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TO:	GENERAL COMMITTEE
SUBJECT:	INVESTIGATION TO CONSTRUCT PROFESSIONAL GRADE PICKLEBALL COURTS
WARD:	ALL
PREPARED BY AND KEY CONTACT:	K. LILIENTHAL (LUI), OALA, RPP, LANDSCAPE ARCHITECTURAL PLANNER EXT. 4866
SUBMITTED BY:	K. BRADLEY, MLA, MANAGER OF PARKS PLANNING M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES
GENERAL MANAGER APPROVAL:	B. ARANIYASUNDARAN, P.ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
CHIEF ADMINISTRATIVE OFFICER APPROVAL:	M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

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#### **RECOMMENDED MOTION**

1. That Capital Project EN1504 approved for funding of future Pickleball Courts in the amount of \$650,000, be increased by \$644,000 for a total amount of \$1,294,000 to construct a fourteen (14) court Pickleball Facility without a dome, located at the Barrie Community Sports Complex as per Appendix "F" to Staff Report DEV002-22, and be funded from the Reinvestment Reserve.
2. That Project EN1504 for future Pickleball Courts be revised to show the design phase in 2022 at a value of \$119,000 and the construction phase in 2023 at a value of \$1,175,000.
3. That staff in Development Services Department proceed with the consultant selection process for the design of the Pickleball Facility in the second quarter of 2022 with the public tender of the construction project issued at the end of 2022 or early in 2023.

#### **PURPOSE & BACKGROUND**

4. On May 31, 2021, City Council adopted motion 21-G-143 regarding the investigation to construct professional grade pickleball courts as follows:  
  
"That staff in the Development Services Department investigate the feasibility of constructing 13-14 professional grade pickleball courts with a shaded seating area and the potential for a winter dome at a City owned park to be funded from the Federal Gas Tax and Community Re-investment Reserve for potential construction in spring of 2022 and report back to General Committee."
5. On December 6, 2021, City Council adopted motion 20-G-280 under Capital Budget Approvals, item 11 I) with the following amendment:  
  
"That a capital project be added for the purpose of funding future Pickleball Court projects in the amount of \$650,000 to be funded from the Reinvestment Reserve with the details of potential projects being presented to General Committee by the Development Services Department in Q1 2022."

6. Capital project EN1504 – Pickleball Courts has been added to the 2022 Business Plan in the value of \$650,000 funded from the Reinvestment Reserve.
7. The City of Barrie's Official Plan (2018) states that the City strives "to provide high quality programs, services and facilities for the health and wellbeing of the community, through comprehensive, efficient and cost-effective emergency and health related protection" (2.2) and "to provide all residents of the City with a full range and equitable distribution of recreational areas, facilities, and activities" (4.6.1.a).
8. The Outdoor Recreational Facility Study (2019) identified a growing interest in pickleball amongst the Barrie community specifically noting:
  - *"With the municipal provision of outdoor pickleball courts still in its infancy, there are no generally accepted provision targets; outdoor pickleball courts are typically provided on a case-by-case basis in response to localized demands". (Page 56)*
  - *"...there is merit in considering additional [pickleball] facilities to respond to the popularity of the sport, as well as the City's aging demographic". (Page 56)*
9. In response to City Council adopted motion 21-G-143, the purpose of this report is to assess the feasibility of providing a 14-court outdoor pickleball facility (the "Facility") with supporting amenities, suitable for both recreational and competitive play standards in the City of Barrie. The courts are to be of a professional standard and are to align to the best practices and recommendations of Pickleball Canada, Pickleball Ontario, and the USA Pickleball Association (USAPA). Supporting amenities for the proposed pickleball facility include, but are not limited to, lighting, shaded seating area, washroom facilities, parking, and a potential winter dome.
10. While the motion included reference to a winter dome, this inclusion changes the nature of the project and the ease of implementation. Information regarding the integration of an additional dome has been provided at a high-level within this report. Should Council require additional details regarding the integration of a dome component for the proposed pickleball facility, staff is to be directed to conduct further investigation regarding site specific design requirements, project costs and public-private partnerships.

## **ANALYSIS**

11. Pickleball is a paddleball sport, combining elements of tennis, badminton, and table tennis/ping-pong. It is played with a paddle and a wiffleball (a plastic perforated ball) on a badminton-sized court with a slightly modified tennis net. The sport can be played as doubles or singles and is enjoyed by all ages and skill levels for both recreation and building social connections. Pickleball is growing in popularity in Canada and throughout Ontario communities, notably amongst older adults and seniors, but also young adults.
12. Findings from the 2019 Outdoor Recreation Facility Study indicates a growing interest in pickleball within the Barrie community and further indicates that there is value to the community in considering additional pickleball facilities to respond to the popularity of the sport, as well as the City's aging demographic.
13. The City of Barrie offers indoor drop-in Pickleball sessions at various Community Centres throughout the City. In 2020, 438 participants were observed over 80 sessions (on average 5.5 participants per session) and 107 participants observed over 7 sessions in 2021 (on average 15.3 participants per session). Recreation and Culture Services staff have expressed that there is

interest amongst residents for more opportunities to play pickleball outdoors, particularly during the COVID-19 Pandemic.

14. City Staff have been in communications with the Barrie Pickleball Club (the "Club") regarding the recent addition of pickleball courts in Painswick Park and recognize the user group's increasing growth and interest for additional pickleball facilities throughout the City. The Club has expressed interest in offering formal club registration and programming and is currently seeking a pickleball court facility in Barrie with multiple dedicated courts to accommodate their activities. It has been noted that the Barrie Pickleball Facebook group has garnered approximately 435 followers.
15. The subject Report timeline did not permit a formal public consultation process, including a comprehensive community needs and interests survey and assessment for the sport of pickleball and the proposed pickleball Facility. To date, no formal public or user group consultation has occurred regarding adopted motion 21-G-143 and the associated proposal to supply a 14-court tournament facility.

#### Municipal Pickleball Provision Levels

16. The Outdoor Recreation Facility Study (2019) notes that a municipal provision standard for outdoor pickleball courts is still in its infancy and that there are not any generally accepted provision targets for outdoor pickleball courts as they are typically provided on a case-by-case basis in response to localized demands.
17. In 2019, the City of Barrie provided a higher level of service for dedicated pickleball facilities to its 'Age 55+' residents compared to other Ontario municipalities "Age 55+" statistics (see Table 14 from the Outdoor Recreation Facility Study 2019 below).

**Table 14: Service Level Comparison, Outdoor Pickleball Courts**

Outdoor Pickleball Courts	2018 Population Estimate (Age 55+)	Supply	Service Level
Oshawa	49,700	8	6,213
<b>Barrie</b>	<b>38,000</b>	<b>3</b>	<b>12,667</b>
Whitby	33,600	2	16,800
Oakville	54,800	1	54,800
Windsor	84,400	1	84,400
Vaughan	83,200	0	-
St. Catharines	48,300	0	-
<b>Average</b>	<b>56,000</b>	<b>3</b>	<b>1 : 34,976</b>

Population estimate in each municipality is based on applying the capture rate of residents age 55+ from the 2016 Census to the 2018 population estimate.

\*Includes two pickleball courts that are planned for construction at Painswick Park in 2019.

18. Pickleball is a rapidly evolving sport in Ontario. Municipal service levels for pickleball facilities have changed since the completion of the above-referenced City of Barrie Outdoor Recreation Facility Study (2019). Verifiable data of comparable municipal pickleball provision rates clearly distinguishing between outdoor shared-use and dedicated pickleball courts is currently unavailable and staff are unable to provide an updated and accurate service level comparison at the time of authoring this report.

19. The City of Barrie currently has a total of eleven (11) existing pickleball courts in City parks, consisting of six (6) dedicated pickleball courts, and five (5) shared-use courts. The City plans to construct an additional (4) dedicated pickleball courts at Eastview Community Park to achieve an approximate total of fourteen courts in 2022 (refer to **Appendix "A"** for a map of locations).

Status	Type of Court	Location	# of Courts
Existing	Dedicated	Red Path Park	2
		Painswick Park	4
	Shared Use	Greenfield Park	1
		Sandringham Park	2
		Strabane Park	2
2022	Dedicated	Eastview Community Park	4
Proposed* As per the Outdoor Recreational Facility Study (2019) Recommendations	Shared Use	Former City Boundary	7
		Hewitt's Secondary Plan Area	4
		Salem Secondary Plan Area	4

20. The Outdoor Recreation Facility Study (2019) highlights the value in considering additional pickleball facilities to respond to the popularity of the sport as well as the City's aging demographic. Staff continue to investigate opportunities to implement local-level dedicated pickleball court facilities (1 to 2 courts) where space is available or where there is a rationale to convert existing tennis courts to either shared-use or dedicated courts to meet user demand on a case-by-case basis. To provide equitable service to all neighbourhoods, staff recommend that an Outdoor Racquet Sports Strategy be undertaken to provide outdoor pickleball and tennis recreational facilities across the City.

#### Community-Oriented Pickleball Facilities Examples

21. Recent community and club oriented pickleball facilities have been established in Ontario municipalities with examples included in the table below:

Facility Name	Municipality	# of Courts	Type of Court	Ownership	Operations	Year	Approx. Pickleball Facility Funding <sup>1</sup>	User Group Contribution
Kingsville Arena, Kingsville	Kingsville	8	Dedicated	City	City/User Group	2021	\$285,000	\$75,000
Confederation Beach Sports Park, Hamilton	Hamilton	12	Dedicated	City	City	2020	\$366,000	N/A
Hill Park, Hamilton	Hamilton	12	6 Dedicated (New), 6 Shared Use (Pre-existing)	City	City/User Group	2020	\$415,000 (6 new courts only, resurfacing project)	\$25,000

<sup>1</sup> Approximate pickleball facility funding costs, as shown, are reflective of capital construction costs ONLY (exclusive of servicing, soft costs, and programming/operations.)

22. Staff, while preparing this report, were unable to find record of an existing City-owned and operated, community-oriented, dedicated pickleball facility with a dome component in Ontario.
23. Court facilities with dome components were more commonly found for tennis, occasionally with the opportunity for additional recreational programming such as squash, fitness, sports training, and children's programming. Tennis facilities with domes have been typically found to be in partnership with municipalities and privately operated clubs. For example, the Barrie North Winter Tennis facility, located in Midhurst, operates utilizing the Township of Springwater tennis courts. The dome component is erected in October and taken down in April. Programming and dome maintenance are managed by Barrie North Winter Tennis, who are affiliated with Tennis Canada.
24. The Barrie Sports Dome, located on the City's north end, is an example of a partnership between public and private sectors for a recreational dome facility. The dome encompasses two artificial turf fields that are used for a range of programming such as soccer, golf, flag football, lawn bowling, and more, to promote year-round facility usage. The City of Barrie operates the dome between May and September to offer residents recreational programming and the Barrie Sports Dome operates the facility from October to April.
25. The Confederation Beach Sports Park Pickleball Facility in the City of Hamilton has been designed to potentially accommodate a future dome structure. City of Hamilton staff report that the implementation of a future dome is contingent upon the on full funding, operations, and maintenance being provided by an external private operator or user group.

#### Outdoor Pickleball Facility Component Requirements

26. In consultation with the Barrie Pickleball Club and the Accessibility Advisory Committee regarding 2021 pickleball court installations, and applying standard pickleball facility best practices (as per Pickleball Canada, Pickleball Ontario, and the USA Pickleball Association (USAPA)), the following considerations and components are recommended for pickleball facility of this class:
  - a) **Dedicated Pickleball Play:** The Facility is to serve as a dedicated pickleball facility. Due to the existing demand for tennis court facilities in the City, it is not recommended to convert existing well-utilized tennis courts to pickleball courts or to add pickleball programming to existing courts (shared-use facilities) for the proposed destination pickleball facility. It has been expressed by both pickleball and tennis user groups that shared courts are not preferable due to differing net set-up, visually conflicting play layouts, and difficulties coordinating play times.
  - b) **Number of Courts:** For the purposes of club tournament play, a minimum of six (6) dedicated pickleball courts is recommended. Pickleball Canada recommends a minimum of twelve (12) courts for sanctioned regional-level tournaments and twenty (20) courts at the national-level. For the purposes of this report, a minimum of fourteen (14) courts shall be used to address Council Motion 21-G-143.
  - c) **Types of Courts:** The Facility is to have a combination of Competitive and Wheelchair/Elite Play courts (Refer to **Appendix "B"**) as detailed in the USAPA 2020 Pickleball Courts Construction & Maintenance Manual. In consultation with the City's Accessibility Coordinator, Parks Planning staff recommends that a minimum of two (2) Wheelchair/Elite Play courts be provided out of the proposed (14) courts.
  - d) **Acrylic Surfacing (Cushioned):** For a "professional" grade pickleball court, acrylic-coated court surfacing is recommended including a built-in cushioning layer installed beneath the

acrylic surface to reduce the physical impact on players' bodies and enabling players to play for extended periods of time and at increased frequency.

- e) **Fencing:** It is recommended that each court be individually fenced to provide separation between the courts (minimum 5' high) as to restrict ball movement. The outside perimeter fencing is recommended to be a minimum of 10' high to accommodate for wind barriers/screening. Should a dome component form part of the Facility, break-away perimeter fencing is recommended to allow for the ease of seasonal dome structure installation/removal, winter maintenance and general facility maintenance. Break-away fencing will contribute to an increase in facility costs.
  - f) **Lighting:** It is recommended that the Facility be lit to extend playing periods. To accommodate a potential dome feature, the lighting design will require modification from a typical outdoor court lighting layout, including higher poles and additional luminaires, and may result in higher associated costs.
  - g) **Seating:** Pickleball is recognized as a social sport, amongst both players and bystanders. A **shaded seating area** within close proximity to the Facility is recommended.
  - h) **Washroom/Change Room:** On average, pickleball matches have a duration of twenty (20) minutes for a 15-point game. Due to the highly social nature of the game, players often spend extended periods of time playing pickleball, rotating amongst the group. It is common for players in a group setting to occupy a facility for two to three hours. Formal tournaments may range from seven to nine hours in duration, depending on the number of available courts and participating teams. With consideration of the anticipated extended hours of play, a future washroom/change room facility could be considered to be co-located with the Facility, but would require further site-specific review by Development Services regarding its servicing feasibility. The estimated cost of \$540,000 (inclusive of soft costs) for a new washroom facility has been excluded from the recommended project at this time. Staff propose the use of the existing washroom facility located in the centre of the Barrie Community Sports Complex to be augmented with portable washrooms at the Facility, one of which will be accessible, due to the walking distance to the existing washrooms. Staff will monitor the feedback of users regarding the need for future permanent washroom facilities.
  - i) **Parking:** The proposed Facility is to service a city-wide and possibly regional level and, with the social/gathering nature of the sport, it is recommended to have access to parking at the selected Facility location.
  - j) **Equipment Bunker/Storage Unit:** An on-site equipment bunker/storage unit would be beneficial for quick and secure storage of nets and wind barriers/screening, for use by City staff and/or club.
27. In addition to the above-mentioned facility recommendations, should a dome be proposed as part of the Facility, the following facility components are required:
- k) **Dome Concrete Foundation - Grade Beam:** Should the Facility be proposed to accommodate a future dome, it is recommended to construct the dome's concrete foundation (grade beam) concurrently with the court construction as they are constructed integrally. Note that the grade beam may pose safety concerns due to potential trip hazards and must be addressed when the dome is removed.



- l) **Dome**: Dome structures are comprised of multiple core components and features, including, but not limited to:
- Dome fabric;
  - Concrete foundation (grade beam);
  - HVAC system;
  - Backup power generator;
  - Additional services and utilities (e.g. natural gas);
  - Internal walkways/dividers;
  - Pedestrian airlocks and revolving doors;
  - Vehicle airlocks;
  - Interior lighting systems; and
  - Accessory structure(s) (e.g. washrooms, locker rooms and offices).

#### Facility Operations & Maintenance Resource Requirements

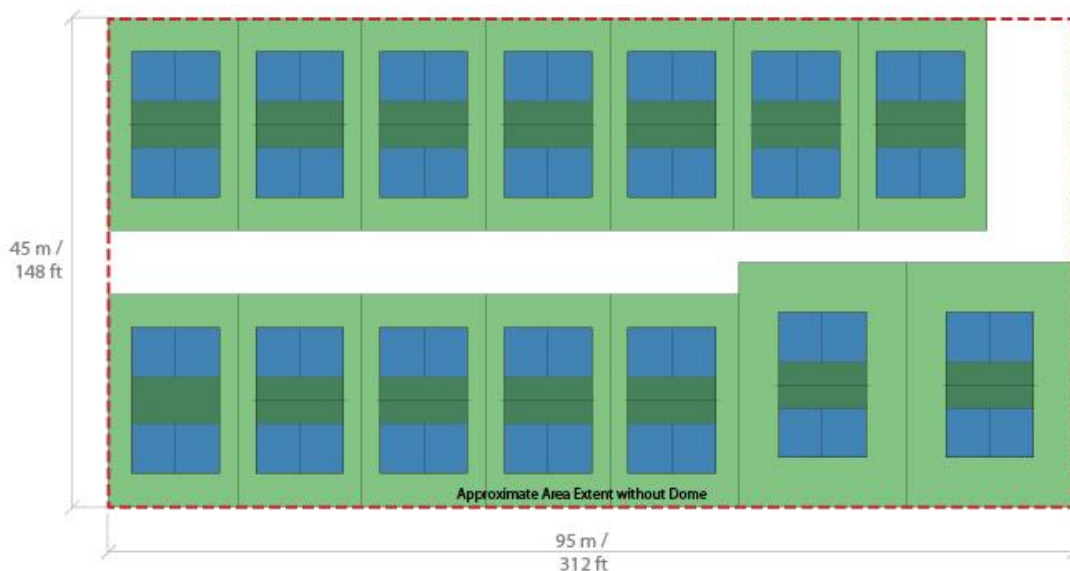
28. The Facility will require programming and regular routine maintenance. Please see below a summary of operations and maintenance considerations, should the Facility be located at the Barrie Community Sports Complex:
- a) **Facility Programming**: The City's Recreation and Culture Services Department will be responsible for community program development, marketing, and permitting including the potential coordination with user groups for shared-use agreements.
- b) **Routine Maintenance**: The Barrie Community Sports Complex is managed by the City's Recreation and Culture Services Department who would be responsible for routine facility maintenance, including, but not limited to:
- Surface cleaning, repairs, and re-surfacing
  - Net posts and net maintenance
  - Fence maintenance
  - Wind barrier/screening maintenance
  - Lighting maintenance
  - Site maintenance
  - Waste management
  - Winterization
29. Current staffing levels at the Barrie Community Sports Complex are not sufficient to maintain the proposed Pickleball Facility. The addition of one (1) seasonal part-time staff would be required.
30. In addition to the above-mentioned items, should a dome be proposed as part of the Facility, the following is required:
- a) **Dome Programming**: Further investigations are recommended regarding winter programming, public-private partnerships, and operating models.
- b) **Dome Maintenance**: Further discussions are recommended regarding maintenance responsibilities (public VS private). The following routine maintenance is required for a dome structure:
- Dome fabric cleaning and repair
  - Dome entrance (including revolving door)
  - Dome concrete foundation (grade beam) and anchoring system inspection and repair
  - Ancillary building maintenance and repair

- Custodial services
- Winter control including parking lots, internal roads, facility access points and the dome perimeter
- Dome fabric seasonal installation, take-down and storage
- HVAC and mechanical system inspection and maintenance
- Electrical systems and utilities inspection and maintenance
- Life safety systems inspection and maintenance
- Back-up Generator monthly and annual inspection and maintenance

30. If the dome is included and operated by the City, current staffing levels at the Barrie Community Sports Complex are not sufficient to maintain the proposed Pickleball Facility. In addition, to the staffing required above for summer season support, and addition of one (1) full-time Facility Operator and (3) part-time casual staff would be required to support winter dome operations.

Physical Facility Requirement (Minimum Tableland/Area Requirements)

31. As noted in the Outdoor Recreation Facility Study (2019), the City works within an increasingly constrained supply of parkland. To accommodate a 14-court pickleball facility, including (12) competitive level courts and (2) wheelchair/elite level courts as per USAPA standards, exclusive of supporting amenities (such as shaded seating areas, washrooms/changerooms, parking, etc.) and without a dome, an estimated minimum of 0.40 ha (1 acre) of tableland is required. Please refer to Diagram 1 below for an example of a standard layout.

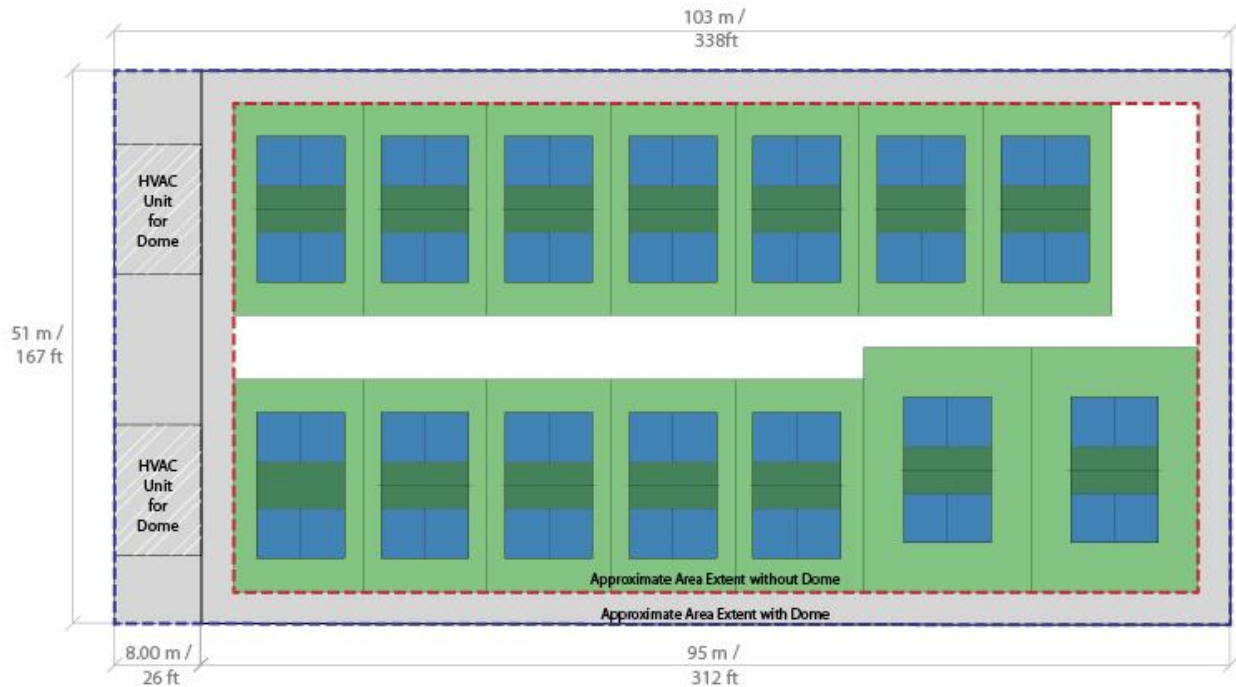


**Diagram 1: 14-Court Pickleball Facility (Exclusive of Supporting Amenities and Dome)**

Example dedicated 14-pickleball court layout,  
including (12) competitive play courts and (2) wheelchair/elite play courts.

32. In comparison, to accommodate a 14-court pickleball facility, including (12) competitive play courts and (2) wheelchair/elite play courts as per USAPA standards with a dome, exclusive of supporting amenities, an estimated minimum area of 0.53 ha (1.40 acres) of tableland is required. Please refer to Diagram 2 below.





**Diagram 2: 14-Court Pickleball Facility with Dome (Exclusive of Supporting Amenities)**

Example dedicated 14-pickleball court layout,  
including (12) competitive play courts and (2) wheelchair/elite play courts.

33. Staff have consulted with two recognized dome manufacturers, Arizon Building Systems and The Farley Group, to gain insight regarding dome servicing, construction/installation, operations, and maintenance requirements. Further detailed consultation would be required with a final site selection regarding the interior space requirements for a dome, site servicing, mechanical infrastructure, and life-cycle considerations.
34. To select candidate sites for the proposed Facility, locations must be evaluated beyond the minimum tableland/area requirements. Site conditions must be evaluated to identify whether additional lands may be required, including, but not limited to:
  - The ability to orient the proposed Facility with courts running north-south;
  - Existing topography, site drainage and site grading requirements;
  - Existing site features (natural features, park facilities, etc.)
  - Pedestrian circulation/accessibility;
  - Ability to provide servicing (e.g., hydro, stormwater management, and natural gas/propane); and
  - Adjacent land uses, including the proximity to residential properties.

#### Facility Location Assessment & Evaluation

35. An evaluation matrix was developed to assess potential Facility location suitability (**Appendix "C"** Evaluation Matrix). In addition to identifying suitable tableland for the proposed Facility location, as outlined in items 31 through 34 of this Report, the following general facility location criteria were evaluated:

- park classification suitability (community or regional level park recommended);
  - co-location with a community centre;
  - access to existing parking;
  - access to existing washroom facilities;
  - access to existing shaded seating facility;
  - buffer from existing residential (noise disturbance implications);
  - general accessibility; and
  - site circulation.
36. Staff reviewed over 530 parks and open space features using spatial analysis and created a shortlist of Candidate Assessment Sites based on minimum availability of park tableland. A total of six (6) park locations were identified with available tableland area greater than the minimum area requirement of 0.40 ha for a 14-court pickleball facility exclusive of supplementary amenities and a dome.
37. Staff conducted additional site assessments for select parks including community parks associated with community centres. Please refer to **Appendix “D”** for a summary of the candidate sites evaluation results. For select mapped examples of the facility fit process, please refer to **Appendix “E”** (1-4) for pickleball court layouts in Queens, Painswick, Eastview Parks and proposed Hewitt’s Community Centre.
38. In total, (16) park sites were assessed using the Evaluation matrix with only one candidate site achieving a score greater than 80%, a threshold that indicated one or more essential requirements were missing or the site could be developed only with the mitigation of severe conflicts. The Barrie Community Sports Complex (**Appendix “F”**) received a score of 92% with no critical conflicts and fulfilling multiple key assessment criteria such as:
- a) Conformance with City plans, zoning, and park classification uses, as an existing Regional-level recreation destination;
  - b) Available and underutilized tableland space providing opportunity for north-south court orientation, supplementary amenities, future dome capacity and potential for further facility expansion;
  - c) Existing parking and ability for expansion;
  - d) Existing on-site staff resources; and
  - e) Buffer from existing residential.
39. Staff recommend that the Barrie Sports Complex be considered as the best qualified location to accommodate a 14-court Pickleball facility, as illustrated in **Appendix “F”**.

#### Project Delivery Timeline

40. From the date of project approval by Council to project completion, the proposed Pickleball Facility requires a minimum of thirteen (13) months without a dome or twenty-four (24) to twenty-six (26) months with a dome. See a high-level project delivery timeline below, including a summary of tasks and associated time requirements for the proposed Facility without and with dome:

Pickleball Facility Project Delivery Timeline	Facility <u>Without</u> a Dome	Facility <u>With</u> a Dome
Task	Min. Estimated Time Required	Min. Estimated Time Required
Investigate market interest and details of a public-private partnership model and report back to General Committee	N/A	6 - 8 months

Consultant Selection and Design	8 months	9 months
Site Plan Control Application	N/A	2 months
Construction Tender and Award	3 months	3 months
Construction and Project Close-Out	4 months	6 months
<b>FORECAST TIME REQUIRED FROM COUNCIL APPROVAL</b>	<b>15 Months</b>	<b>26 - 28 Months</b>

41. The above-mentioned delivery timeline:

- Is based on using a standard design, bid and construction process. Should a design/build project delivery model be undertaken, the schedule could be reduced by two to three months, but will require additional upfront time to prepare a detailed and well scoped Request For Proposal;
- Assumes that a public consultation process is not required for the Barrie Community Sports Complex. If the Facility is proposed for any in-town park, staff would be required to undertake a public consultation process adding two months to the project schedule;
- Does not factor in a potential winter construction delay (e.g. Should the construction tender be awarded in Fall, construction would commence as early as Spring the following year); and
- Does not factor in potential issues with supply/material shortages or shipment delays. Due to the COVID-19 Pandemic, several supply chain, manufacturing, and delivery delays have been reported across all sectors.

42. In response to motion 21-G-143, staff have determined that it is not feasible to start construction for the proposed Pickleball Facility in Spring of 2022.

#### **ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

43. The following have been considered in the development of the recommendation in relation to environmental and climate change impact matters:

- a) **City of Barrie Climate Change Adaptation Strategy**: In alignment with the vision and goals of the Climate Change Adaptation Strategy, Staff have evaluated proposed site locations for the Facility as to minimize risks to structures and minimize disturbance to existing natural heritage features, as to protect biodiversity and ecosystem functions.
- b) **City of Barrie Climate Change Emergency – Climate Change Mitigation Plan**: In 2019, Barrie City Council declared a climate emergency and directed City staff to create a Climate Change Mitigation Plan to reach Barrie's corporate GHG emissions target of net-zero by the year 2050. Corporate Facility staff have reviewed the subject Pickleball Facility proposal (without and with dome component) and have noted that all new infrastructure should be targeting net zero (or near-net zero) standards, which will require the deployment of solar PV to generate renewable energy to offset grid energy utilized. Without a dome, a 13kW solar PV system is required to target net zero, and with a dome, a 600+kW PV system is required. From an energy and corporate climate change mitigation perspective, the no-dome pickleball option is preferred.
- c) **City of Barrie Urban Forestry Strategy**: In alignment with the vision of goals of the Urban Forestry Strategy, Staff have evaluated proposed site locations for the Facility as to minimize

disturbance to existing natural heritage features and woodlots, as to preserve the City's tree canopy coverage.

- d) **Conservation Authority Regulated Areas (LSRCA and NVCA):** Staff have reviewed the LSRCA and NVCA's policies regarding development within conservation authority regulated areas and have acknowledged that the proposed Facility is an intensive recreational use and is generally not permitted within regulated areas. Evaluation criteria addressing conservation authority regulated areas has been integrated into the evaluation matrix.

## **ALTERNATIVES**

44. The following alternatives are available for consideration by General Committee:

### **Alternative #1**

General Committee could alter the proposed recommendation by directing staff to proceed with the full construction of a 14-court Pickleball Facility, as described in **Appendix "F"**, with the addition of the Dome.

This alternative is not recommended considering the impact to the long-range capital plan, the increased project risk, and the need for further investigation by staff concerning potential joint-venture partnerships with a private partner or partners, the range of operating models, cost/benefit analysis, and project risk mitigation strategies.

### **Alternative #2**

General Committee could alter the proposed recommendation by directing staff to complete further consultation and needs assessments with the pickleball user community.

Although this alternative is available, a delay in the project delivery would result, and when considering the limited available parkland for the proposed facility, the process may not result in identifying any feasible alternatives.

## **FINANCIAL**

45. The Pickleball Courts project was added to the 2022 Capital Plan through a Council amendment with a total budget of \$650,000 funded from the Reinvestment Reserve.
46. A total project budget of \$1,294,000 is required to cover all costs associated with constructing the Pickleball Facility. Therefore, an additional \$644,000 is required to proceed with the project.
47. The current and proposed funding plan for the project are shown in the table below along with the impact of the proposed changes:

Funding Source	Current	Proposed	Change
Reinvestment Reserve	\$650,000	\$1,294,000	\$644,000

48. The following table shows the Reinvestment Reserve continuity schedule. This reserve has an increasing, uncommitted balance available to fund projects that Council deems to have a significant strategic and/or community benefit. The continuity schedule shows an uncommitted balance that builds to \$7.1M by 2026 prior to the proposed additional funding of the Pickleball Courts project.



Reinvestment Reserve	2022	2023	2024	2025	2026
Beginning Balance (including prior year commitments)	\$ 11,597,046	\$ 3,319,829	\$ 2,595,268	\$ 3,541,021	\$ 5,074,181
Draws: 2022 Business Plan	\$ (8,019,757)	\$ (5,597,001)	\$ (4,182,809)	\$ (3,864,330)	\$ (3,610,000)
Contributions: 2022 Business Plan	\$ 4,742,540	\$ 4,872,440	\$ 5,128,562	\$ 5,397,490	\$ 5,637,490
Pending: Housing Task Force Recommendation 3.c)	\$ (5,000,000)				
<b>Uncommitted / (Overcommitted) Reserve Balance</b>	<b>\$ 3,319,829</b>	<b>\$ 2,595,268</b>	<b>\$ 3,541,021</b>	<b>\$ 5,074,181</b>	<b>\$ 7,101,671</b>
Pickleball Courts Additional Funding	\$ (644,000)				
<b>Uncommitted / (Overcommitted) Reserve Balance</b>	<b>\$ 2,675,829</b>	<b>\$ 1,951,268</b>	<b>\$ 2,897,021</b>	<b>\$ 4,430,181</b>	<b>\$ 6,457,671</b>

49. The Federal Gas Tax Reserve has been considered as a funding source; however, this reserve will be depleted by existing projects in the 2022 Capital Plan and will be overcommitted starting in 2024. The Federal Gas Tax Reserve is the primary funding source for the annual Road Resurfacing Program, End of Life Pavement Program, Solar Panel Installation and energy saving projects, as well as other capital projects supporting critical infrastructure in the 10-year capital plan. The following reserve continuity shows an overcommitted balance that builds to -\$17.5 million by 2026. As such, the Federal Gas Tax Reserve is not recommended as a funding source for the Pickleball Courts capital project.

Federal Gas Tax Reserve	2022	2023	2024	2025	2026
Beginning Balance (including prior year commitments)	\$ 23,682,276	\$ 8,811,220	\$ 4,285,250	\$ (2,075,693)	\$ (12,748,987)
Draws: 2022 Business Plan	\$ (23,842,258)	\$ (13,887,224)	\$ (15,909,422)	\$ (20,412,743)	\$ (14,696,180)
Contributions: 2022 Business Plan	\$ 8,971,202	\$ 9,361,254	\$ 9,548,479	\$ 9,739,449	\$ 9,934,238
<b>Uncommitted / (Overcommitted) Reserve Balance</b>	<b>\$ 8,811,220</b>	<b>\$ 4,285,250</b>	<b>\$ (2,075,693)</b>	<b>\$ (12,748,987)</b>	<b>\$ (17,510,929)</b>

50. Based on pre-design investigations, using the Barrie Community Sports Complex as the preferred site, the capital cost for a the proposed 14-court pickleball facility without a dome is estimated conservatively at \$1,294,000 as per the table below. The addition of a Dome to the base amount for the courts increases the overall capital cost to a \$3,965,000. See the table below for a breakdown of the estimated project costs:

FACILITY CONSTRUCTION HARD COSTS	Without Dome	With Dome
14 Pickleball Courts (Including acrylic surfacing with cushioning and lighting)	\$610,000	\$653,000
Site Preparation, Servicing, Mobilization and Permits	\$67,000	\$67,000
Site Amenities (Seating, Fencing, Wind Barriers, Equipment/Storage Bunkers, Waste Receptacles)	\$113,000	\$113,000
Shade Pavilion	\$75,000	\$75,000
Dome Concrete Foundation - Grade Beam <sup>1</sup>	N/A	\$358,000
Dome Structure, Interior Lighting and Mechanical Equipment (\$18 per sq. ft) <sup>2</sup>	N/A	\$900,000
Dome Site Works (\$18 per sq. ft) <sup>2</sup>	N/A	\$543,000
Dome Ancillary Structure <sup>3</sup>	N/A	\$380,000
Granular Parking Lot Expansion and Pathway Connections	\$58,000	\$58,000
Site Restoration and Landscape	\$30,000	\$30,000
<b>HARD COSTS SUBTOTAL</b>	<b>\$953,000</b>	<b>\$3,1774,000</b>
<b>SOFT COSTS</b>		
Design Services	\$93,000	\$221,000
Geotechnical and Topographic Survey	\$15,000	\$15,000
Project Management	\$47,000	\$110,000
Contingencies	\$186,000	\$442,000
<b>SOFT COSTS SUBTOTAL</b>	<b>\$341,000</b>	<b>\$788,000</b>

TOTAL	\$1,294,000	\$3,965,000
<b>EXCLUSIONS</b>		
Solar PV (To Meet Corporate Net-Zero Emissions Target)	\$35,000	\$1,000,000

<sup>1</sup>Should the provision for a future dome be included in the project, the cost of the grade beam must be included in the initial court construction costs, as part of site preparation and base works. Please note that the grade beam estimate cost is preliminary and is not based on geotechnical or structural design information.

<sup>2</sup>Cost information is sourced from The Farley Group, a Canadian-based air-supported structure company with over 50 years of experience.

<sup>3</sup>Ancillary structure may include washrooms, lockers, and changerooms to support winter use with the dome.

51. A new adjacent permanent washroom/changeroom facility is estimated at \$540,000 (inclusive of soft costs) and has been excluded from the project. Staff propose the use of the existing washroom facility located in the centre of the Barrie Community Sports Complex to be augmented with portable washrooms, one of which will be accessible, due to the walking distance to the existing washrooms. The proposed portable washrooms would be directly adjacent to the proposed Facility and staff will monitor the feedback of users regarding the need for permanent washroom facilities.
52. Should the proposed Facility (with or without dome) be constructed and operated by the City, the additional annual operating costs for associated facility service contracts, operations and maintenance are estimated in the table below:

ANNUAL ESTIMATED FACILITY OPERATING COSTS	Without Dome	With Dome
Facility Operations and Maintenance (Staffing & Utilities)	\$13,500	\$13,500
Portable Washroom Facilities	\$13,000	N/A
Winter Dome Operations (Contracted Services, Staffing & Utilities)	N/A	\$120,000
<b>TOTAL</b>	<b>\$26,500</b>	<b>\$133,500</b>

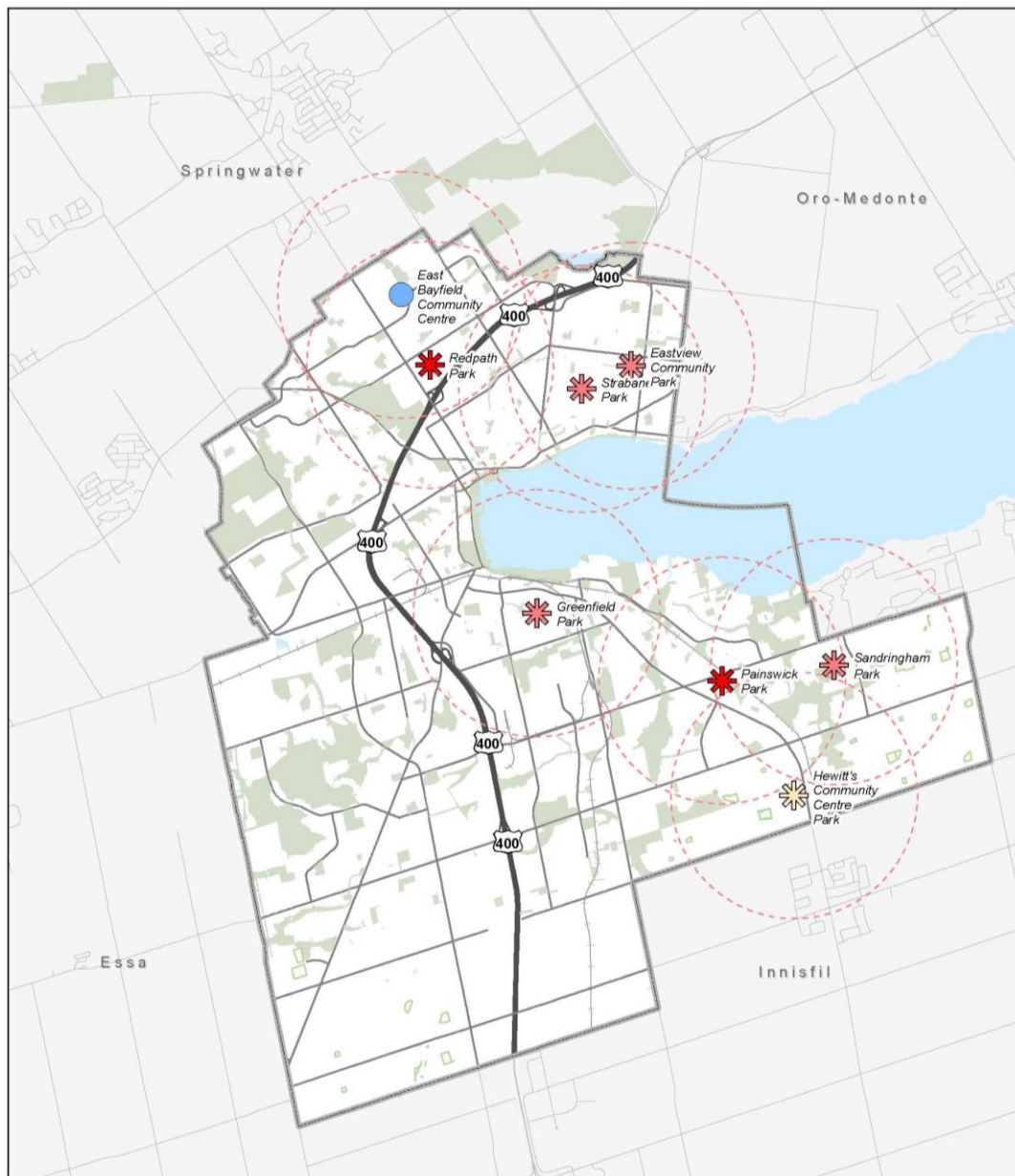
#### **LINKAGE TO 2018–2022 STRATEGIC PLAN**

53. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:
- ☒ Growing Our Economy
  - ☒ Fostering a Safe and Healthy City
  - ☒ Offering Innovation and Citizen Driven Services
54. Growing Our Economy – Support Tour Industry Growth: The sport of Pickleball is growing in popularity throughout Ontario. Currently, there are a limited number of dedicated multi-court facilities in Ontario that can accommodate regional-level tournaments, which required a minimum of 12 courts. Pickleball Ontario indicated that a dedicated pickleball facility with a minimum of 12 courts is viable for a provincial level tournament, generally spanning 3 to 4 days, with a draw of over 300 players (often from out of town). A facility with less than 12 dedicated courts have been identified as suitable for regional and local level tournaments.










55. Fostering a Safe and Healthy City – Promote Recreation Opportunities for All Ages & Abilities: The City aims to provide a range of recreational opportunities to residents and to promote an active and healthy lifestyle. Pickleball is considered a low-impact sport that is accessible to all ages and all skill levels. The sport also provide social benefits as it is often played in groups, fostering social connections uniquely between both players and by-standers.
56. Offering Innovation and Citizen Driven Services – Inspire Community Participation: Development Services – Parks Planning Staff have been in communications with the Barrie Pickleball Club regarding previous pickleball court installations. Staff strive to continue to work with the local user groups, such as the Barrie Pickleball Club, to identify opportunities to enhance the public's recreational experiences and opportunities in the City of Barrie.

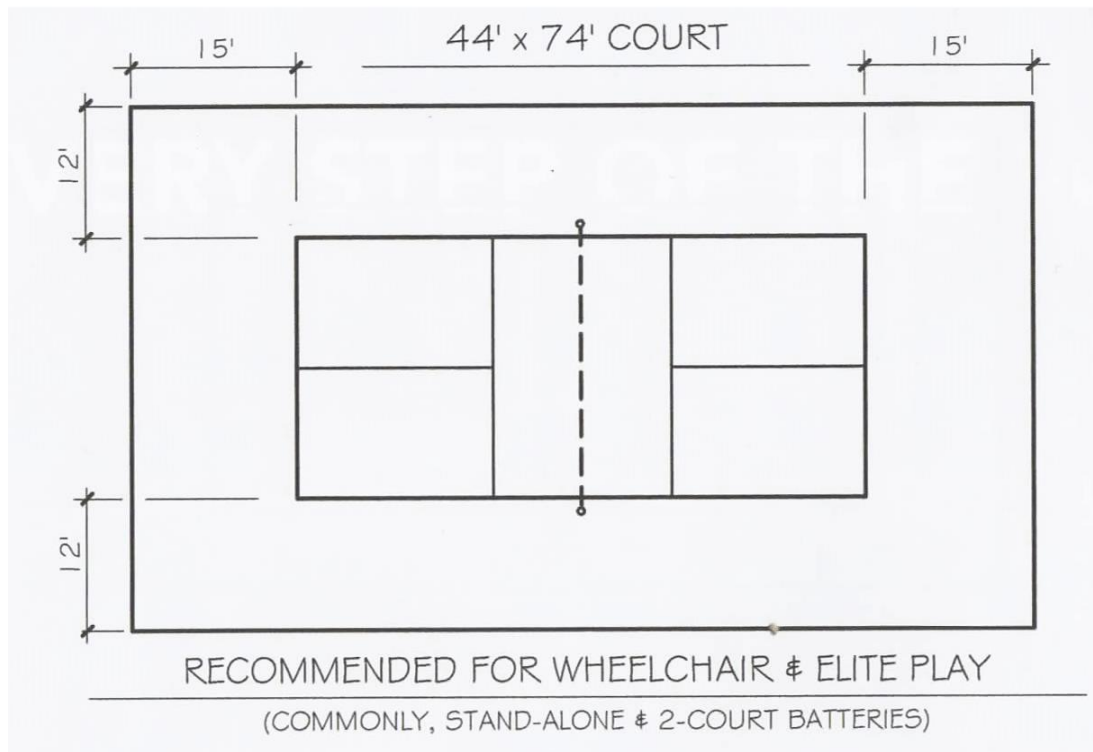
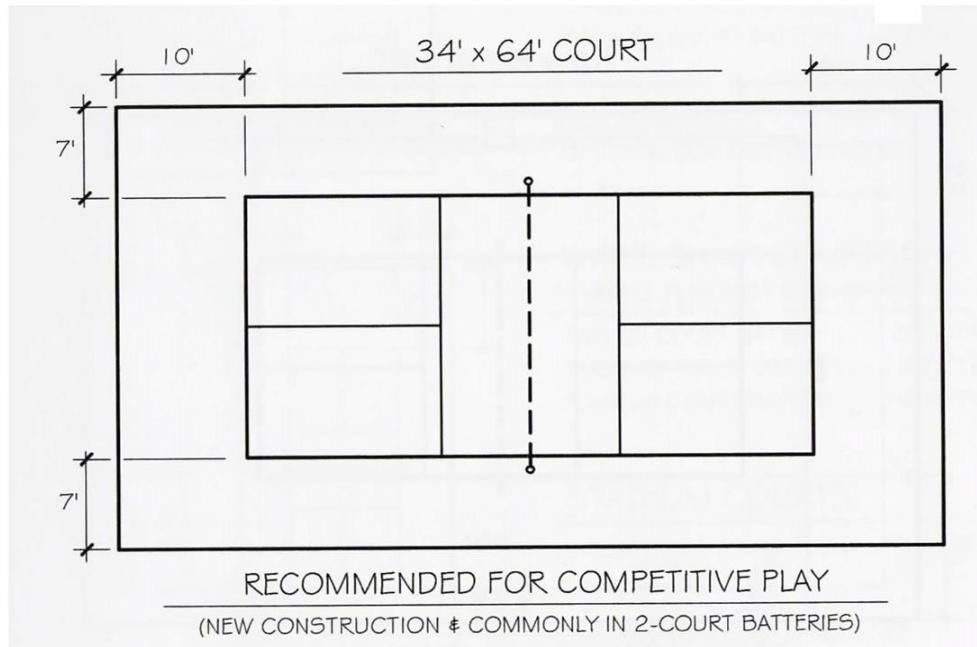
**APPENDIX "A"**  
**Map of Pickleball Courts in Barrie as of 2022**



**Legend**

-  Proposed Outdoor (Dedicated)
-  Outdoor (Dedicated)
-  Outdoor (Shared)
-  Indoor (Shared)
-  2-km Radius
-  Future/Proposed Park
-  Existing Park and Open Space

**APPENDIX "B"**  
**USAPA 2020 Competitive and Wheelchair/Elite Play Court Layout**





APPENDIX "C"  
Facility Location Assessment & Evaluation Matrix

				Parks Shortlist - Without Dome (Available Tableland 0.40 ha or Greater)					
				Park Shortlist- With Dome (Available Tableland Greater than 0.53 ha)					
Criteria	Criteria Description	Criteria Assessment and Score Allocation Details	Max Score/Weight  10 - Significant 5 - Moderate 3 - Minor	Barrie Sports Complex (1.97 ha Available)  Score	Surrey Park (0.96 ha Available)  Score	Shalom Park (0.71 ha Available)  Score	Shoreview Park (0.48 Available)  Score	Allandale Heights Park (0.46 Available)  Score	Dunsmore Park (0.41 Available)  Score
Minimum Area Requirement									
Available Area / Number of Courts Potential	Available area size for a <b>community</b> pickleball facility implementation (Approximately 14 accessible/tournament courts <b>WITHOUT DOME</b> and exclusive of supporting amenities).	N: > 0.40 ha (End of Evaluation) Y: + 0.40 ha (Proceed with Evaluation)		Y	Y	Y	Y	Y	Y
Proposed Location Existing Activity & Usage	Is the proposed location currently actively used? (Potential program interests conflict)	1: High Usage 5: Moderate Usage 10: Underutilized	10	10	5	5	5	5	5
Area Preparation: Facility Removal	Does an existing facility need to be decommissioned or removed or relocated to accommodate the proposed pickleball facility?	-30: Yes, a major permitted facility must be removed or relocated (actively utilized or significant to City of Barrie service levels provisions) 3: Yes, a minor non-permitted facility must be removed or relocated (actively utilized) 5: Yes, a major permitted facility must be removed or relocated (under utilized) 8: Yes, a minor non-permitted facility must be removed or relocated (under utilized) 10: No	10	10	3	3	-30	8	3
Planning & Policy									
Conformance with City Plans and Guidelines (Park Master Plans)	Does a <b>community</b> pickleball facility conform with existing City Plans and Guidelines (including Parks Master Plans) applicable to the proposed location?	0: Does not conform 10: In conformance	10	10	0	0	0	0	0
Conformance with Existing Zoning Designation	Does a tournament pickleball facility conform with the existing Zoning of the proposed location? (OS designation preferred)	0: Does not conform, rezoning required 5: In conformance	5	5	5	5	5	5	5
Park Classification Suitability	If a park, does the designated park classification support the facilitation of tournament pickleball facility?	0: Is not a designated park 3: Neighbourhood Park 8: Community Park 10: Regional Park	10	10	3	3	3	3	3
Conservation Authority Regulated Area	Does the proposed Facility location fall within a regulated conservation authority area? (LSRCA or NVCA). The Proposed Facility is considered to be an intensive recreational use and is generally not supported to be located within conservation regulated areas.	0: Yes 10: No	10	10	10	0	10	10	0
Site Location & Feasibility									
Available Area / Ability to Accommodate Dome Structure	Available area size for a community pickleball facility implementation (Approximately 14 accessible/tournament courts <b>WITH DOME</b> and exclusive of supporting amenities).	0: > 0.53 ha 5: + 0.53 ha	5	5	5	5	0	0	0
Area Dimensions/Ratio	Is the available tableland area dimensions/ratio suitable for the proposed facility layout? (Rectangular, Approximately 1 by 2 ratio. ~50x100m)	1: Irregular 3: Rectangular (Other) 5: Rectangular (Approx. 1 x 2, min ~50x100m)	5	5	5	5	5	3	5
Tent/Dome Adaptability (Area and Dimensions)	Can a tent/dome be implemented? Maximum width of 250' or 76m, unlimited length	0: No 3: Yes, but the number of proposed courts must be reduced to accommodate 5: Yes, and all 14 proposed courts may be retained.	5	5	5	5	3	0	3
Facility Orientation	Can the proposed courts be oriented north-south?	1: No, significant rotation 3: Generally, north-south with minor rotation 5: Yes, north-south orientation	5	5	3	3	3	1	5
Facility Integration Suitability: Immediate Use (Park Level)	Are there any conflicts with the proposed facility and existing park facilities?	1: Conflicting Use (Active into Passive) 3: Minor Conflicting Use 5: Well Integrated (fitting)	5	5	3	3	3	3	3
Proximity to Residential	Setback distance from existing residential area (potential to provide visual and noise buffers). Greater distance is preferred.	1: < 15m 5: 15 to 30m 10: > 30m	10	10	1	5	5	1	1
Area Preparation: Clearing & Grubbing	To what extent of clearing and grubbing of the site is required? Is there existing vegetation?	0: Extensive clearing and grubbing is required (existing natural heritage feature/woodlot, in good condition) 3: Moderate clearing and grubbing is required (existing hedgerow/scrub, in good condition) 5: Moderate clearing and grubbing is required (existing hedgerow/scrub, in poor condition) 8: Minimal clearing and grubbing is required 10: No clearing and grubbing required (open space)	10	3	8	10	8	3	10
Area Preparation: Site Grading	What grading works are required to implement the proposed pickleball facility? A relatively flat surface is preferred for court construction.	1: Significant grading works required (tableland creation) 5: Moderate grading works required (moderate rough and fine grading) 10: Minor grading works required (fine grading)	10	10	10	10	5	10	10
Supplementary Amenities									
Facility Lighting	Is there an existing electrical connection for facility lighting?	1: No, There is limited or no opportunity for implementation 3: No, but there is an opportunity for implementation 5: Yes	5	3	3	3	3	1	3
Access to Parking	Are parking facilities available on site?	1: No, There is limited or no opportunity for implementation 5: No, but there is an opportunity for implementation 10: Yes	10	10	5	1	1	1	1
Access to Washrooms/Change Rooms	Are washroom/change room facilities available on site?	1: No, There is limited or no opportunity for implementation 3: No, but there is an opportunity for implementation 5: Yes	5	3	3	3	3	1	1
Total Score			130	119	77	69	32	55	58
Score Percentage			100%	92%	59%	53%	25%	42%	46%



				Other		Community Park and Centres					
Criteria	Criteria Description	Criteria Assessment and Score Allocation Details	Max Score/Weight 10 - Significant 5 - Moderate 3 - Minor	Painswick Park	Queens Park	East Bayfield Community Park	Holly Community Park	Eastview Community Park	Lampman Lane Park	Southshore/Alland ale Station Park	Hewitt's Community Centre Park
				Score	Score	Score	Score	Score	Score	Score	Score
Minimum Area Requirement											
Available Area / Number of Courts Potential	Available area size for a <b>community</b> pickleball facility implementation (Approximately 14 accessible/tournament courts <b>WITHOUT DOME</b> and exclusive of supporting amenities).	N: > 0.40 ha (End of Evaluation) Y: + 0.40 ha (Proceed with Evaluation)		N	N	N	N	N	N	N	N
Proposed Location Existing Activity & Usage	Is the proposed location currently actively used? (Potential program interests conflict)	1: High Usage 5: Moderate Usage 10: Underutilized	10	1	1	1	1	1	5	5	1
Area Preparation: Facility Removal	Does an existing facility need to be decommissioned or removed or relocated to accommodate the proposed pickleball facility?	-30: Yes, a major permitted facility must be removed or relocated (actively utilized or significant to City of Barrie service levels provisions) 3: Yes, a minor non-permitted facility must be removed or relocated (actively utilized) 5: Yes, a major permitted facility must be removed or relocated (under utilized) 8: Yes, a minor non-permitted facility must be removed or relocated (under utilized) 10: No	10	-30	-30	-30	-30	-30	-30	5	-30
Planning & Policy											
Conformance with City Plans and Guidelines (Park Master Plans)	Does a <b>community</b> pickleball facility conform with existing City Plans and Guidelines (including Parks Master Plans) applicable to the proposed location?	0: Does not conform 10: In conformance	10	10	10	10	10	10	10	0	10
Conformance with Existing Zoning Designation	Does a tournament pickleball facility conform with the existing Zoning of the proposed location? (OS designation preferred)	0: Does not conform, rezoning required 5: In conformance	5	5	5	5	5	5	5	5	5
Park Classification Suitability	If a park, does the designated park classification support the facilitation of tournament pickleball facility?	0: Is not a designated park 3: Neighbourhood Park 8: Community Park 10: Regional Park	10	8	8	8	8	8	8	10	10
Conservation Authority Regulated Area	Does the proposed Facility location fall within a regulated conservation authority area? (LSRCA or NVCA). The Proposed Facility is considered to be an intensive recreational use and is generally not supported to be located within conservation regulated areas.	0: Yes 10: No	10	10	10	10	10	10	10	10	10
Site Location & Feasibility											
Available Area / Ability to Accommodate Dome Structure	Available area size for a community pickleball facility implementation (Approximately 14 accessible/tournament courts <b>WITH DOME</b> and exclusive of supporting amenities).	0: > 0.53 ha 5: + 0.53 ha	5	5	5	5	5	5	5	0	0
Area Dimensions/Ratio	Is the available tableland area dimensions/ratio suitable for the proposed facility layout? (Rectangular, Approximately 1 by 2 ratio, ~50 x 100m)	1: Irregular 3: Rectangular (Other) 5: Rectangular (Approx. 1 x 2, min ~50 x 100m)	5	5	5	5	5	5	5	1	5
Tent/Dome Adaptability (Area and Dimensions)	Can a tent/dome be implemented? Maximum width of 250' or 76m, unlimited length	0: No 3: Yes, but the number of proposed courts must be reduced to accomodate 5: Yes, and all 14 proposed courts may be retained.	5	5	5	5	5	5	3	3	5
Facility Orientation	Can the proposed courts be oriented north-south?	1: No, significant rotation 3: Generally, north-south with minor rotation 5: Yes, north-south orientation	5	5	1	1	1	5	5	5	1
Facility Integration Suitability: Immediate Use (Park Level)	Are there any conflicts with the proposed facility and existing park facilities?	1: Conflicting Use (Active into Passive) 3: Minor Conflicting Use 5: Well Integrated (fitting)	5	5	5	5	5	5	5	3	5
Proximity to Residential	Setback: distance from existing residential area (potential to provide visual and noise buffers). Greater distance is preferred.	1: < 15m 5: 15 to 30m 10: > 30m	10	10	5	1	1	5	1	5	1
Area Preparation: Clearing & Grubbing	To what extent of clearing and grubbing of the site is required? Is there existing vegetation?	0: Extensive clearing and grubbing is required (existing natural heritage feature/woodlot, in good condition) 3: Moderate clearing and grubbing is required (existing hedgerow/scrub, in good condition) 5: Moderate clearing and grubbing is required (existing hedgerow/scrub, in poor condition) 8: Minimal clearing and grubbing is required 10: No clearing and grubbing required (open space)	10	5	8	10	8	10	10	8	10
Area Preparation: Site Grading	What grading works are required to implement the proposed pickleball facility? A relatively flat surface is preferred for court construction.	1: Significant grading works required (tableland creation) 5: Moderate grading works required (moderate rough and fine grading) 10: Minor grading works required (fine grading)	10	10	10	10	10	10	10	1	10
Supplementary Amenities											
Facility Lighting	Is there an existing electrical connection for facility lighting?	1: No, There is limited or no opportunity for implementation 3: No, but there is an opportunity for implementation 5: Yes	5	3	5	5	5	5	1	5	5
Access to Parking	Are parking facilities available on site?	1: No, There is limited or no opportunity for implementation 5: No, but there is an opportunity for implementation 10: Yes	10	10	1	10	10	10	10	10	10
Access to Washrooms/Change Rooms	Are washroom/change room facilities available on site?	1: No, There is limited or no opportunity for implementation 3: No, but there is an opportunity for implementation 5: Yes	5	3	5	5	5	5	5	5	5
Total Score			130	70	59	66	64	74	68	81	63
Score Percentage			100%	54%	45%	51%	49%	57%	52%	62%	48%

## APPENDIX “D”

### Summary of Candidate Sites Evaluation

Park Classification	Candidate Site	Assessment Score (%)	Recommendation	Advantages/Opportunities	Disadvantages/Constraints
Regional	Barrie Sports Complex  (Appendix ‘F’)	92	Yes	<ul style="list-style-type: none"> <li>Ample underutilized tableland availability (0.97 ha) provides opportunity to: <ul style="list-style-type: none"> <li>Add dome component</li> <li>Provide supplementary amenities</li> <li>Orient courts north-south</li> <li>Expand facility (potential accommodation for National level tournament)</li> </ul> </li> <li>Existing parking and on-site staff resources</li> <li>Existing regional destination facility</li> <li>Buffer from existing residential</li> </ul>	<ul style="list-style-type: none"> <li>Existing site servicing and opportunity to provide site servicing to be determined</li> </ul>
Community	Allandale Station Park (South Shore CC)	62	No	<ul style="list-style-type: none"> <li>Existing parking</li> <li>Access to existing community centre and resources (staff, washroom/ changeroom and storage facilities, etc.)</li> <li>Existing community/destination facility</li> <li>Buffer from existing residential</li> </ul>	<ul style="list-style-type: none"> <li>Available tableland is less than 0.40 ha. The subject site would be excluded from assessment due to limited tableland availability.</li> <li>An existing park facility must be relocated to accommodate the proposed facility (primary pathway)</li> <li>Extensive grading required and will impact the adjacent LSRCA regulated area (extensive grading will not be permitted).</li> </ul>
Community	East Bayfield Community Park	51	No	<ul style="list-style-type: none"> <li>Existing parking</li> <li>Access to existing community centre and resources (staff, washroom/ changeroom and storage facilities, etc.)</li> <li>Existing community/destination facility</li> </ul>	<ul style="list-style-type: none"> <li>Available tableland is less than 0.40 ha. The subject site would be excluded from assessment due to limited tableland availability.</li> <li>Existing park facilities must be removed to accommodate the proposed facility (such as the soccer field and basketball court)</li> <li>Unable to accommodate the proposed facility in a north-south orientation.</li> <li>Unable to provide ample buffer between existing residential and facility (less than 15m)</li> </ul>



Park Classification	Candidate Site	Assessment Score (%)	Recommendation	Advantages/Opportunities	Disadvantages/Constraints
Community	Eastview Community Park  (Appendix 'E3')	57	No	<ul style="list-style-type: none"> <li>Existing parking</li> <li>Access to existing community centre and resources (staff, washroom/ changeroom and storage facilities, etc.)</li> <li>Existing community/destination facility</li> <li>Buffer from existing residential</li> </ul>	<ul style="list-style-type: none"> <li>Available tableland is less than 0.40 ha. The subject site would be excluded from assessment due to limited tableland availability.</li> <li>An existing park facility must be removed to accommodate the proposed facility (such as a soccer field)</li> </ul>
Community	Holly Community Park	49	No	<ul style="list-style-type: none"> <li>Existing parking</li> <li>Access to existing community centre and resources (staff, washroom/ changeroom and storage facilities, etc.)</li> <li>Existing community/destination facility</li> </ul>	<ul style="list-style-type: none"> <li>Available tableland is less than 0.40 ha. The subject site would be excluded from assessment due to limited tableland availability.</li> <li>An existing park facility must be removed to accommodate the proposed facility (such as a soccer field)</li> <li>Unable to provide ample buffer between existing residential and facility (less than 15m)</li> </ul>
Community	Hewitt's Community Centre Park  (Appendix 'E4')	48	No	<ul style="list-style-type: none"> <li>Facility is currently in the planning stage (opportunity for integration)</li> <li>Based on the current park layout plan: <ul style="list-style-type: none"> <li>Access to parking</li> <li>Access to proposed community centre and resources (staff, washroom/ changeroom and storage facilities, etc.)</li> <li>Location will be a community/destination facility</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Based on the current park layout plan, the available tableland is less than 0.40 ha. The subject site would be excluded from assessment due to limited tableland availability.</li> <li>Based on the current park layout plan, multiple park facilities will need to be removed and/or relocated to accommodate the proposed pickleball facility. Additional park lands are required.</li> </ul>
Community	Lampman Lane Park	52	No	<ul style="list-style-type: none"> <li>Existing parking</li> <li>Access to existing community centre and resources (staff, washroom/ changeroom and storage facilities, etc.)</li> <li>Existing community/destination facility</li> </ul>	<ul style="list-style-type: none"> <li>Available tableland is less than 0.40 ha. The subject site would be excluded from assessment due to limited tableland availability.</li> <li>An existing park facility must be removed to accommodate the proposed facility (such as a soccer field)</li> <li>Unable to provide ample buffer between existing residential and facility (less than 15m)</li> </ul>
Community	Painswick Park  (Appendix 'E2')	54	No	<ul style="list-style-type: none"> <li>Existing parking</li> <li>Existing community/destination facility</li> </ul>	<ul style="list-style-type: none"> <li>Available tableland is less than 0.40 ha. The subject site would be excluded from assessment due to limited tableland availability.</li> <li>An existing park facility must be removed to accommodate the proposed facility (such as the ball diamond)</li> </ul>



Park Classification	Candidate Site	Assessment	Score (%)	Recommendation	Advantages/Opportunities	Disadvantages/Constraints
Community	Queens Park  (Appendix 'E1')		45	No	<ul style="list-style-type: none"><li>Existing parking</li><li>Access to existing washroom/ changeroom and storage facility</li><li>Existing community/destination facility</li></ul>	<ul style="list-style-type: none"><li>Available tableland is less than 0.40 ha. The subject site would be excluded from assessment due to limited tableland availability.</li><li>Existing park facilities will be impacted in order to accommodate the proposed facility (pathways and ball diamond)</li><li>Unable to accommodate the proposed facility in a north-south orientation.</li></ul>
Neighbourhood	Allandale Heights Park		42	No	<ul style="list-style-type: none"><li>N/A</li></ul>	<ul style="list-style-type: none"><li>Destination facility is not recommended to be located within a neighbourhood level park</li><li>Available tableland is currently used by the community and adjacent school for open play</li><li>Limited tableland available to provide supplementary amenities such as parking or to accommodate a dome component</li><li>Unable to orient proposed facility north-south</li><li>Unable to provide ample buffer between existing residential and facility (less than 15m)</li><li>No existing parking or on-site staff resources</li></ul>
Neighbourhood	Dunsmore Park		45	No	<ul style="list-style-type: none"><li>N/A</li></ul>	<ul style="list-style-type: none"><li>Destination facility is not recommended to be located within a neighbourhood level park</li><li>Available tableland is currently used by the community for open play</li><li>Area is regulated by a conservation authority (NVCA)</li><li>Limited tableland available to provide supplementary amenities such as parking, shade shelter, washroom facility, or to accommodate a dome component</li><li>Unable to provide ample buffer between existing residential and facility (less than 15m)</li><li>No existing parking or on-site staff resources</li></ul>

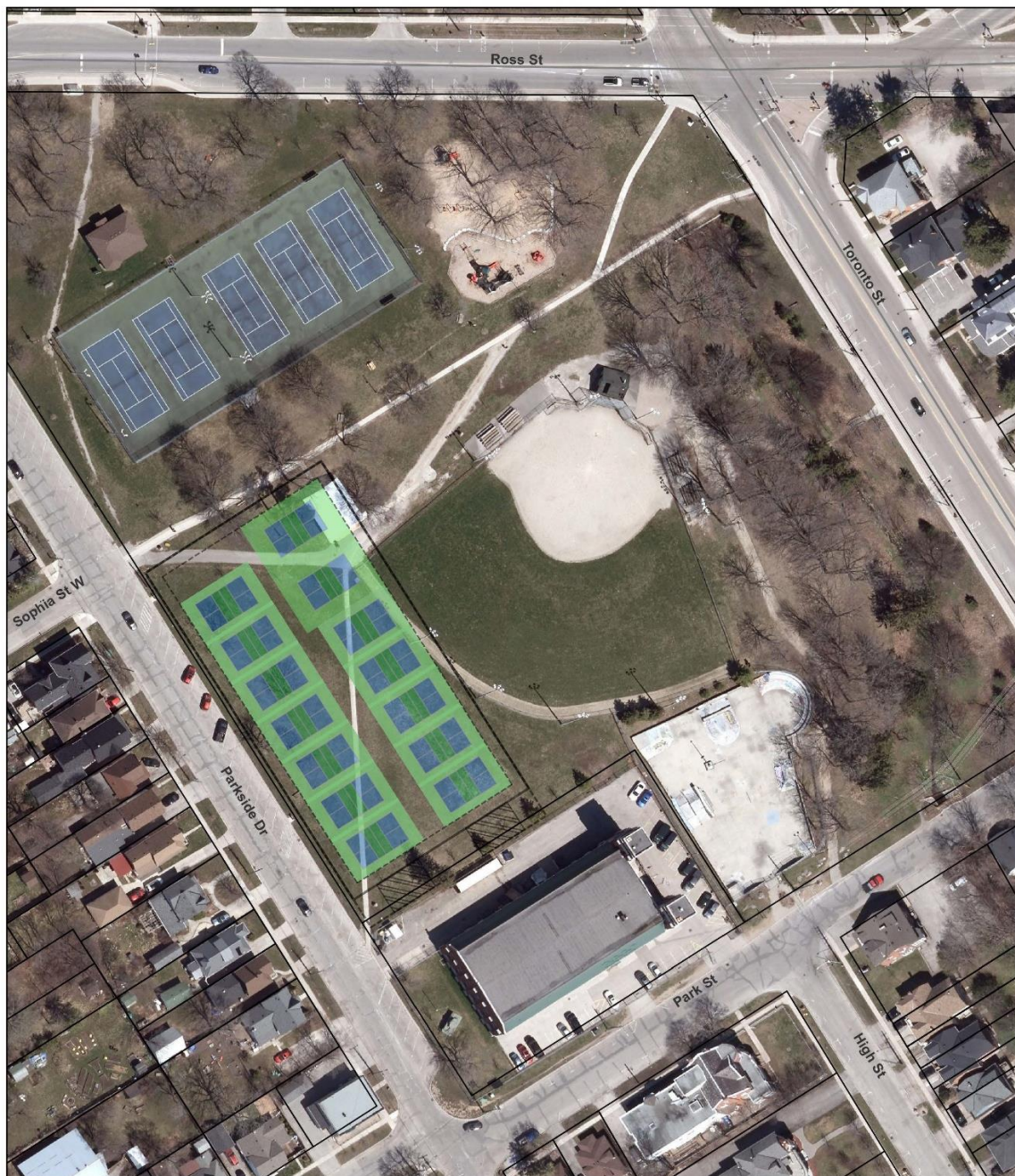
Park Classification	Candidate Site	Assessment	Score (%)	Recommendation	Advantages/Opportunities	Disadvantages/Constraints
Neighbourhood	Shalom Park		53	No	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>Destination facility is not recommended to be located within a neighbourhood level park</li> <li>Available tableland is currently used by the community for open play</li> <li>Area is regulated by a conservation authority (LSRCA)</li> <li>Limited tableland available to provide supplementary amenities such as parking and to accommodate a dome component</li> <li>Unable to provide suitable buffer between the proposed facility and existing park facilities, such as the playground equipment.</li> <li>No existing parking or on-site staff resources</li> </ul>
Neighbourhood	Shoreview Park		25	No	<ul style="list-style-type: none"> <li>Buffer from existing residential</li> </ul>	<ul style="list-style-type: none"> <li>Destination facility is not recommended to be located within a neighbourhood level park</li> <li>Available tableland is currently used by the community for open play</li> <li>Limited tableland available to provide supplementary amenities such as parking or to accommodate a dome component</li> <li>Existing playground will require relocation within the park to accommodate the proposed facility. Removal of playground will be required to accommodate the proposed facility and supplementary amenities.</li> <li>No existing parking or on-site staff resources</li> </ul>
Neighbourhood	Surrey Park		59	No	<ul style="list-style-type: none"> <li>Buffer from existing residential</li> </ul>	<ul style="list-style-type: none"> <li>Destination facility is not recommended to be located within a neighbourhood level park</li> <li>Available tableland is currently used by the adjacent school for informal open play</li> <li>Unable to provide ample buffer between existing residential and facility (less than 15m)</li> <li>No existing parking or on-site staff resources</li> </ul>



Park Classification	Candidate Site	Assessment	Score (%)	Recommendation	Advantages/Opportunities	Disadvantages/Constraints
Community	Sunnidale Park		N/A	No	<ul style="list-style-type: none"><li>Complete facility fit assessment was not conducted. Refer to constraints.</li></ul>	<ul style="list-style-type: none"><li>No active recreation permitted as per the Sunnidale Park Master Plan</li></ul>
Neighbourhood	Nelson Square (Parkview CC)		N/A	No	<ul style="list-style-type: none"><li>Complete facility fit assessment was not conducted. Refer to constraints.</li></ul>	<ul style="list-style-type: none"><li>Total park area is less than 0.40 ha. The subject site would be excluded from assessment due to limited tableland availability.</li><li>Although co-located with a community centre, Nelson Square considered a neighbourhood park. A destination facility is not recommended to be located within a neighbourhood level park</li></ul>



**APPENDIX "E1"**  
**Facility Fit Example – Queens Park**



Park Classification	Candidate Assessment Site	Score (%)	Recommendation	Advantages/Opportunities	Disadvantages/Constraints
Community	Queens Park	45	No	<ul style="list-style-type: none"> <li>Existing parking</li> <li>Access to existing washroom/changeroom and storage facility</li> <li>Existing community/destination facility</li> </ul>	<ul style="list-style-type: none"> <li>Available tableland is less than 0.40 ha. The subject site would be excluded from assessment due to limited tableland availability.</li> <li>Existing park facilities will be impacted in order to accommodate the proposed facility (pathways and ball diamond)</li> <li>Unable to accommodate the proposed facility in a north-south orientation.</li> </ul>



**APPENDIX "E2"**  
**Facility Fit Example – Painswick Park**



Park Classification	Candidate Assessment Site	Score (%)	Recommendation	Advantages/Opportunities	Disadvantages/Constraints
Community	Painswick Park	54	No	<ul style="list-style-type: none"> <li>Existing parking</li> <li>Existing community/destination facility</li> </ul>	<ul style="list-style-type: none"> <li>Available tableland is less than 0.40 ha. The subject site would be excluded from assessment due to limited tableland availability.</li> <li>An existing park facility must be removed to accommodate the proposed facility (such as the ball diamond)</li> </ul>



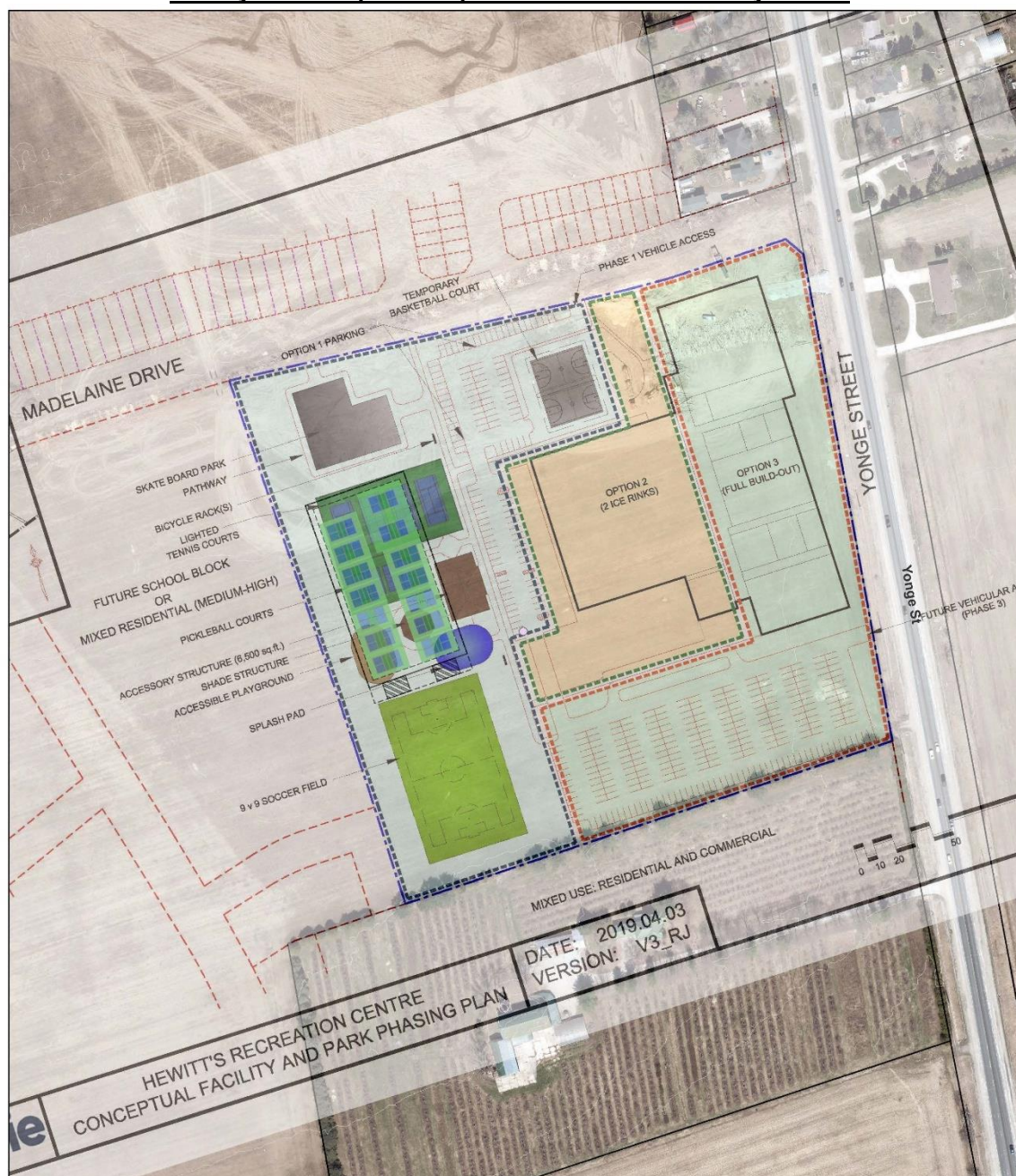
**APPENDIX "E3"**  
**Facility Fit Example – Eastview Community Park**



Park Classification	Candidate Assessment Site	Score (%)	Recommendation	Advantages/Opportunities	Disadvantages/Constraints
Community	Eastview Community Park	57	No	<ul style="list-style-type: none"> <li>Existing parking</li> <li>Access to existing community centre and resources (staff, washroom/ changeroom and storage facilities, etc.)</li> <li>Existing community/destination facility</li> <li>Buffer from existing residential</li> </ul>	<ul style="list-style-type: none"> <li>Available tableland is less than 0.40 ha. The subject site would be excluded from assessment due to limited tableland availability.</li> <li>An existing park facility must be removed to accommodate the proposed facility (such as a soccer field)</li> </ul>



**APPENDIX "E4"**  
**Facility Fit Example – Proposed Hewitt's Community Centre**



Park Classification	Candidate Assessment Site	Score (%)	Recommendation	Advantages/Opportunities	Disadvantages/Constraints
Community	Hewitt's Community Centre Park	48	No	<ul style="list-style-type: none"> <li>Facility is currently in the planning stage (opportunity for integration)</li> <li>Based on the current park layout plan: <ul style="list-style-type: none"> <li>Access to parking</li> <li>Access to proposed community centre and resources (staff, washroom/ changeroom and storage facilities, etc.)</li> </ul> </li> <li>Location will be a community/destination facility</li> </ul>	<ul style="list-style-type: none"> <li>Based on the current park layout plan, the available tableland is less than 0.40 ha. The subject site would be excluded from assessment due to limited tableland availability.</li> <li>Based on the current park layout plan, multiple park facilities will need to be removed and/or relocated to accommodate the proposed pickleball facility. Additional park lands are required.</li> </ul>



**APPENDIX "F"**  
**Barrie Community Sports Complex - High-Level Pickleball Facility Concept**



Park Classification	Candidate Assessment Site	Score (%)	Recommendation	Advantages/Opportunities	Disadvantages/Constraints
Regional	Barrie Sports Complex	92	Yes	<ul style="list-style-type: none"> <li>Ample underutilized tableland availability (0.97 ha) provides opportunity to: <ul style="list-style-type: none"> <li>Add dome component</li> <li>Provide supplementary amenities</li> <li>Orient courts north-south</li> <li>Expand facility (potential accommodation for National level tournament)</li> </ul> </li> <li>Existing parking and on-site staff resources</li> <li>Existing regional destination facility</li> <li>Buffer from existing residential</li> </ul>	<ul style="list-style-type: none"> <li>Existing site servicing and opportunity to provide site servicing to be determined</li> </ul>