
To: Mayor and Council

From: Terry Vachon, Parks, Culture & Recreation Department

Date: May 29, 2023

Subject: Report # PCR-011-2023 Stayner Curling Rink AODA Upgrades

Recommendation

Be It Resolved that Council of the Township of Clearview hereby:

- 1) Receive Report PCR-011-2023 (Stayner Curling Rink AODA Upgrades); and,
- 2) Continue to support Parks, Culture and Recreation staff to work with the Stayner Granite Club to pursue funding opportunities and fundraising initiatives for AODA upgrades to the Stayner Curling Rink.

Background

The Stayner curling rink is in need of AODA upgrades as it is presently non-compliant with the Provincial regulations. The Stayner Granite Curling Club has also communicated concerns with the existing building's lobby and basement areas and the anomalies that are exposed within.

Staff brought forward a report to Council on April 8, 2013 to approve option #3 as provided by R.J. Burnside and Associates Ltd. with no financial commitment and directed PCR staff to pursue funding opportunities and fundraising initiatives.

Comments and Analysis

As it has been four years since a report was brought forward to Council, and many operational and financial changes have happened since 2019, PCR Staff wanted to be reassured that Council continues to support pursuing this project.

Many funding agencies also require an updated Council resolution of support when applying for funds.

The Department also recommends that further consultation be achieved together with the Accessibility Committee, Building Department and R.J. Burnside's engineers regarding the FADS standards that were proposed in 2019, before implementing any decisions on final designs.

The costs of the project have also increased since 2019 and staff wanted to share those new and updated estimates with Council.

R.J. Burnsides
Stayner Curling Club - Proposed Renovations

**2013 OPINION OF COST
PROPOSED ADDITION AND RENOVATIONS**

Our opinion of costs is based on our experience with contractors specializing in these fields, historical cost data from similar projects, and/or current construction cost data published by the R.S. Means Company. These cost estimates should be used as a guide only, as costs may vary according to the time of year, quality of materials used, volume of work, actual site conditions, etc.

Stayner Curling Club

Item No.	Description	Cost
A	Addition & Renovations	\$ 533,000
B	Elevator	\$ 95,000
C	North Exit (Exterior Stairs & Area of Refuge	\$ 18,000
D	Exterior Improvements	
i)	Accessible Parking (Sidewalk & Curb, Markings, Signage)	\$ 6,300
ii)	Concrete Sidewalk from Accessible Parking to Barrier Free Entrance	\$ 1,800
E	Allowances	
i)	General Conditions, Overhead, and Profit (15%)	\$ 98,100
ii)	Permits and Fees (1.5%)	\$ 9,800
iii)	Design & Construction Contingency (20%)	\$ 130,000
	SUBTOTAL	\$ 892,800 + hst

2019 OPINION OF COSTS Option 3 – Base Renovation + Extra 729 sq. ft. Addition

Demolition – add \$16,000	\$36,000
New Addition (including LULA Lift) – add \$255,000	\$520,000
Renovations to Existing – add \$10,000	\$35,000
Engineering (Design, Tender, Contract Admin)	\$129,000
TOTAL	\$720,000 + hst

Grant opportunities:

- Ontario Trillium Foundation (OTF) - Capital Grant

Government of Canada - Enabling Accessibility Fund

Clearview's Strategic Plan

The above initiative supports the following strategic pillars:

- 1.3 Develop recreational programming that is tailored to the needs and desires of the community with the goal of increasing usage and participation.
- 3.3 Focus on infrastructure improvement projects and initiatives across the Township.

Financial Implications

There is no financial impact to the budget related to Stayner Curling Club AODA upgrades at this time. Once funding and grant opportunities have been explored and a fundraising initiative has been established, the Department will return to Council with an update and final approval.

The Stayner Granite Curling Club have fundraised approx. \$26,000 towards the project.

Report Appendices

Appendix A - R.J. Burnside and Associates Ltd. Conceptual design and corresponding 2023 estimates

Appendix B - PCR 004-2019 Stayner Curling Rink AODA Upgrades

Appendix C - Stayner Curling Club Modified FADS review May 2023

Appendix D - Stayner Granite Curling Club Letter dated March 18, 2019

Approvals

Submitted by: Terry Vachon, Director of Parks, Culture and Recreation

Reviewed by: John Ferguson, CAO

Financial Implications Reviewed by: Kelly McDonald, Treasurer

Approved by: John Ferguson, CAO

**OPINION OF COST
 PROPOSED ADDITION AND RENOVATIONS**

Our opinion of costs is based on our experience with contractors specializing in these fields, historical cost data from similar projects, and/or current construction cost data published by the R.S. Means Company. These cost estimates should be used as a guide only, as costs may vary according to the time of year, quality of materials used, volume of work, actual site conditions, etc.

Stayner Curling Club

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iii)	Design & Construction Contingency (20%)	\$ 130,800
SUB-TOTAL		\$ 892,800
F	HST (13%)	\$ 116,064
TOTAL		\$ 1,008,864



CLEARVIEW

REPORT TO COUNCIL

REPORT NUMBER: PCR-004-2019
DEPARTMENT: Parks, Culture and Recreation
MEETING DATE: April 8, 2019
SUBJECT: Stayner Curling Rink AODA Upgrades

RECOMMENDATION:

Be It Resolved, that Council of the Township of Clearview hereby:

- 1) Receive PCR-004-2019 (Stayner Curling Rink AODA Upgrades) report for information.
- 2) Approve in principle option #3 as provided by R.J. Burnside and Associates Ltd., with no financial commitment at this time.
- 3) Direct the Parks, Culture and Recreation staff to work with the Stayner Granite Club to pursue funding opportunities and fundraising initiatives.

BACKGROUND:

The Stayner curling rink is in need of AODA upgrades as it is presently non-compliant with the Provincial regulations. The Stayner Granite Curling Club has also communicated concerns with the existing building's lobby and basement areas and the anomalies that are exposed within.

COMMENTS AND ANALYSIS:

The Stayner Granite Curling Club have put together a construction Committee to oversee the proposed renovations. Their Committee consists of President Chuck Christie, Judy Hutton and Maxine Coutts-Reid.

The Department has received three (3) conceptual designs from R.J. Burnside and Associates Ltd. (attached).

The Department has communicated the three options to the Stayner Granite Curling Club Committee who have shared the designs with their members.

The Stayner Granite Curling Club have provided a letter referencing to their request and identifying their preferred choice.

The construction estimates of a new addition provided by R.J. Burnside and Associates Ltd. are as follows:

Option 1 – Base Renovation (includes 2-storey addition totaling 520 sq.ft.)

Demolition	\$20,000
New Addition (including LULA Lift)	\$265,000
Renovations to Existing	\$25,000
Engineering (Design, Tender, Contract Admin)	\$75,000
TOTAL	\$385,000 + hst

Option 2 – Base Renovation + Extra 270 sq. ft. Addition

Demolition – add \$16,000	\$30,000
New Addition (including LULA Lift) – add \$255,000	\$360,000
Renovations to Existing – add \$10,000	\$30,000
Engineering (Design, Tender, Contract Admin)	\$89,000
TOTAL	\$456,000 + hst

Option 3 – Base Renovation + Extra 729 sq. ft. Addition

Demolition – add \$16,000	\$36,000
New Addition (including LULA Lift) – add \$255,000	\$520,000
Renovations to Existing – add \$10,000	\$35,000
Engineering (Design, Tender, Contract Admin)	\$129,000
TOTAL	\$720,000 + hst

CLEARVIEW STRATEGIC PLAN:

- 1.3 Develop recreational programming that is tailored to the needs and desires of the community with the goal of increasing usage and participation.

- 3.3 Focus on infrastructure improvement projects and initiatives across the Township.

COMMUNICATION PLAN:

N/A

FINANCIAL IMPACT:

There is no financial impact related to Stayner Curling Club AODA upgrades at this time. Once funding and grant opportunities have been explored and a fundraising initiative has been established, the Department will return to Council with an update and final approval.

REPORT SCHEDULES:

R.J. Burnside and Associates Ltd. Conceptual design and corresponding estimates
Stayner Granite Curling Club Letter dated March 18, 2019

PREPARED BY:

Terry Vachon, General Manager of Parks, Culture and Recreation

REVIEWED BY:

Steve Sage, CAO

Stayner Curling Club - Modified FADS Review

Item No.	Description	FADS Review Notes	Impact on Design
COMMON INTERIOR AND EXTERIOR ELEMENTS			
2.	Interior Accessible Paths	- existing path to remain - no interior paths required to access new spaces in addition	- none
3.	Ground and Floor Surfaces	- new ground and floor surface finishes to conform with FADS	- detail design to comply with FADS requirements
4.	Headroom & Protruding Objects	- detail design to ensure headroom requirements are met	- detail design to comply with FADS requirements
5.	Ramps	- proposed ramp slope is 1:12 which is greater than 1:20 in FADS 5.2; however, R-5.2 allows for 1:12 max slope - landing at lower edge of basement level ramp is less than 2.5m x 2.5m in FADS 5.5; R-5.5 allows for 1.67m x 1.67m landing - ramps require handrails compliant with FADS 7	- recommend using R-5.2 ramp 1:12 slope instead of 1:20 max ramp slope; as this 1:20 will require increased addition footprint - landing size may have to be increased at lower end of basement ramp to even meet R-5.5 dimensions - ramp width shown in concept design appears wide enough to allow handrails on both sides while still maintaining 1.1m MIN clear width
6.	Stairs	- stair dimensions not shown in concept plan but appear capable of complying with FADS	- new stairs in detail design to comply with FADS requirements
7.	Handrails	- see comments above regarding ramps	- handrails detail design to comply with FADS requirements
8.	Tactile Walking Surface Indicators (TWSI)	- TWSIs to be installed where required by FADS	- TWSIs to be shown in detail design to comply with FADS requirements
9.	Operable Controls & Mechanisms	- existing can remain as is as per modified FADS - placement of devices in new addition to comply with FADS requirements	- controls in detail design to comply with FADS requirements
10.	Lighting	- lighting design beyond scope of concept drawings	- lighting in detail design to comply with FADS requirements
11.	Signage	- signage design beyond scope of concept drawings	- new signage to comply with FADS requirements
12.	Materials and Finishes	- specifying materials and finishes beyond scope of concept drawings	- materials and finishes to comply with FADS requirements

Item No.	Description	FADS Review Notes	Impact on Design
INTERIOR ELEMENTS and AMENITIES			
13.	Entrances	- modified FADS requires for 50% of main pedestrian entrances to be accessible - north entrance is accessible; south entrance (to existing stairwell) is not; therefore, 50% criteria is met	- conceptual design appears to meet modified FADS barrier free entrance criteria
14.	Doors	- door dimensions not shown in concept drawing	- door dimensions, hardware, etc to meet FADS requirements
15.	Power Door Operators	- location of power door operators beyond scope of concept drawings	- power operators to comply with FADS requirements
16.	Windows and Glazing	- existing windows can remain as is as per modified FADS - windows in new addition to comply with FADS requirements	- windows in detail design to comply with FADS requirements
17.	Elevators	- LULA included in concept drawings	- LULA in detail design to comply with FADS requirements
18.	Service Counters & Related Areas	- modified FADS waives this requirement	- kitchen/bar service window not considered a service counter
19.	Accessible Millwork, Storage, and Shelving	- millwork, storage, shelving beyond scope of concept drawings	- new millwork, storage, and shelving to comply with FADS requirements
20. to 24.	Multi-stall Washrooms; Grab Bars and Toilet Paper Dispensers; Lavatories; Washroom Accessories; Universal Washroom	- modified FADS requires either accessible multi-stall WS or Universal WS per floor - no washrooms on 2nd floor - multistall accessible stall required for M & W on basement level (or provide Universal WS or potentially combine with Universal Change Room - FADS 27)	- Universal WS needed on 2nd floor; perhaps locate this in existing kitchen (Room 104) - Basement needs either multistall accessible WS, Universal WS, or Universal Change Room
25.	Accessible Shower	- there do not appear to be any existing showers - in which case accessible shower is not required	- accessible shower not required if no existing showers
26.	Change Rooms	- layout of change rooms is beyond the scope of the concept drawings	Detail design to meet FADS requirements including: - 1.8m clear path in change room - 10% of lockers need to be accessible - 0.86m x 1.48m clear area required in front of access lockers

Item No.	Description	FADS Review Notes	Impact on Design
27.	Universal Change Room	- one universal change room required by FADS	- consider one universal change room in basement level to also meet modified FADS req't for universal WS/accessible MS WS on each floor
28.	Accessible Dressing Stall	- lesser of 1 stall or 10% of change stalls to be accessible - there do not appear to be change stalls in the locker rooms; in which case an accessible dressing stall is not required	- accessible dressing stall does not appear to be required or could be met with Universal Change Room
29.	Kitchens	- new kitchen layout not shown in concept drawing	- kitchen to meet modified FADS requirements
30.	Drinking Fountains and Bottle Filling Stations	- new drinking fountain/bottle filling station not shown in concept drawing	- Locate drinking fountain/bottle filling station in Viewing Lounge (Room 103)?
31.	Public Telephones	- not applicable	- none
32.	Interior Elevated Platforms	- not applicable	- none
33.	Fixed Seating	- confirm no fixed seating in 'Viewing Lounge'; assuming that is the case then this section is not applicable	- none expected
34.	Office Areas and Meeting Rooms	- not applicable	- none
35.	Fire and Life Safety Systems	- no barrier free exit on 2nd floor - fire separation required between basement and upper floor	- propose adding exterior 'Area of Refuge' to meet OBC requirements (similar approach to Avening Hall) located at intersection of Gridlines A and 2x.
36.	Assistive Listening Devices (ALDs)	- ALD beyond scope of concept drawings	- provide portable ALD to meet modified FADS requirements
37.	Public Address Systems	- not applicable	- none
EXTERIOR ELEMENTS			
38., 39., & 41.	Exterior Paths, Curb Ramps, and	- exterior elements not shown in concept drawings	- Provide accessible parking with barrier free path to entrance.
40.	Passenger Loading Zone	- not required under modified FADS	- none
42.	Site Furniture	- none existing	- none
43.	Exterior Elevated Platforms	- none existing	- none
44.	Porches, Balconies, Terraces & Patios	- none existing	- none
45.	Landscaping and Community Gardens	- none existing	- none



March 18, 2019

Mr. Terry Vachon
General Manager Parks
Culture and Recreation
Township of Clearview
Box 200 217 Gideon St
Stayner Ontario L0M 1S0

Subject: Curling Club Building Committee Update

Dear Terry,

Please be advised Stayner Granite Club's Board of Directors met March 10, 2019, at which time the various building options were presented and discussed.

This letter will confirm the Board advising their approval and desire to move forward with Option #3, seeking approval in principle with no financial commitment at this time. Further, we are committed to seeking grant opportunities and fundraising .

We appreciate the continued support of curling from the Township of Clearview.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chuck Christie', with a long horizontal flourish extending to the right.

Chuck Christie
President

/laf