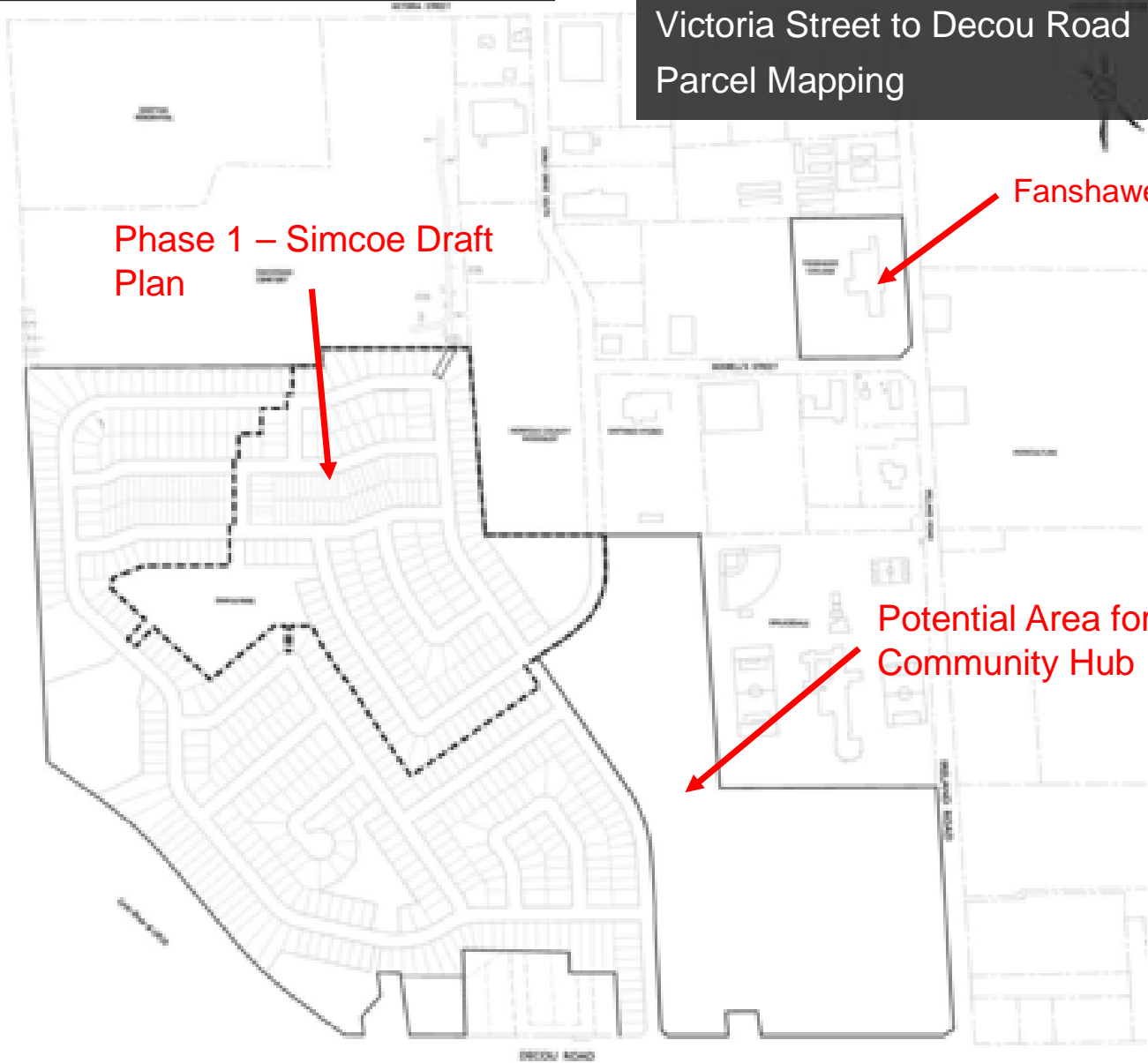
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Study Area

Official Plan Schedule

Victoria Street to Decou Road Parcel Mapping



What facilities would the Norfolk County Community Hub provide?

- Senior's Centre with Meeting rooms
- Olympic Size Swimming Pool
- Future hockey Arenas
- Gymnasium / Recreation Centre

Complimentary Uses to Consider:

- Library
- Student Housing
- Senior Apartment / Assisted Living
- Nursing Home
- Soccer Pitch
- Baseball Diamonds
- Tennis courts
- Other outdoor activities

Total Area required for this: 13 – 20 hectares

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Potential Area for Community Hub

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Option 1



Option 2



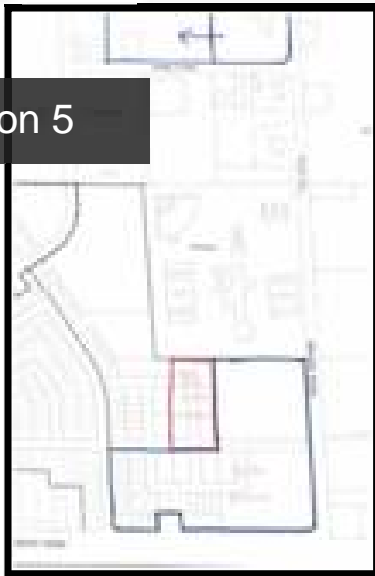
Option 3



Option 4



Option 5



Option 6

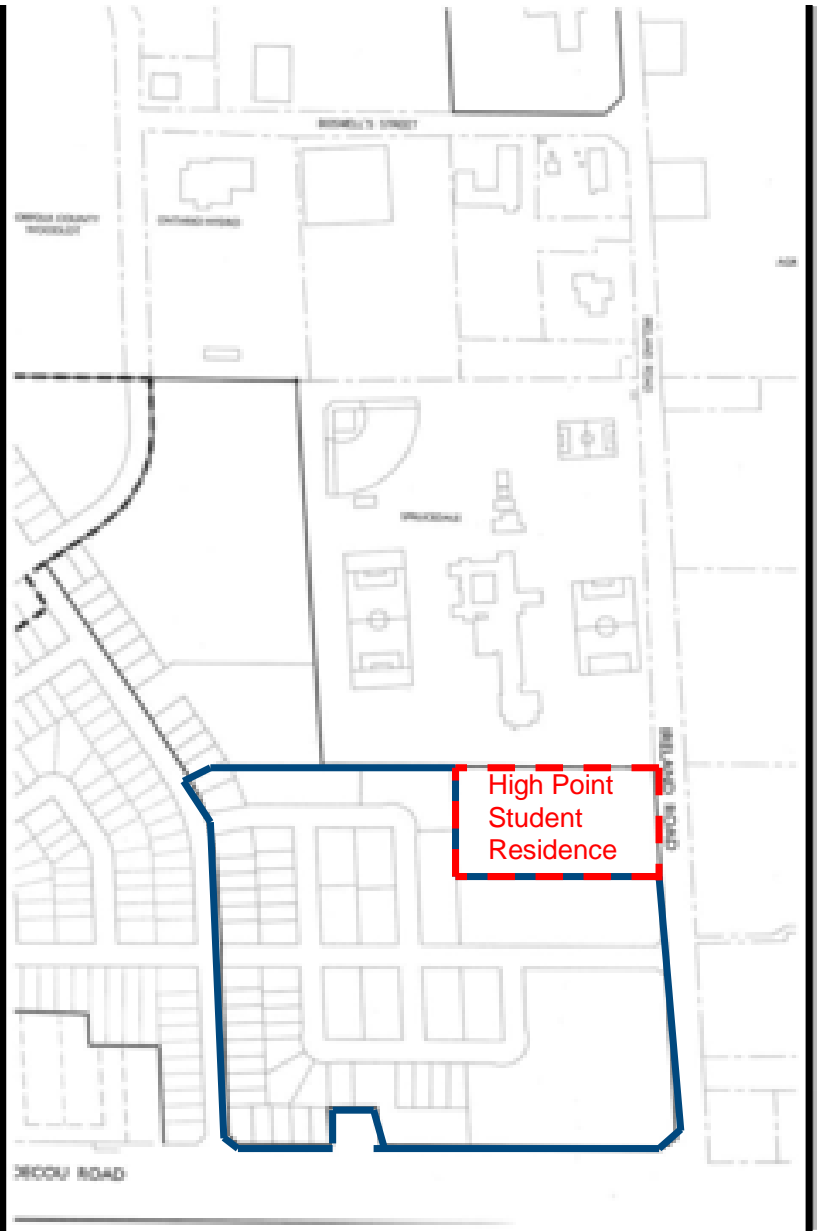


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Preferred Concept

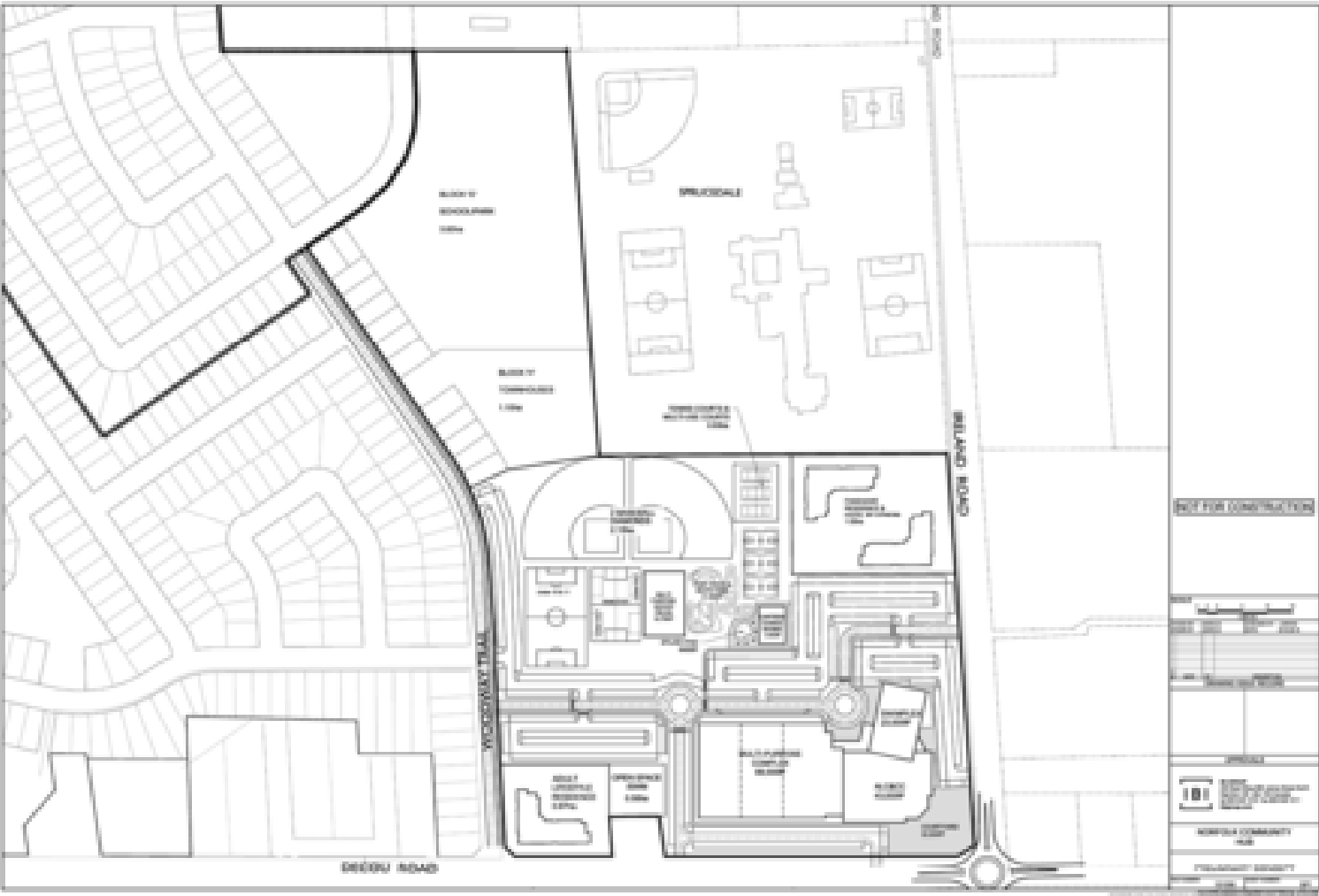
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Preferred Concept with Client Input

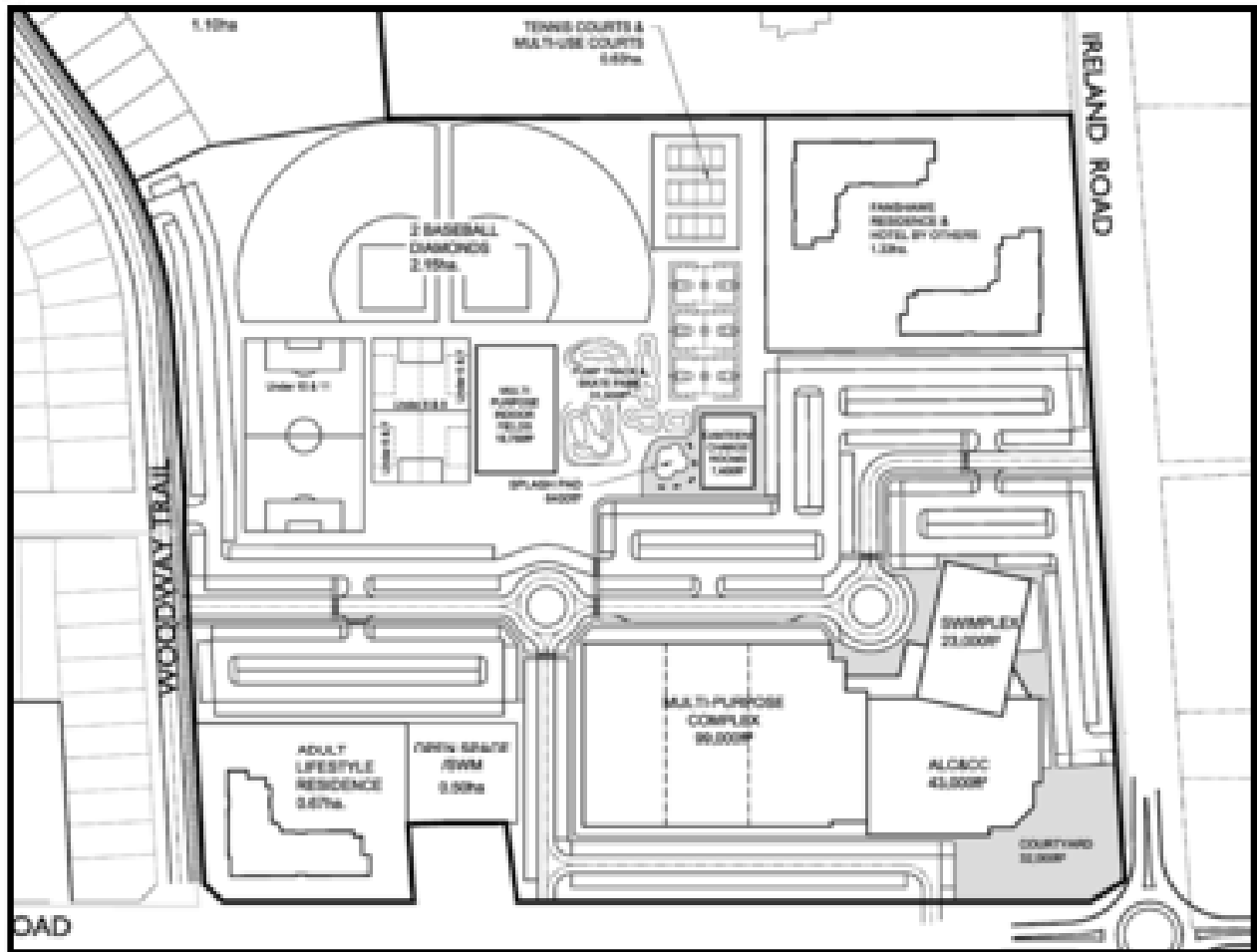
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Preferred Concept



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Preferred Concept

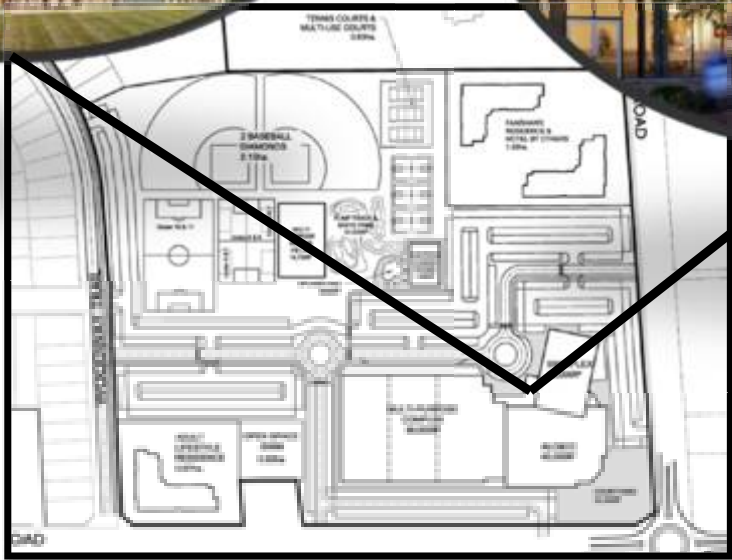


Uses contained in the Hub:

- Swimplex
- Adult Living Centre
- Community Centre
- Multi-Event Arena/ Gymnasium
- SWM Block
- Seniors Residence
- Multi Purpose Indoor Fields
- Indoor Courts
- Splash Pad
- Student Residence
- Canteen Change Rooms
- Baseball Diamonds
- Soccer Fields
- Tennis Courts and Multi-use Courts
- Pump Track / Skate Park
- Tranquility Courtyard

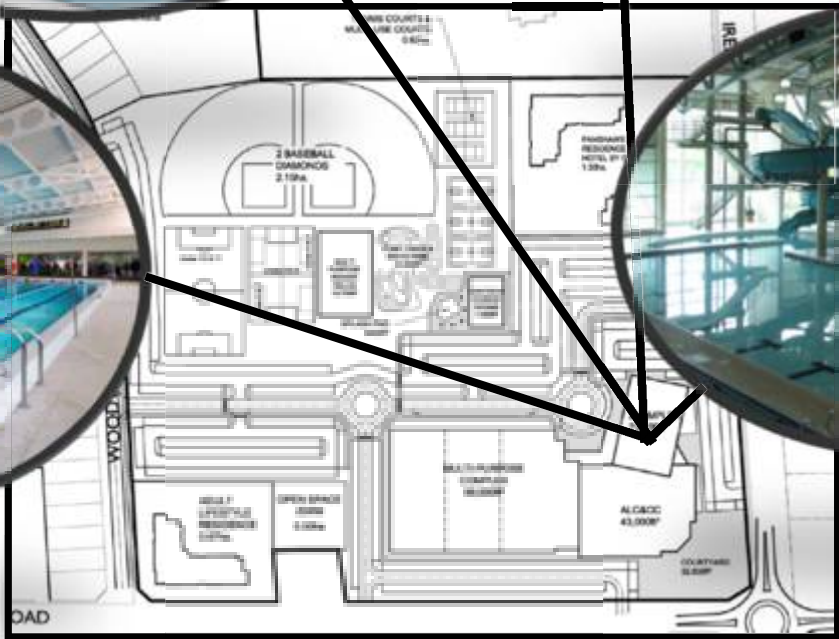
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Glass Atrium Entrance



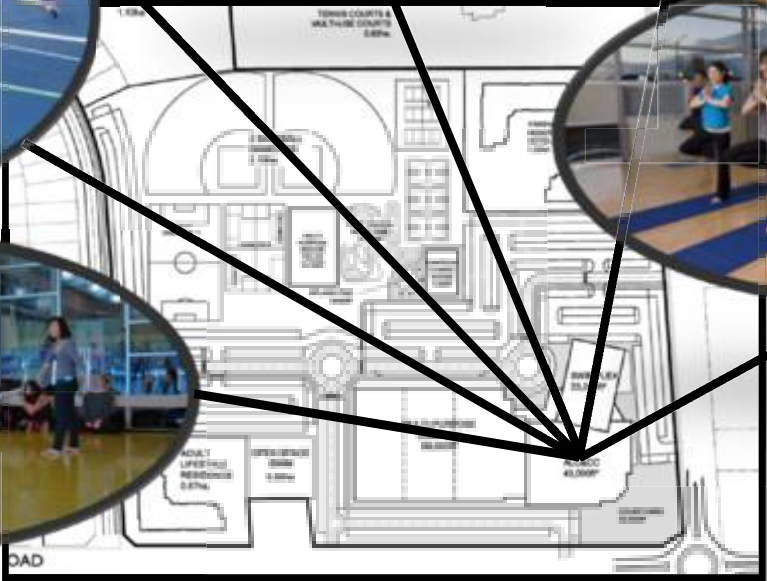
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Swimplex



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Adult Living Centre / Community Centre / Indoor Courts



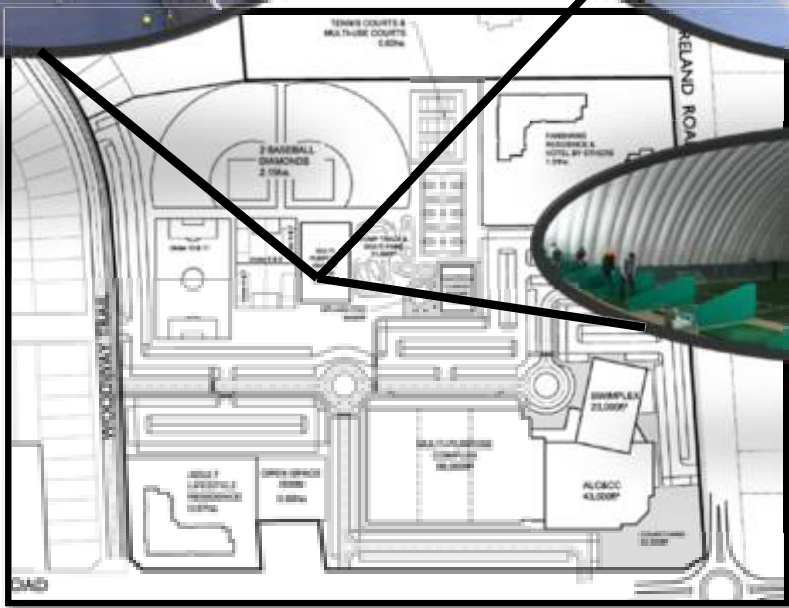
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Multi Event Arena / Gymnasium



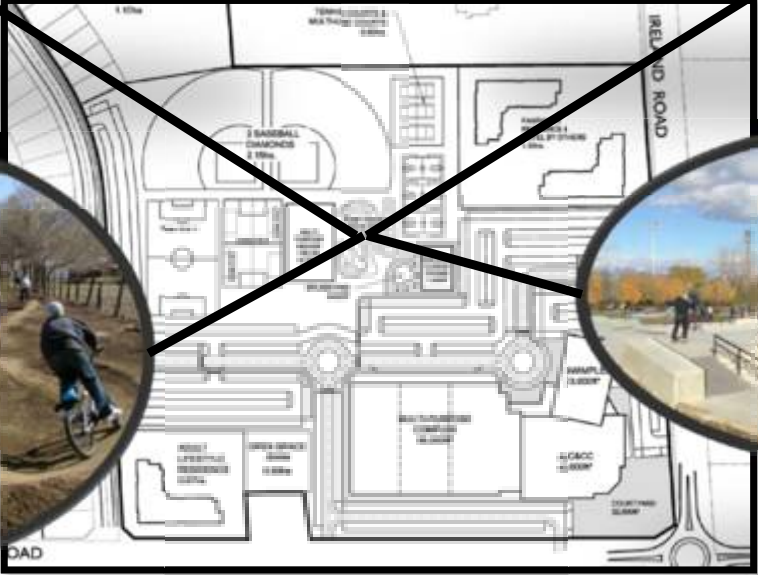
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Multi Purpose Indoor Fields



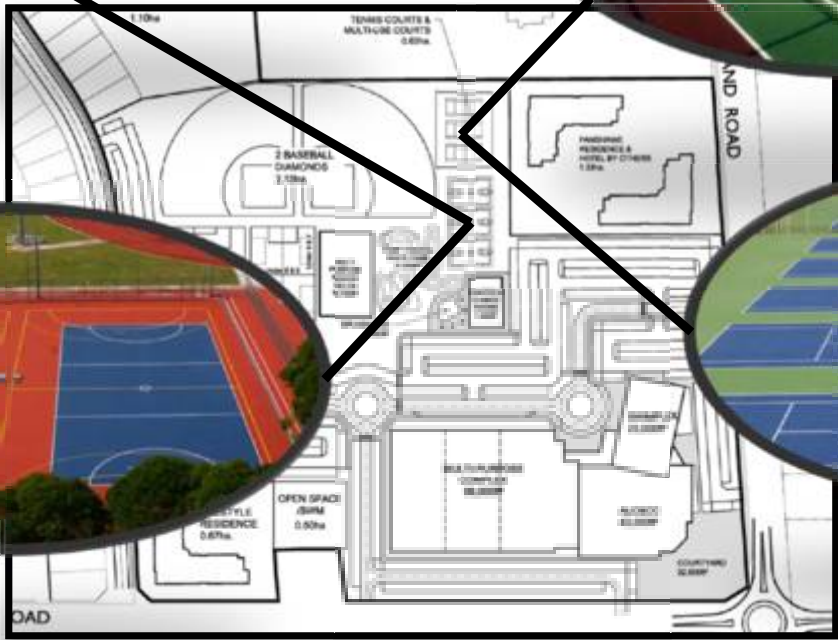
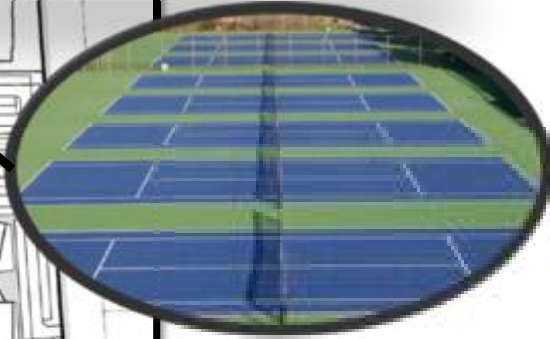
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Pump Track / Skate Park



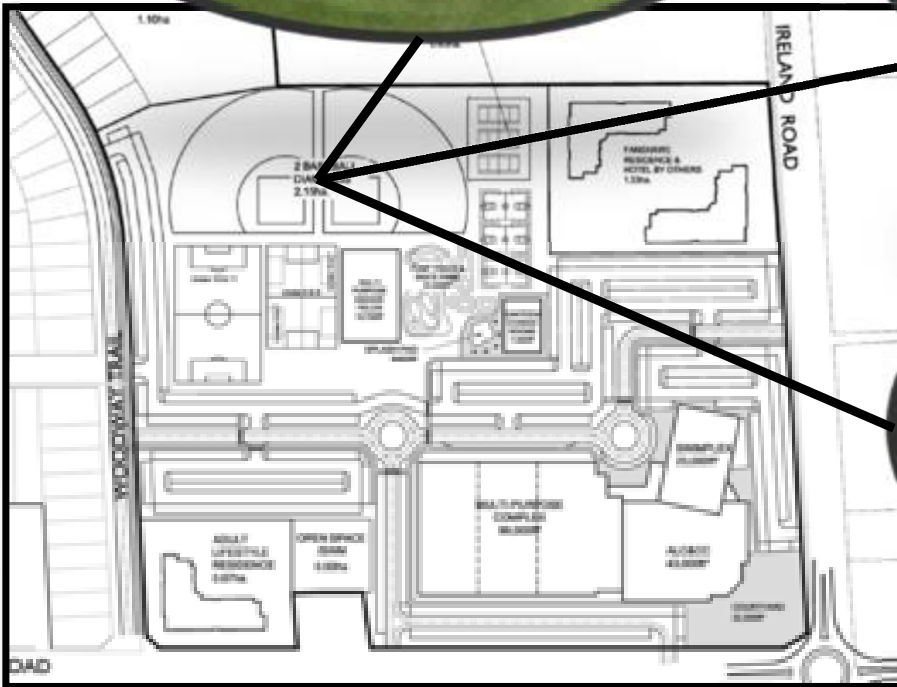
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Tennis Court & Multi Use Courts



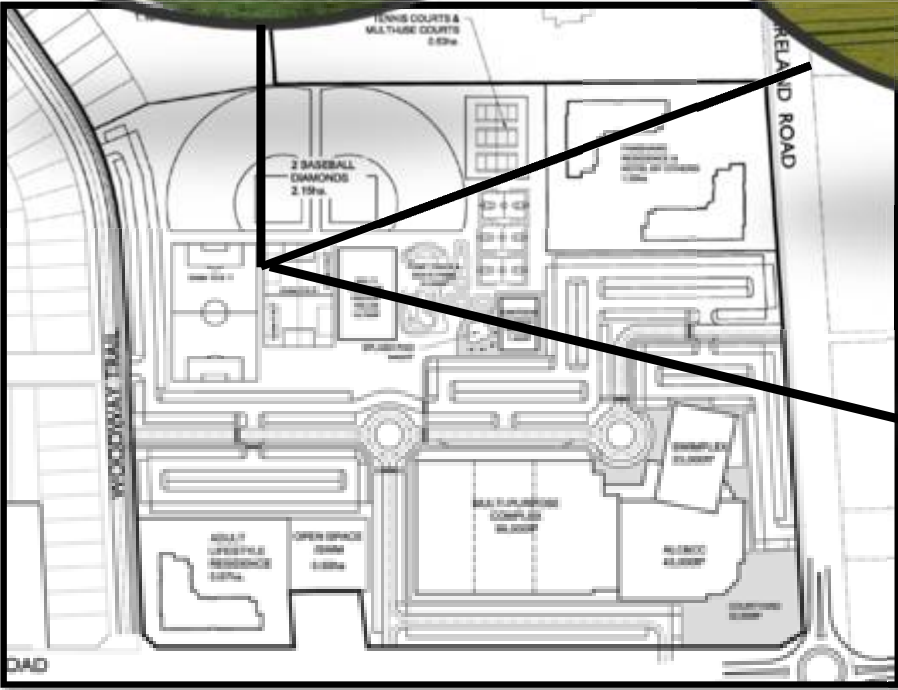
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Baseball Diamonds



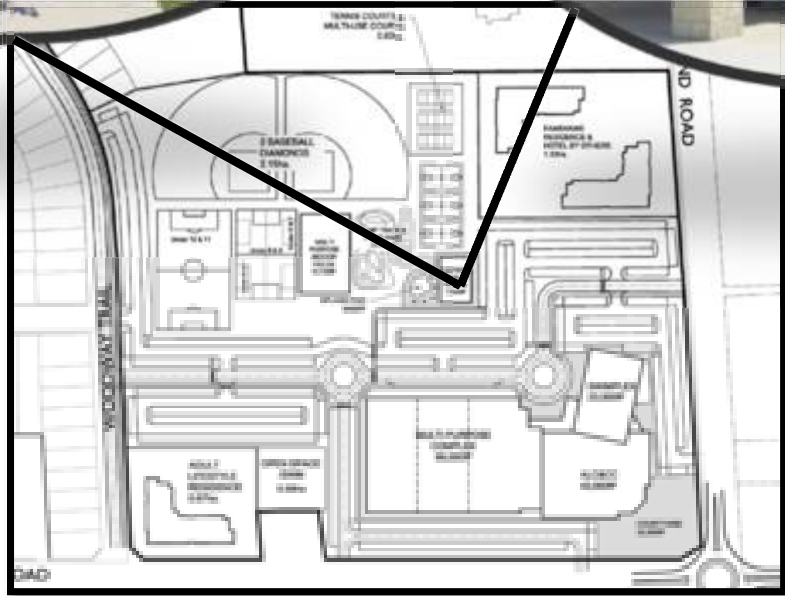
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Soccer Field / Mini Soccer Field



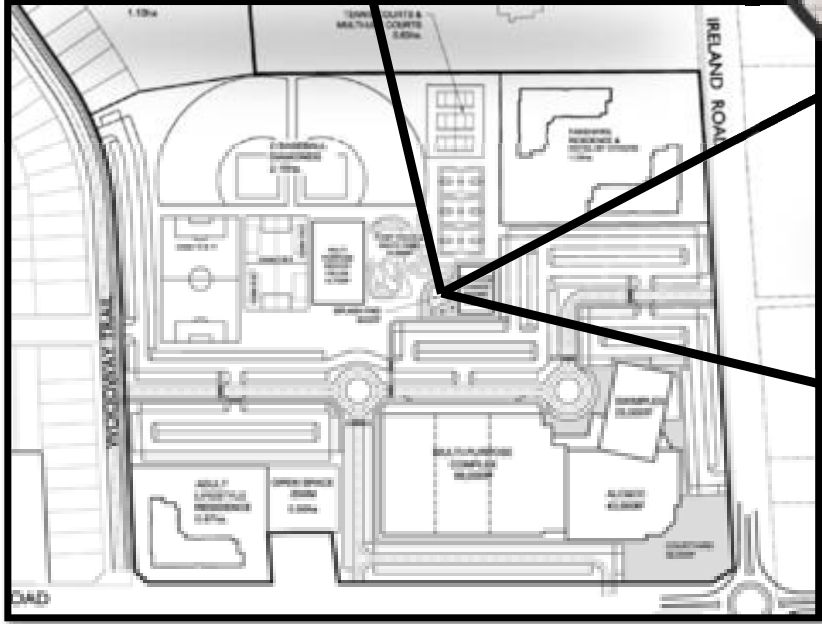
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Canteen / Change Rooms



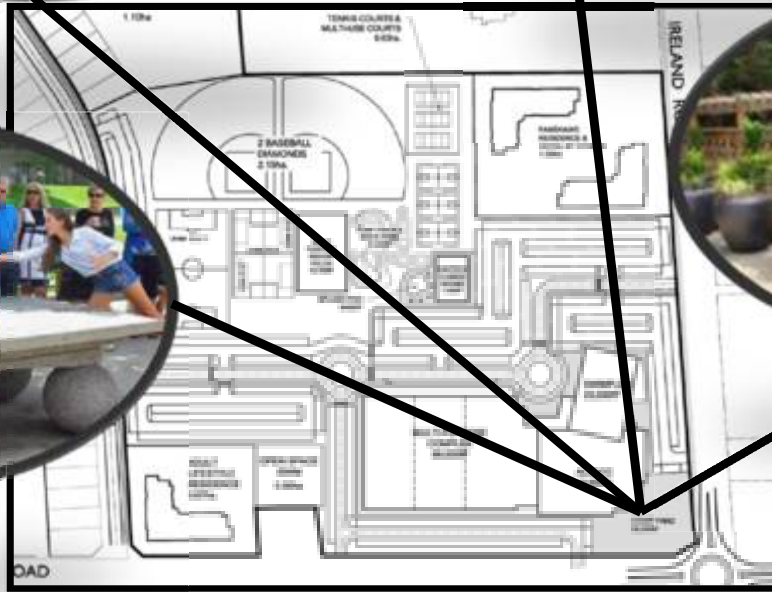
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Splash Pad



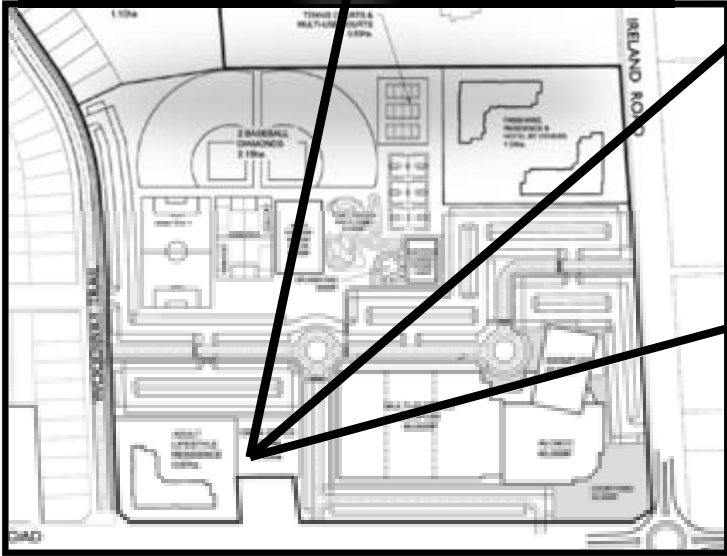
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Tranquility Courtyard



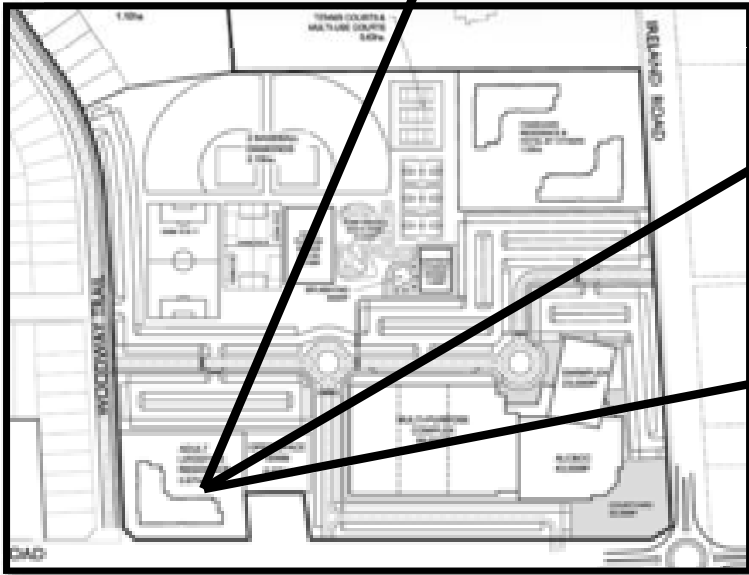
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Stormwater Management Pond



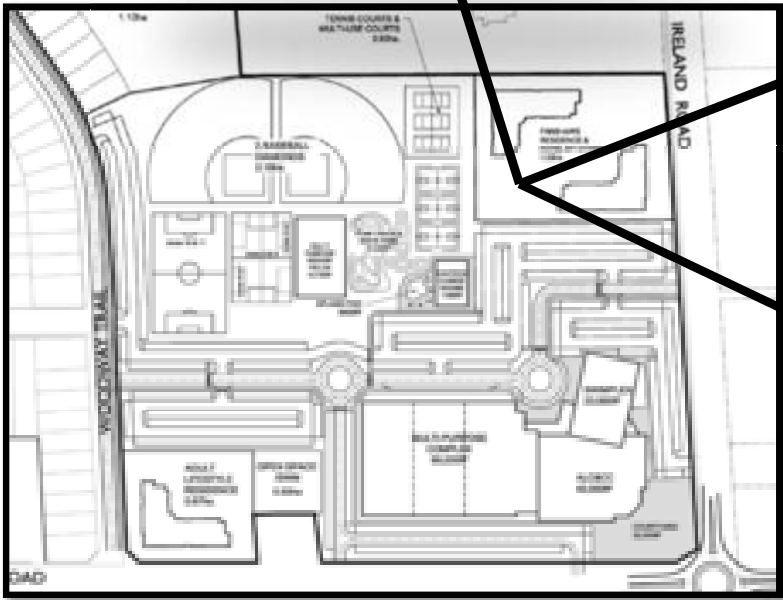
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Adult Living Residence



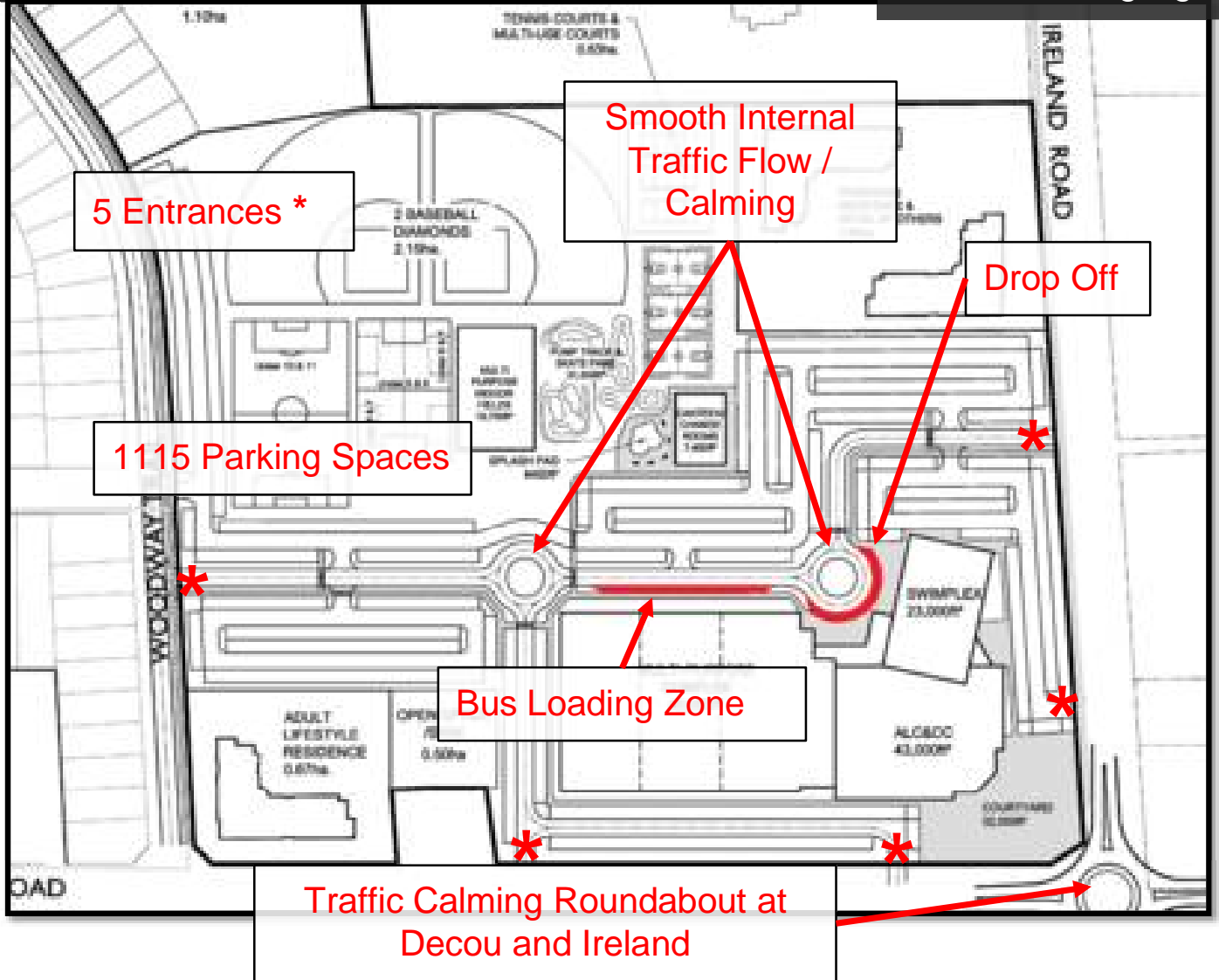
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Student Residence / Hotel



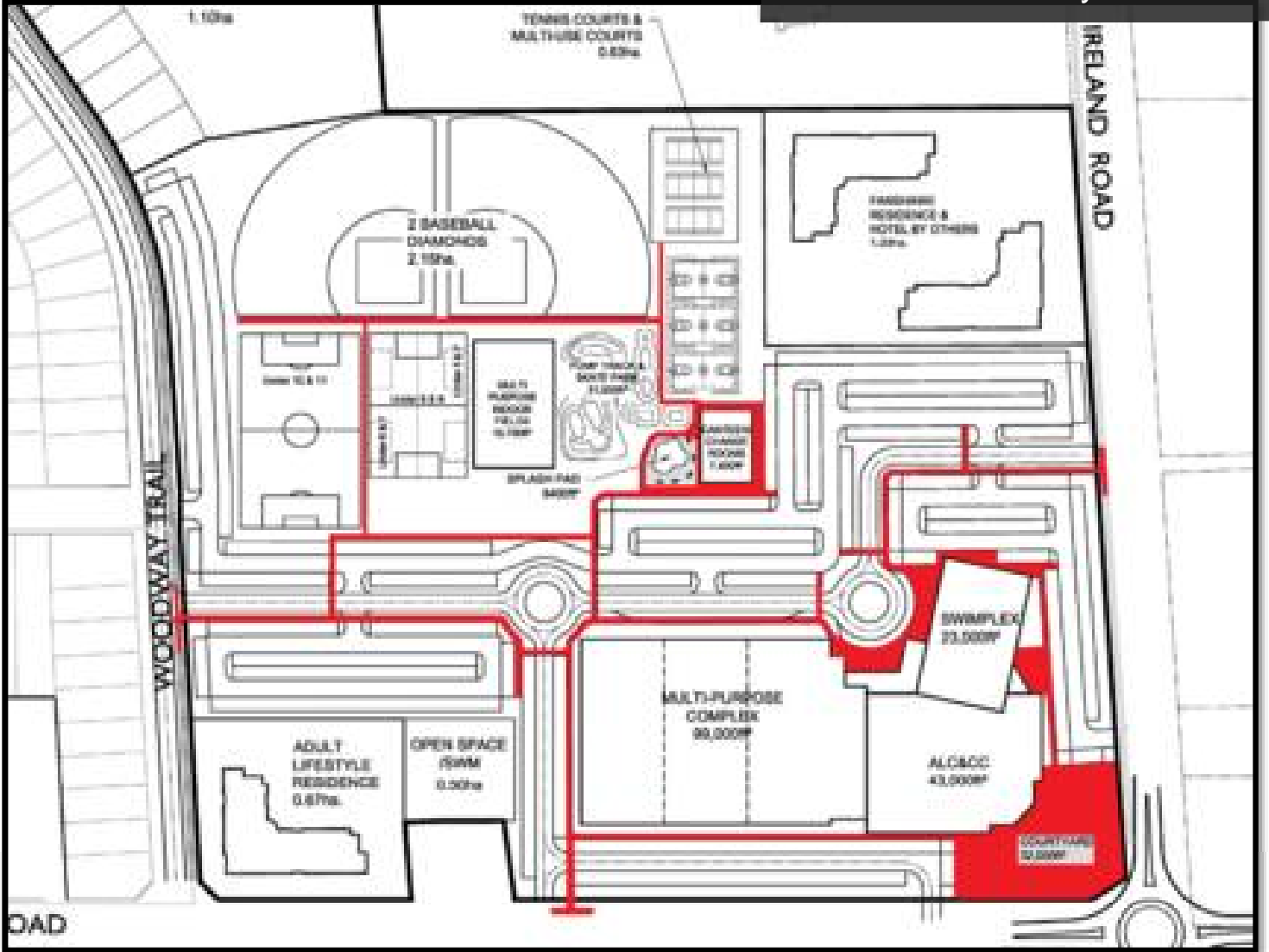
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Features to Highlight



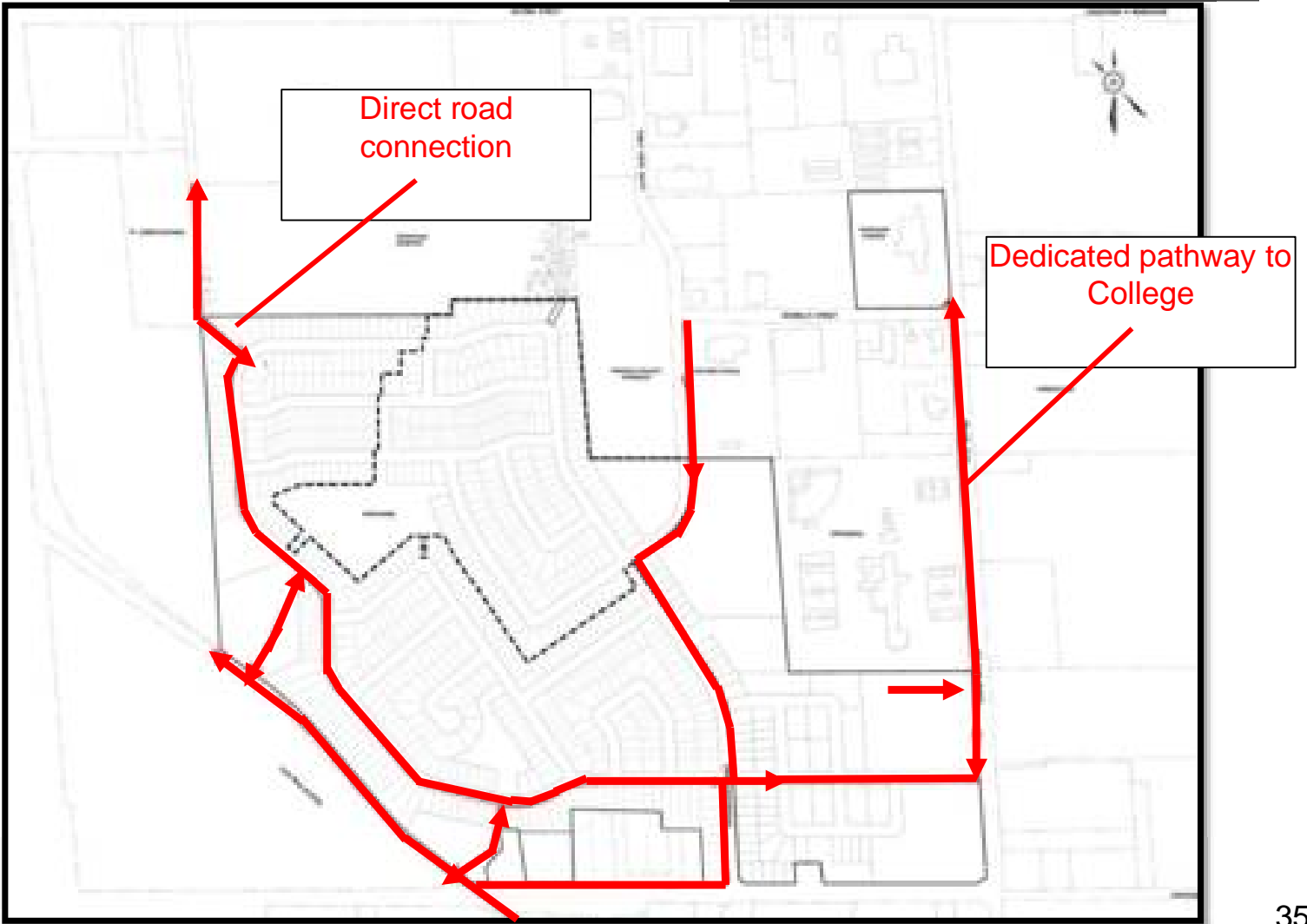
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Internal Connectivity



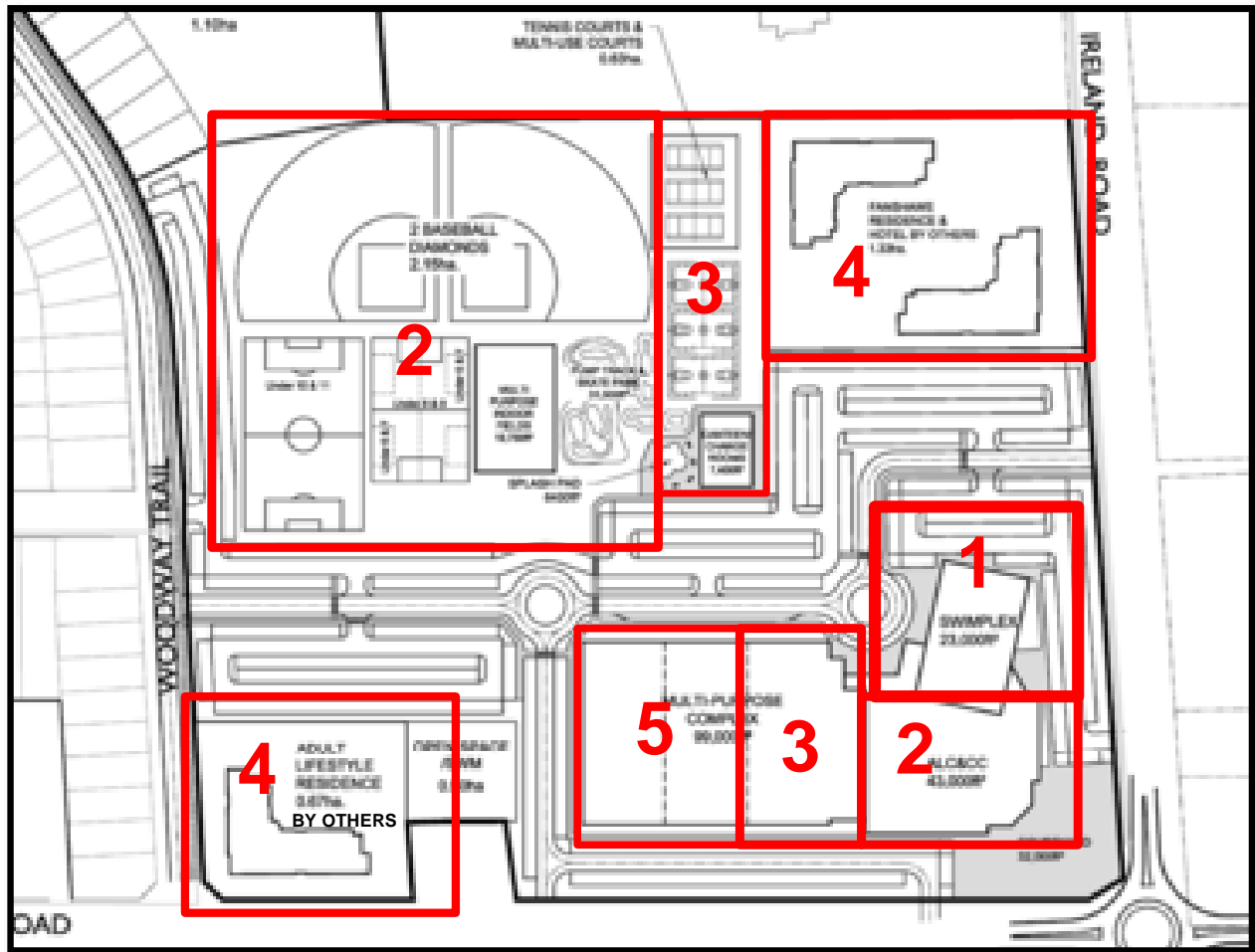
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Neighbourhood Connectivity



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Phasing: Easy to Implement in Phases



Our recommendation to Council

1. Approve in principle the concept of the Community Hub
2. Attend the Wilmot Recreation Centre Tour on November 2nd.
3. Establish a Steering Committee to
 - Meet with the public and stakeholders
 - Fine tune the concept
 - Prepare preliminary cost estimates / phasing
 - Return to Council with a recommendation
4. If approved:
 - Initiate Planning Applications (zoning / subdivision revisions)
 - Land is purchased
 - Implementation begins

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2021?

