

The Town of Cobourg

COBOURG COMMUNITY CENTRE

CAMPUS MASTER PLAN

October 2014

B&A
BASTERFIELD & ASSOCIATES
LANDSCAPE ARCHITECTS

COBOURG COMMUNITY CENTRE CAMPUS
CONCEPTUAL MASTER PLAN

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Section 1
CCC CAMPUS
CONCEPTUAL MASTER PLAN

Background and Goals

from the Town's RFP CO-14-12 (2)
The Town of Cobourg owns and operates the Cobourg Community Centre (CCC) and surrounding campus. This recreation facility rents space to permanent and occasional user groups as well as the general public for sport, recreational and cultural purposes. The CCC plays host to numerous events throughout the year, from small meetings to large concerts. The CCC also offers a variety of recreation programs to children, adults and seniors.

The Cobourg & District Seniors Centre is operated and the Town and is run primarily out of the CCC. There are currently over 800 members of the Seniors Centre taking part in a range of programs during daytime hours on weekdays, at present most activities are indoors although there is growing pressure for outdoor activities as well.

The fields surrounding the CCC currently include soccer fields and softball diamonds with the programs run on each being operated by local sport organizations. There are also a few buildings within the campus that are owned by the Town and leased to various user groups.

The current fields/parks are limited in their use. The Town would like to explore how to make the CCC Campus a more comprehensive, multi-use facility that will serve a broader range of sports, recreation and cultural purposes. The Town also wants to explore how to better manage its parks and recreation services in a more consolidated approach.

The Town wishes to receive a strategic and operational CCC Campus Development Plan to use as a guide in developing commercial and recreational opportunities and facilities within the CCC Campus which will result in a more comprehensive recreation model and will enhance the diversity of use afforded to residents and visitors.

A summary of the planning and design tasks include:

1. Site Analysis of existing conditions
2. Consult with Town Staff and user groups
3. Prepare a long term Conceptual Master Plan
4. Facilitate a workshop to engage the community in the design and planning process
5. Prepare phasing recommendations for long term implimentation
6. Present final plan to Committee of the Whole

To determine what is 'working' and 'not working' at the CCC Campus currently, we contacted user groups and personally interviewed:

• Northumberland Minor Lacrosse Association	John Webb
• Cobourg Saxons Rugby Football Club	Matt Adams
• Northumberland Breakers Volleyball Club	John Scheerhoorn
• Cobourg Community Hockey League	Phil Beatty
• Northumberland Girls' Hockey Association	Jim Smith
• Cobourg Seniors' Centre	Natasha Jacobs
• Cobourg Baseball Association	Chris Lalande
• Lakeshore Adult Basketball League	Paul Allen
• Lakeshore Minor Basketball League	Paul Allen
• Cycling	Bruce Bellaire
• Legion Minor Softball	Brenda Whitehead
• Cobourg Senior Soccer Club	Yvonne de Graaff, John Vickers

We asked 5 questions:

- What activities does your group currently do at the CCC and CCC Campus?
- Do the facilities accommodate your needs?
- If not, how could the facilities accommodate your needs better?
- What is 'working' and should not change?
- Are there other activities or features that you think could be added to the exterior facilities?

We also contacted but did not receive a response from:

• Cobourg Badminton Club	Tim Brady
• Central Northumberland Ultimate Club	Daniel Stokes
• Special Olympics	Sarah Todd
• Coverdale Tennis Club	Doug Smith
• Trillium Walkers	Rae MacCulloch
• Dog Walkers	Jan Rosamond
• Disc Golf	Mr. Sandy Flindall

Refer to **Section 3 – User Interviews** for user group consultation notes.

Section 2
CCC CAMPUS
CONCEPTUAL MASTER PLAN

Existing Conditions / Characterization Areas

The following plans indicate existing conditions. The first image is an air photo of the CCC Campus indicating conditions on the ground.

The second image organizes the existing campus into land use types. Following this image is the description of predominant existing conditions for each area.

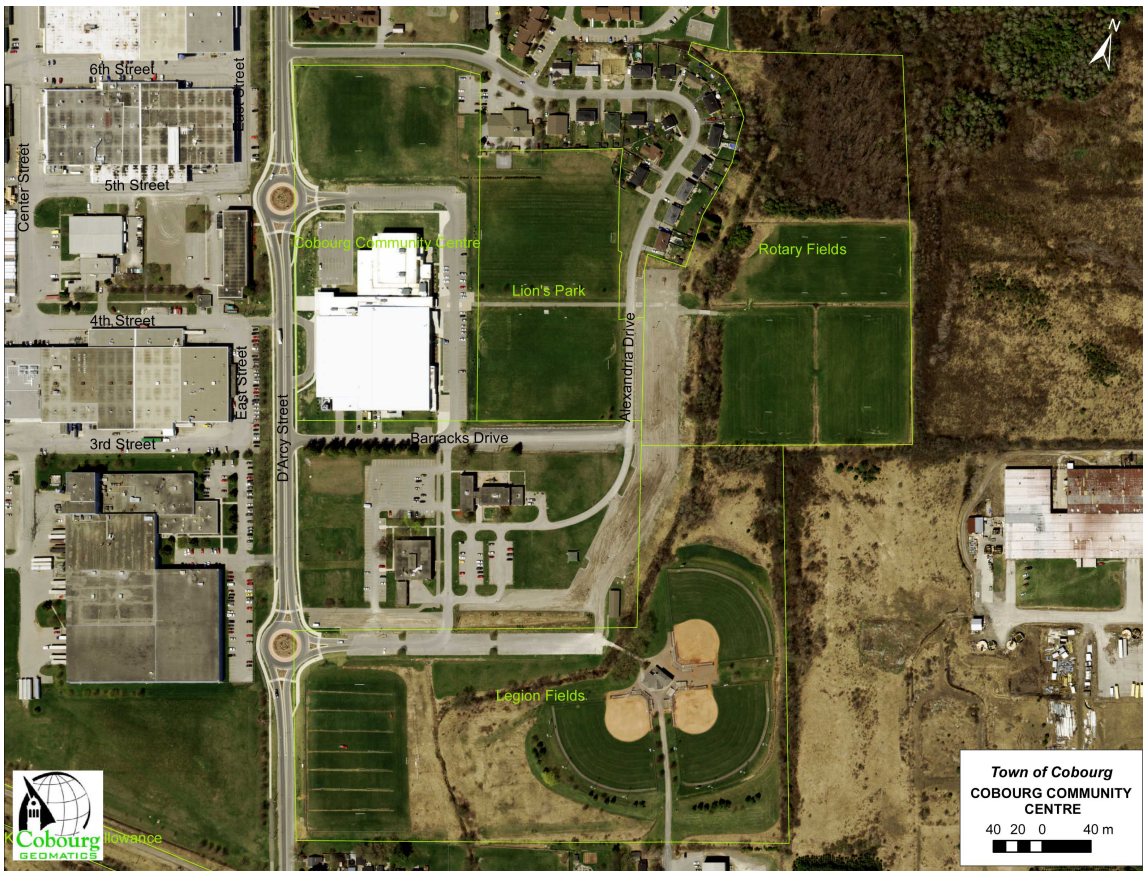
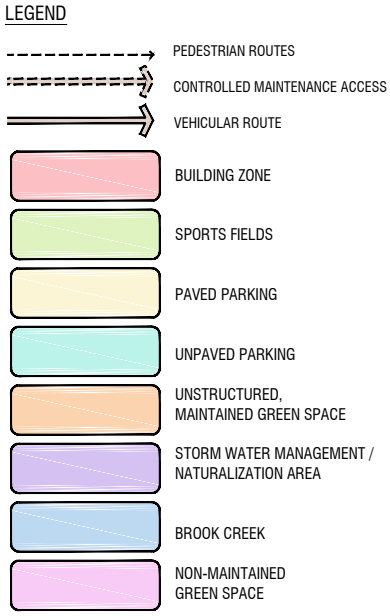


Image 1 Existing Conditions Air Photo



Image 2 Characterization Areas



Characterization Areas:

1 BUILDING ZONE

1a Cobourg Community Centre

- New, multi-purpose sports & meeting facility
- 2-storey precast concrete & steel structure
- Hockey, basketball, pickleball, box lacrosse, badminton, off-season dry-land training various sports, seniors' activities, meeting rooms
- Projects a modern progressive image

1b Building 18

- 2-storey brick building constructed in 1950s by Department of National Defense as a hospital; portion of building has full basement
- Currently owned by The Corporation of the Town of Cobourg
- Current tenants are Cook's School Day Care Inc., Beginnings Family Service, and (soon to be vacating) Centre for Individual Studies KDSB
- Suitable building to re-purpose because of solid structure, and individual window arrangement allowing straightforward interior renovation
- Projects a dated image in contrast to the Community Centre
- Centrally located on the campus and offers promise as a repurposed secondary building on the campus

1c Building 19

- 2-storey brick building constructed in 1950s by Department of National Defense as administration and kitchen for Building 18 (hospital)
- Currently owned by The Corporation of the Town of Cobourg
- Current tenants are St. John Ambulance Northumberland, Five Counties Children's Centre, Rebound Child & Youth Services, Twinkletoes Dance Studio and Cobourg Soccer Club
- Projects a dated image in contrast to the Community Centre

2 SPORTS FIELDS

- Soccer Fields are all natural turf, unlit fields
- Ball fields are natural turf, skinned infields, 2 of 3 fields have lights
- Generally good condition
- Some fields have irrigation
- Perimeter drainage ditches somewhat detrimental to access and play
- Local groups have generated funds to build fields (Lions Club, Rotary Club, Legion, private individuals)

- 2b fields have poor east/west orientation rather than north/south orientation
- 2f area is anticipated area of land acquisition for future sports fields and trail link to lands east
- 2d (Vikers Field) and 2e (Legion Ball fields) are in good condition but feel remote and isolated from the main campus

3 PAVED PARKING

3a

- Main parking lot for CCC users and soccer; too small at high use/peak times during events
- Asphalt, curb on building side, good condition
- Functions poorly due to parked vehicles backing out onto main driveway

3b

- Small parking lot associated with entrance to CCC from D'Arcy Street
- Asphalt, lights, good condition
- Serves as parking for access to west entrance of Community Centre

3c

- Parking for soccer; overflow parking for CCC building
- No curb
- Functions poorly due to parked vehicles backing out onto main driveway

3d

- Parking for existing building appears underutilized but also serves as remote overflow parking for CCC building and soccer
- Asphalt and curbing

3e

- Parking for existing building appears underutilized but also serves as remote overflow parking for CCC building, soccer and ball
- Asphalt and curbing

4 UNPAVED PARKING

4a

- Main parking for Rotary Fields soccer pitches
- Secondary parking for Lions Fields soccer pitches
- Muddy/dangerous with poorly defined parking spaces/inefficient parking layout because of lack of definition
- New lights
- Projects and incomplete or “under construction” image

4b

- Main parking area for ball & Vickers Field soccer
- Collects water because of relatively low grade; muddy & dangerous when wet; poor definition of parking spaces/inefficient parking
- Projects and incomplete or “under construction” image

5 UNSTRUCTURED, MAINTAINED GREEN SPACE

5a

- Existing dished area serves a storm water control function
- Existing mini-soccer fields
- Close proximity to D'Arcy Street; lack of ball control
- appears underutilized

5b

- Remnant green space adjacent to Brook Creek; overflow parking on grass

5c

- Remnant green space adjacent to ball fields

6 STORM WATER MANAGEMENT / NATURALIZATION AREA

- Area collects surface runoff from gravel parking
- Areas area encourages percolation of water
- Non-mowed area with native vegetation regenerating
- Contributes to the Town’s green infrastructure
- Projects an unkempt image

7 BROOK CREEK

- Existing cold water stream regulated by Ganaraska Region Conservation Authority (GRCA)
- Future work within the regulated area of the creek must be permitted by GRCA
- Contributes to the Town’s green infrastructure
- Projects an unkempt image

8 NON-MAINTAINED GREEN SPACE

- Existing 'open field' land which may be permitted for future use as additional sports field or parking areas
- Contributes to the Town’s green infrastructure
- Projects an unkempt image

User Interviews

Telephone interviews were conducted to inform the design team of current practices and patterns and possibilities for future improvements at the CCC Campus. The following are the comments from representatives of the groups who use the CCC building and campus. The representatives responded to 5 questions:

1. What activities does your group currently do at the CCC and CCC Campus?
2. Do the facilities accommodate your needs?
3. If not, how could the facilities accommodate your needs better?
4. What is 'working' and should not change?
5. Are there other activities or features that you think could be added to the exterior facilities?

The following groups and representatives were contacted:

• Northumberland Breakers Volleyball	John Scheerhoorn
• Cobourg Soccer Club	Yvonne de Graaff; John Vickers
• Northumberland Minor Lacrosse Association	John Webb
• Cobourg Community Hockey League	Phil Beatty
• West Northumberland Girls Hockey Association	Jim Smith
• Cobourg Jr. A Angels Softball	Lisa Dudley
• Cobourg Baseball Association	Chris Lalande
• Cobourg Legion Minor Softball Organization	Brenda Whitehead
• Cobourg Senior Centre	Natasha Jacobs
• The Lakeshore Adult Basketball League	Paul Allen
• Lakeshore Minor Basketball Association	Scott Fraser
• Cobourg Badminton Club	Tim Brady
• Cobourg Saxons Rugby Football Club	Matt Adams
• Central Northumberland Ultimate Club	Daniel Stokes
• Special Olympics	Sarah Todd
• Cloverdale Tennis Club	Doug Smith
• Trillium Walkers	Rae MacCulloch
• Dog Walkers	Jan Rosamond
• Cyling	Bruce Bellaire
• Disc Golf	Sandy Flindall
• Northumberland YMCA	Eunice Kirkpatrick

The following people responded and provided input:

1. COBOURG SOCCER CLUB / Yvonne de Graaff; John Vickers

1. **What activities does your group currently do at the CCC and CCC Campus?**
   - use indoor gym November to March for winter training
   - use all the soccer pitches around the building
   - building was built over one of their soccer pitches
   - 1350 4 year olds through adults in programme
   - 1150 4 year olds through 18 year olds in programme
   - run soccer camp in one full field by office in summer
   - competitive teams play down the road; 7 teams playing on natural turf elsewhere
   - 4, 5, 6 & 10 year olds play off-site
   - developing teams and competitive teams play mid-May to mid-September
   - house league teams play late-May to late-August
   - Town cuts the grass
   - club lines & maintains except for cutting; maintains fields according to Town's approved products for turf maintenance
   - club is leaseholder to Town, but used to own fields
   - Lions helped club develop the fields in 1990

2. **Do the facilities accommodate your needs?**
   - no washrooms are available outside the building
   - no access to washrooms if the building is locked
   - Town pays for 5 portable toilets, but they regularly get knocked over and this is a maintenance issue
   - no access to change rooms if the building is locked

3. **If not, how could the facilities accommodate your needs better?**
   - have access for change rooms and washrooms, or build new washrooms and changerooms which soccer could have access to any time
   - parking is too close to full field goals; need protective barriers on goals
   - changing east-west field orientation would be good, but not space for full size pitch
   - have lights on fields
   - need one additional full size pitch: 310' x 210' with 40' apron is desired full size field
   - fields are maxed out for U12 level; 2 fields at CCC now; need one more 246' x 180' for U11 and U12
   - need the pitches back that were taken away from club when CCC was built
   - people complain about the parking because they have to walk a long way sometimes, but club feels that is not an problem for the club
   - would love an artificial turf field which could be multi-sport (soccer, rugby, football)
   - need storage room, accessible at all times

4. **What is 'working' and should not change?**
   - families can walk between fields; have more than one child involved at the campus and safely move between fields
   - don't want to break up fields as that would negatively impact participation

5. **Are there other activities or features that you think could be added to the exterior facilities?**
   - worked with Ultimate Frisbee for the last few years; UF had to move because there is not enough room for both sports; now UF is at highschool which is disappointing
   - How it Town going to compensate Cobourg Soccer for fields lost to existing CCC building and possible future field loss because of this master plan? Who is going to pay for new fields elsewhere to compensate for losses with this development?
   - club would like to see Alexandria drive dead-ended, but thinks Fire Dept. is not in favour

2. LEGION MINOR SOFTBALL / Brenda Whitehead

1. **What activities does your group currently do at the CCC and CCC Campus?**
   - ages 3 – 18 years using Legion Fields Park
   - 170 in programme including Craft & Roseneath
   - use gym at CCC for spring indoor training March & April
   - host multiple tournaments; had 4 tournaments last summer
   - north field not lit; 2 south fields are lit
   - service road is controlled and used by club personnel to unload
   - batting cages belong to softball
   - Town owns land
   - club has 3 year contract to run canteen
   - volunteers from club clean the washrooms – would like to stop doing this and see more responsibility from Town for cleaning

2. **Do the facilities accommodate your needs?**
   - yes

3. **If not, how could the facilities accommodate your needs better?**
   - improve drainage of parking lots; runoff from higher parking runs into lower parking; areas become ponded; area adjacent to batting cages becomes very narrow because of flooding; vehicles buried up to axles in mud; unsafe
   - no delineation of parking spaces, so people park in poor alignment, wasting space resulting in less parking available
   - improve drainage of fields; infield mostly, but outfield as well; drainage pipe in ground but not functioning

- Layton Dodge (reporter who died) apparently left funds in his will to the club to improve the drainage, but club hasn't seen the funds
- don't want to be negative because Town staff work very well to help maintain facility, but little things like painting the score clock would be appreciated
- better way-finding signs
- better 'no smoking' signs
- greeting sign at entrance to facility: 'Home of Cobourg Angels etc….'
- Town to clean washrooms
- no standard for who has priority for booking fields; need written policy and procedures for booking fields
- roofs over players benches on all 3 fields; not fully enclosed dugouts, just roofs for shade & rain protection

4. **What is 'working' and should not change?**
   - it all works; OSA wants to host tournaments there because facility is good

5. **Are there other activities or features that you think could be added to the exterior facilities?**
   - place to cool off; perhaps splash pad near picnic shelter
   - shower facilities

3. CYCLING / Bruce Bellaire

1. **What activities does your group currently do at the CCC and CCC Campus?**
   - not making much use of facilities
   - happy the Town put in bike racks (post & ring style)
   - cyclists using facilities as individuals, but not as a cycling group

2. **Do the facilities accommodate your needs?**
   - n/a

3. **If not, how could the facilities accommodate your needs better?**
   - like to see connecting trails for off-road use
   - 3 m. wide trail with line down middle
   - main connecting trail asphalt; secondary trails limestone screenings

4. **What is 'working' and should not change?**
   - happy with CCC meeting rooms

5. **Are there other activities or features that you think could be added to the exterior facilities?**
   - would like a fitness room in the CCC
   - opportunities for a walking trail

- room for spin classes
- outdoor BMX dirt track with a start ramp

4. LAKESHORE ADULT BASKETBALL LEAGUE & LAKESHORE MINOR BASKETBALL LEAGUE / Paul Allen

1. **What activities does your group currently do at the CCC and CCC Campus?**
   - 2 rep teams play at CCC (rep teams are outgrowth of house league programme; house league plays elsewhere)
   - kids are dropped off and picked up by parents
   - play evenings & weekends

2. **Do the facilities accommodate your needs?**
   - tough to get court times because volleyball takes up time
   - not enough court space, but league recognized that early and decided to have house league play elsewhere

3. **If not, how could the facilities accommodate your needs better?**
   - outdoor courts – kids really want to play basketball in this town
   - at least one full court facility (90' x 50' is full court, but it doesn't have to be that big)
   - areas for 3 on 3 in smaller courts
   - lighted outdoor play

4. **What is 'working' and should not change?**
   - kids love top-notch facility

5. **Are there other activities or features that you think could be added to the exterior facilities?**
   - more family-oriented campus with trails, fitness stations, walking/riding throughout
   - opportunities for fun and fitness

5. COBOURG BASEBALL ASSOCIATION / Chris Lalande

1. **What activities does your group currently do at the CCC and CCC Campus?**
   - rep team hardball (house league teams play elsewhere)
   - 4 rep teams with12 players each, approx. 10 coaches/officials
   - tournament all Labour Day
   - have used gyms for indoor fitness

2. **Do the facilities accommodate your needs?**
   - yes
   - gym is hard to book because usually booked by soccer

3. **If not, how could the facilities accommodate your needs better?**
   - indoor dome with artificial turf so they could practice sooner in the season; would use a lot
   - multi-use indoor facility for soccer, lacrosse, ball; if the indoor field was big enough for soccer, it would be fine for ball practice
   - poor drainage on fields, mostly infield; drainage pipe is there, but must be blocked
   - trail connecting fields to CCC building
   - wayfinding signs everywhere
   - one diamond close to CCC, so it's not just soccer near the new building; try to showcase facility with having more sports near the new building

4. **What is 'working' and should not change?**
   - no complaints, no problems with facilities

5. Are there other activities or features that you think could be added to the exterior facilities?
   - **artificial turf for soccer**

6. COBOURG SENIOR CENTRE / Natasha Jacobs

1. **What activities does your group currently do at the CCC and CCC Campus?**
   - 865 senior members, 55+ years old
   - run multiple fitness, hobby, social, computer classes
   - generally members come in for activity and depart; not hanging around to socialize
   - outdoor patio not used much
   - day time access is good/easy because not as many other users
   - evenings access is a bit more hectic because the facility has more activity in other areas of the building

2. **Do the facilities accommodate your needs?**
   - yes

3. **If not, how could the facilities accommodate your needs better?**
   - more multi-use activity rooms
   - random 'one-off' bookings bump regularly scheduled seniors classes and means schedules need to be juggled; more rooms would alleviate this

- existing 'seniors' room' is large and so has evolved to be used as an activity space, which displaces the room for informal, unscheduled social space; need more room for informal, unscheduled social space

4. **What is 'working' and should not change?**
   - proximity of seniors' room to gym, to activity rooms, to changeroom, to front desk – all spaces adjacent
   - change rooms that are close by and big
   - full kitchen and couches in seniors room

5. **Are there other activities or features that you think could be added to the exterior facilities?**
   - indoor swimming pool for fitness & aquafit etc.
   - lots of people go the Y to swim, but would prefer to come to CCC if CCC had a pool

NORTHUMBERLAND GIRLS HOCKEY ASSOCIATION / Jim Smith

1. **What activities does your group currently do at the CCC and CCC Campus?**
   - girls' hockey practices, games, dryland training September – April
   - year-round monthly meetings
   - 350 participants ages 4 – 60+
   - combination of parents dropping off, and coming into building with kids on weekday evenings, and all day on weekends

2. **Do the facilities accommodate your needs?**
   - yes, except for parking

3. **If not, how could the facilities accommodate your needs better?**
   - more parking available for tournaments
   - 50 teams can be involved in one event; 8 or 9 teams at facility at one time; when multiple events, parking/arrival is chaotic
   - need better way-finding signs to guide people to 'pond' side of building
   - ice after Cougars play is pretty rough

4. **What is 'working' and should not change?**
   - change rooms are great – huge and well-maintained
   - great relationship with Town staff; Town staff looks after us well

5. **Are there other activities or features that you think could be added to the exterior facilities?**
   - canteen open more hours; current hours vary and canteen not open on weekends; would be great if canteen was open on weekends

- teach more people to use video scoreboard; use of it is limited to people who know how to use it, and then limited by those individuals' availability; currently only 2 young people who know how to use it, and they are not available often enough

COBOURG COMMUNITY HOCKEY LEAGUE / Phil Beatty

1. **What activities does your group currently do at the CCC and CCC Campus?**
   - rent ice for local minor hockey
   - 520 members ages 4 – 20 years
   - weekday evenings, all day on weekends
   - big tournament in September: 60 teams, 15 players per team, 6 teams in building at one time; arrive in cars not buses

2. **Do the facilities accommodate your needs?**
   - yes, except for parking
   - place is fairly accommodating

3. **If not, how could the facilities accommodate your needs better?**
   - not enough parking close enough
   - better snow clearing of sidewalks; difficult to climb over snowbanks when people have to walk from remote parking to building
   - more staff on during tournaments to clean dressing rooms

4. **What is 'working' and should not change?**
   - girls at front desk doing a great job
   - league works well with Harry & staff
   - not a lot of complaints
   - dressing rooms are great, league tries to pick up after themselves

5. **Are there other activities or features that you think could be added to the exterior facilities?**
   - more parking
   - better parking for winter
   - sun shelters for soccer pitches

NORTHUMBERLAND BREAKERS VOLLEYBALL / John Scheerhoorn

1. **What activities does your group currently do at the CCC and CCC Campus?**
   - competitive rep. volleyball club; U13 – U18 boys and girls
   - 100 participant

- use indoor facilities Mon. & Wed. evenings, Sept. to end of Apr.
- rent every Saturday Nov. – Mar. for tournaments; up to 12 teams of 10 players (club also uses St. Mary's gym Tuesdays & Thursdays)

2. **Do the facilities accommodate your needs?**
   - yes, considering 1 court

3. **If not, how could the facilities accommodate your needs better?**
   - club is using the current facilities to the maximum
   - considering the extent of the current facilities, the facilities are good; if there was more space or time available, the club would utilize

4. **What is 'working' and should not change?**
   - quality of facilities is very good
   - staff are very good

5. **Are there other activities or features that you think could be added to the exterior facilities?**
   - issues with heating and cooling; in winter one time players were playing in winter coats because of cool temperature; possibly related to leaks from ceiling (water dripping from ceiling to floor, which damages floor as well)
   - need more parking

COBOURG SAXONS RUGBY / Matt Adams

1. **What activities does your group currently do at the CCC and CCC Campus?**
   - would like to use facilities to promote rugby
   - club needs facilities for indoor training during winter
   - club makes limited use of outdoor facilities during summer because there is no rugby pitch
   - club's goal is to have players from U6 to old boys
   - club has 150 members this year; hoping to expand to 200 next year; groups are old boys age 35+, senior men age 18-35, senior women age 18-35, U16 boys and girls, U10 boys and girls; vision to expand to 2 senior mens' teams, U8 and U12 boys and girls; U10 and U12 are unisex groups

2. **Do the facilities accommodate your needs?**
   - no

3. **If not, how could the facilities accommodate your needs better?**
   - install uprights for rugby in order to use existing fields for practice or play
   - field with lights to draw tournaments

4. **What is 'working' and should not change?**
   - like the big gym size, spacious new change rooms
   - club likes indoor track

5. **Are there other activities or features that you think could be added to the exterior facilities?**
   - artificial turf field (but more expensive for players because different cleats are needed for artificial turf)
   - recognize provincial players that come from Cobourg as good examples for younger players to look up to; sometimes club loses good players to larger centres and if those players were recognized locally perhaps they would stay in Cobourg

NORTHUMBERLAND MINOR LACROSSE ASSOCIATION / John Web

1. **What activities does your group currently do at the CCC and CCC Campus?**
   - club uses interior facilities only because the outdoor fields are not available because soccer has them booked all the time
   - club has 500 players age 3 to 17
   - currently 5 teams, next year 7 or possibly 8 teams
   - club uses indoor bowl for box lacrosse
   - field lacrosse is played in April to end of May; can't play in Cobourg because there is no artificial turf available (at that time of year, natural turf cannot be counted on to be playable, so artificial turf is the only option); need to go to Oshawa or further; currently playing 90% at Downsview Park, and at Cherry Beach; going out of town every weekend
   - like the layout of Oshawa Civic Fields

2. **Do the facilities accommodate your needs?**
   - no

3. **If not, how could the facilities accommodate your needs better?**
   - existing parking is limited
   - a lot of traffic; poor traffic flow
   - lack of real canteen; currently pizza is shipped in; deep fryer is essential so people can buy fries and burgers

4. **What is 'working' and should not change?**
   - use of bowl for box lacrosse
   - good relationship with staff

5. **Are there other activities or features that you think could be added to the exterior facilities?**
    - 2 artificial turf fields of identical size & specifications for hosting practises and tournaments
    - 1 or two practices each team per week @ 1.5 – 2 hours each
    - events on a weekend: Saturday 9 a.m. to 11 p.m.
    - 1 – 3 events in a season
    - fields are in demand: neighouring communities would be looking for fields; currently players go to Peterborough & Clarington
    - would like to run fall field lacrosse league similar to spring field lacrosse league
    - bubble or field house over artificial turf would be great for spring training
    - tennis court would be great and could be used for basketball
    - add parking

YMCA NORTHUMBERLAND / Eunice Kirkpatrick

Eunice Kirkpatrick, Executive Director from the YMCA Northumberland was contacted and the project discussed. The YMCA is interested in understanding the CCC Campus planning project, and realizes the Conceptual Master Plan is for the lands surrounding the building, not the building itself.

Also we contacted, but did not receive a response from:

• Cobourg Badminton Club	Tim Brady
• Central Northumberland Ultimate Club	Daniel Stokes
• Special Olympics	Sarah Todd
• Coverdale Tennis Club	Doug Smith
• Trillium Walkers	Rae MacCulloch
• Dog Walkers	Jan Rosamond
• Disc Golf	Mr. Sandy Flindall

The Conceptual Master Plan

The following image shows the proposed elements for reorganization of the CCC Campus. Following the image are descriptions of the components of the plan.



Image 3 The CCC Campus Conceptual Master Plan

General Circulation and Building Recommendations

1. CAMPUS CIRCULATION SYSTEM

- New formal ring road to sports fields and parking lots
- New pedestrian paths safely linking facilities
- Clear wayfinding signage for both pedestrian & vehicular traffic
- Continuous perimeter trail connects to municipal sidewalk on D'Arcy Street north and south of CCC campus, high quality surface, 3m wide, optional fitness stations along trail; lights along trail
- Path & trail connections to south and east adjacent land
- Central Community Plaza with ability to temporarily close road during events at Community Green
- New bridge over Brook Creek at children's play areas
- Parking count maintained and re-distributed to better support the peak use times at CCC and all sports fields

2. BUILDINGS & STRUCTURES

- Decommission and remove Building 19 (building south-west of CCC) & relocate tenants / uses to town buildings west side of D'Arcy Street
- Maintain option for swimming pool addition to CCC
- Maintain and retrofit Building 18 (building south-east of CCC) as Sports Centre Hub to include: offices for sports clubs, associations or support services such as physiotherapy; access to services to potential field house enclosure of new artificial turf field; indoor seniors' activity space; indoor youth activity space; public washrooms; indoor support space for community green
- New size-appropriate sun shelters at play areas, fields and youth activity area

Site Specific Recommendations (Refer to plan for locations)

A COBOURG COMMUNITY CENTRE

- Future therapeutic pools addition
- 2 Horseshoe Pitches outside north of building
- Additional parking east of building
- 6 Pickleball Courts at east end of additional parking; can be restricted to parking when courts are in use and open for parking at other times
- New plantings at service area along south side of building

B ALEXANDRIA DRIVE

- Close road and add cul-de-sac with emergency vehicle access only
- Provide pedestrian link from Alexandria Drive to CCC Campus

C UPGRADE SOCCER FIELD COMPLEX

- 2 Full Size, Multi-Sport, Artificial Turf Fields with lights oriented north / south, spectator seating
- Potential to enclose one field for winter use, or build permanent Field House
- Path and trail connects to future sports fields to the east
- New Micro/Mini Fields
- New washroom building near east fields and picnic area

D FITNESS SYSTEM

- 1/3 kilometer walking loop
- Outdoor fitness equipment in stations at regular intervals along the trail

E NEW CHILDREN'S PLAY / PICNIC AREA

- Playgrounds with equipment for various ages
- Picnic areas
- New bridge over Brook Creek
- Small water play feature

F LEGION FIELDS

- Relocate batting cage near Layton Dodge Field #2
- Reconfigure/formalize parking lot with clearly defined parking spaces to maximize # of cars; construct stable parking surface; design effective storm water management; add shade trees
- Path from ball diamonds to play area
- Drop-off area near entrance (players and equipment delivery)
- New recognition signage at entrance

G YOUTH ACTIVITY AREA

- Basketball Court
- Skateboard Park
- Pathways to sports and Community Activities Building and to link ball fields to campus

H VICKERS FIELD

- Parking lot south of Ring Road
- Existing field remains as-is

I COMMUNITY GREEN

- Micro Soccer Field
- Ultimate Frisbee Field
- Sports / Marathon staging area
- Portable stage for small concerts & cultural events
- Hard surface plaza space to support events
- New paths for direct and safe pedestrian and cyclist access to site
- Trees to define the Community Green and provide shade during events

Section 5
CCC CAMPUS
CONCEPTUAL MASTER PLAN

Public Meeting / Workshop

On August 21, 2014, from 7 – 9 p.m., the Characterization Areas and the CCC Campus Preliminary Conceptual Master Plan were presented at a meeting open to the general public in the Town of Cobourg. A workshop setting divided the attendees into groups for the purpose of obtaining design feedback to and valuable input for the draft plan.

The meeting was well attended with the following process to engage participants' and seek responses:

- Introductions: Town Staff, Councilor, Members of Project Steering Committee & Consulting Team
- Goals and Objectives of the Project
- Analysis & Characterization of the Site
- Features of the Preliminary CCC Campus Development Plan
- Small Group Discussions: attendees divided in to groups of 4 – 6 at tables; each table has a copy of the draft plan; all asked to answer key questions presented by the consultant; comments recorded on the plans
- Reporting Back: one member from each group summarized key points from their group's discussion
- Closing Remarks: people were advised on how to comment further should there be any additional thoughts; next steps were outlined by the consultants

Public Meeting Comments

Following are the questions and responses from the public meeting:

Question 1(a): Prepare a list of words or phrases that you would use to describe the proposed plan for someone who has not been at this workshop.

Group 1

- Ambitious
- Comprehensive
- Grand
- Impressive

Group 2

- Inclusive
- Forward-thinking

- Expensive unrealistic for covered field, pie in the sky (unaffordable)

Group 3

- Expensive, costly, who is paying
- Equal representation of sports groups
- Lots of opportunity for new
- Loss of revenue from tenants
- More family friendly
- Opportunities for active Community
- Enhances trails; lengthens 'routes'
- Opportunities for special events
- Not all about the CCC
- Encourages safety

Group 4

- Needs to be more culturally inclusive – why aren't 78% of people using facility
- athletic vs. fitness of lifelong health – senior outdoor focus
- Active for high mobility – accessibility – washroom access – more facilities adjacent fields
- not inclusive
- not all season

Group 5

- efficient use of space
- enhances 'Community Use' functions
- supplementary to other Town facilities
- connectedness
- maintaining & promoting 'naturalized feature' of the creekside

Question 1(b): What are the big ideas you see from the plan presented?

Group 1

- soccer pitches – how many being lost; artificial turf??
- save the creek from runoff – paving, storm water
- childrens playground
- skateboard park (but not duplication)
- pool – yes
- good organization
- nothing for the other 78% of non-users such as a reacreation centre – pool, squash, weights
- no indoor soccer (Baltimore is turning an arena into soccer)
- operating cost? of CCC – budget? – business plan?
- what about existing arenas – use of?

Group 2

- interpretive, continuous nature trail along length of creek
- shade structure & stage for central gathering
- add washroom facilities in east side fields
- high quality fitness trail

Group 3

- Who is paying for it? As user groups no funding available for field cost increases, capital expansions, offset other groups
- Appreciate segments of phasability of projects
- More community and less CCC
- Talk to user groups to facilitate changes to current business
- Safety: shade areas, rest areas, water stations, trees vs. open space sightlines

Group 4

- Basic plan is good if completed – will include new user groups
- Play space for children & teens not part of organized sports
- Make sure adequate washrooms, electrical throughout park
- Family bike path along creek
- Fitness stations not a priority as past fitness trails not utilized
- Continued Existing donor acknowledged – Lions, Rotary, Legion

Group 5

- put a greater emphasis on the cultural elements and activities for the site
- expanded active trail system
- green focus (bikes e-cars etc.)
- community garden and an opportunity for a greater focus of food
- consideration for therapeutic/exercise pools
- what about racquet sports

Question 2: Does the allocation of space and organization for all the various features seem appropriate? Is there anything you would ad, remove or change?

Group 1

- Yes, if 2 lit, turf fields are actually built. If not, soccer club loses another field.
- Washroom near sports fileds especially for small children
- Would like to see designated bike path
- Remove fitness stations – won't be used
- Electrical system for community green space
- Recognition for Lions and Rotary and Legion contributions to historical sports development (2)

Group 2

- Soccer Fields good
- Need more shade structures / rest areas scattered throughout
- Need cooling station at E for sure
- More sturdy washroom access
- Concern about parking at ball fields; could use 196 spaces for grand tournaments
- Lighting on trails, in lots
- Batting cages locations marked on plan 1st and 2nd choice; storage added to batting cages
- Canteen services; for outside; direct to Legion Fields

Group 3

- Yes, for existing users & features
- accessible area play equipment
- add washrooms adjacent fields
- x-county terrain – show connection / extents of land/trails property
- shade structure associated with central gathering space & amphitheatre formal
- beach volleyball – training / recreation
- have nature & fitness trail separate
- make whole creekside passive nature trail
- high quality surface & width track for fitness, around ball? around parking?

Group 4

- Yes, & add recreation centre with weights, pool, squash courts, indoor tennis
- add: comfortable seating
- remove: less pavement; protect the creek from runoff
- change: permeable parking
- change: don't need 2 skateboard parks in Cobourg

Group 5

- add partnership with KPRDSB (grant sine) for use of fields – B-Ball court area or pickleball (outdoor court)
- add art in public spaces committee (projects / part of Town budget)
- add bike racks
- have discussion of artificial vs. actual turf
- GRCA approval re: creekbed & E.C. area – will the concept (as presented work)

Question 3: What are the top 5 most important proposed changes to the CCC Campus Plan when compared to the existing conditions today?

Group 1

- Lit, multi-sport turf fields
- Washrooms, at childrens' use areas, throughout park
- Community green spaces
- New user group sport / recreation areas

Group 2

- Parking
- Field Orientation
- Playground / Water Feature
- Central Gathering Space

Group 3

- Loss of Soccer Pitches and Office **COST**
- Same number of parking spots but better organized
- Connections / Paths

Group 4

- Parking noted and all around
- Auxilliary Recreation Stuff – skatepark, basketball, playground
- Safety considerations taken
- Consideration for Future Growth
- Age/User Friendly

Group 5

- Addition of Pickleball
- Circular, integrated community (co-ordinated) with central focus
- Enhanced, organized parking; green>pavement
- Addition of community green event space

NOTES FROM DRAWING MARKUPS:

Group 1

- Ganaraska Region Conservation Authority will not allow reoriented mini-fields (B&A editorial note: minifields proposed are in the same location as existing fields, not on previously undeveloped land; fields are reoriented to allow for future path connection to land east of existing fields, and we are not sure group understood this.)

Group 2

- More seniors usage outside
- Add parking where most northerly existing fields are
- Impact on soccer is not acceptable
- Youth & pickleball need programs – club
- Relocated batting cage should be adjacent to opposite field from where it is shown
- Existing picnic shelter is extensively used
- Soccer – a disaster, will have lost 5 pitches
- Need open concession
- Playground not near water
- Need a lot more parking for CCC; during tournaments we host 80 teams = 1200 families

Group 3

- natural trail for whole length of creek
- opp for naturalization & passive adj. creek vs. fithness elsewhere
- washroom where 'Future Sports Fields' label is
- shade/stage structure where 'Community Green Event Space' label is
- more space needed for future aquatics
- future pool addition should be a priority
- improve connection/aesthetics to south side of building & strong association with central community green

Group 4

- can there be a 'Sports' Wall or Hall of Fame?
- love the formal ring road
- where is lawn bowling, bocce, horseshoes?
- if field house, it should be for all sports, all year, not exclusively soccer
- like user-friendly fitness equipment stations on trail
- check environmental restrictions for parking near Vickers Field; couldn't do skatepark there
- promote canteen services at ball fields building
- relocated batting cage is too far away, put nearer opposite field (potential locations shown on plan); add storage at batting cage

- widen parking adjacent to road near ball, so parking is as close as possible
- relocated batting cage is too far from action difficult to coach field and cage, add storage for 3 organizations + office space
- recycling bins
- safety issues with road (along D'Arcy)
- keep signage

Group 5

- ensure more people are invested in the site so everyone is part of it
- accessible bike racks & lockers
- greater emphasis on green energy / solar, geothermal
- lots of greenery & local greens
- put a greater emphasis on the cultural elements and activities on site
- expand active trail system
- greener focus on things like bike racks, e-cars, e-vehicle charging stations
- consider community garden link to food / wellness
- future pool – therapeutic / exercise pool needed!
- what about racquet sports?
- make it a cultural centre that celebrates heritage of the community
- places to see art in the community
- alternative ways for paving
- youth activity area needs to be bigger in size & scope
- inclusivity is important
- connection to the facilities are a concern for active transportation
- not enough changes! – community garden, arts structures, not enough space for kids/seniors
- opportunity for community kitchen is lost (with proposed decommissioning of Building 19)

Group 6

- losing soccer pitches that cost a lot to make
- cost of artificial turf
- what about other users
- a lot of pavement – what about GRCA
- connections
- amenities for youth, shade trees

COMMENT SHEET NOTES (VERBATIM):

- Glad to see pool addition. If you canvass people (particularly seniors) I believe there will emerge a huge need for therapeutic pools. (We have no further need in Cobourg of large lap and sport pool.) The single pool in PH is overscribed and closed for at least a year. There appears to be room in the pool building for more than one pool. If you build them they will come. There were a couple of news times a few months ago reporting that Cobourg has the old demographic in Canada.

- Plan does not seem to address leisure / recreational nees of 78% of population. Those not currently involved in organized sports. Focus could/should be on whole range of leisure & recreational needs of entire community, not just current users. Also many kinds of leisure/cultural activities are not considered at all – aquatics / swimming / available as a municipal facility in many Ontario towns comparable to Cobourg, people with disabilities of all types; physical, mental, etc., participatory cultural activities – music, dance, drama etc.

- It came up that 78% of Cobourg does NOT use the CCC. All 78% (not just small 'potential' user groups) must give their input as to what they wish were at this campus. Looking at the small footprint space that the 'future aquatic' area takes, versus the massive footprint space that ALL of the outdoor field spaces take, I'm very upset! Aquatic pools of various types MUST be included. Water sports are more user friendly for all ages/ability levels & is so MUCH more cost effective for the public (ie.: hockey equipment etc. is expensive, but not a swimsuit!)

- What is the cost to run the CCC each year? Why is money spent not an issue?? More discussion about budget. Nothing for the 78% of Cobourg that does not use the CCC now. Do not duplicate services eg.: pools, skateboard park, Vic Park – bandshell etc.. No fitness stations – not used. No Senior uses – horseshoes. Where is the money coming from?

- We have a skate park & water park.

- Parking – hockey needs more closer to the rink. Open concession outside the CCC. 6 pitches for Pickleball. Have lost 3 soccer pitches & are going to lose 2 more – need the pitches. Need storage. Seniors events outside.

- We don't see much increase in parking for CCC and concerned that soccer is losing a lot of pitches. Outdoor users need more washrooms and concession space. Would be nice to see more community use outdoors.

- Is there demand for tennis?

- expanded active trail system; alternative ways of paving – prorous pathways; electric vehicle station; solar panels – heated water / geothermal considerations; community gardens?; canning, preserving space; bicycles racks, lockers; greener, indigenous greenery – lots of it; series of exercise pools (therapeutic pools); better address seniors needs; more people invested in the space so that everyone feels a part of it; tennis/racquet sports; make it a cultural centre that celebrated the heritage of the community; places to see art from the community

- see attached report on Pickleball; From conceptual plan, move courts east to north end or parking. Where located on concept, shadowed by 40' building yet exposed to NW winds. Either east or south, adjacent to Bldg. 18; Pickleball official club status.

THEMES IN ORDER OF MOST FREQUENT OCCURRENCE:

- Community
- Pool
- Parking
- Trails, Green
- Washrooms

Refinements to the Plan

The planning shown in the CCC Conceptual Master Plan should be considered a tool to guide further design refinement when specific components of the plan are phased into construction.

When the construction time is identified, a complete design process will need to be undertaken in order to bring any one of the components of the suggested phases into reality.

When the time comes for each phase to be implemented, the Master Plans public input comments should be used to help inform further design refinements. There will also be new factors which may not be possible to anticipate now, which will affect good decision-making. None of us knows how far into the future this suggested phasing will reach. Much of the phasing will be affected by funding opportunities. The planning sequence is a suggestion which may be adjusted again, and again, depending on how future funding and implementation strategies unfold.

Further public consultation will be needed with each phase. Predesign services such as utility mapping and existing conditions surveys will need to be updated. Each component project will need to undergo full detailed design to identify details of the design which the Town and the Community can support. Approvals may be required with various authorities. Construction timetables will be informed by how much disturbance to existing patterns of activity are anticipated, at the time each phase is brought forward for construction.

This plan is a starting point and vision for a comprehensive development of the CCC Campus. It will evolve and become more focused with each construction phase.

Phasing Options



Image 4 The CCC Campus Conceptual Master Plan

The following sequence of implementation of is suggested. However, this sequence does not negate the possibility of some alternative order of installations should funding become available.

PHASE 1

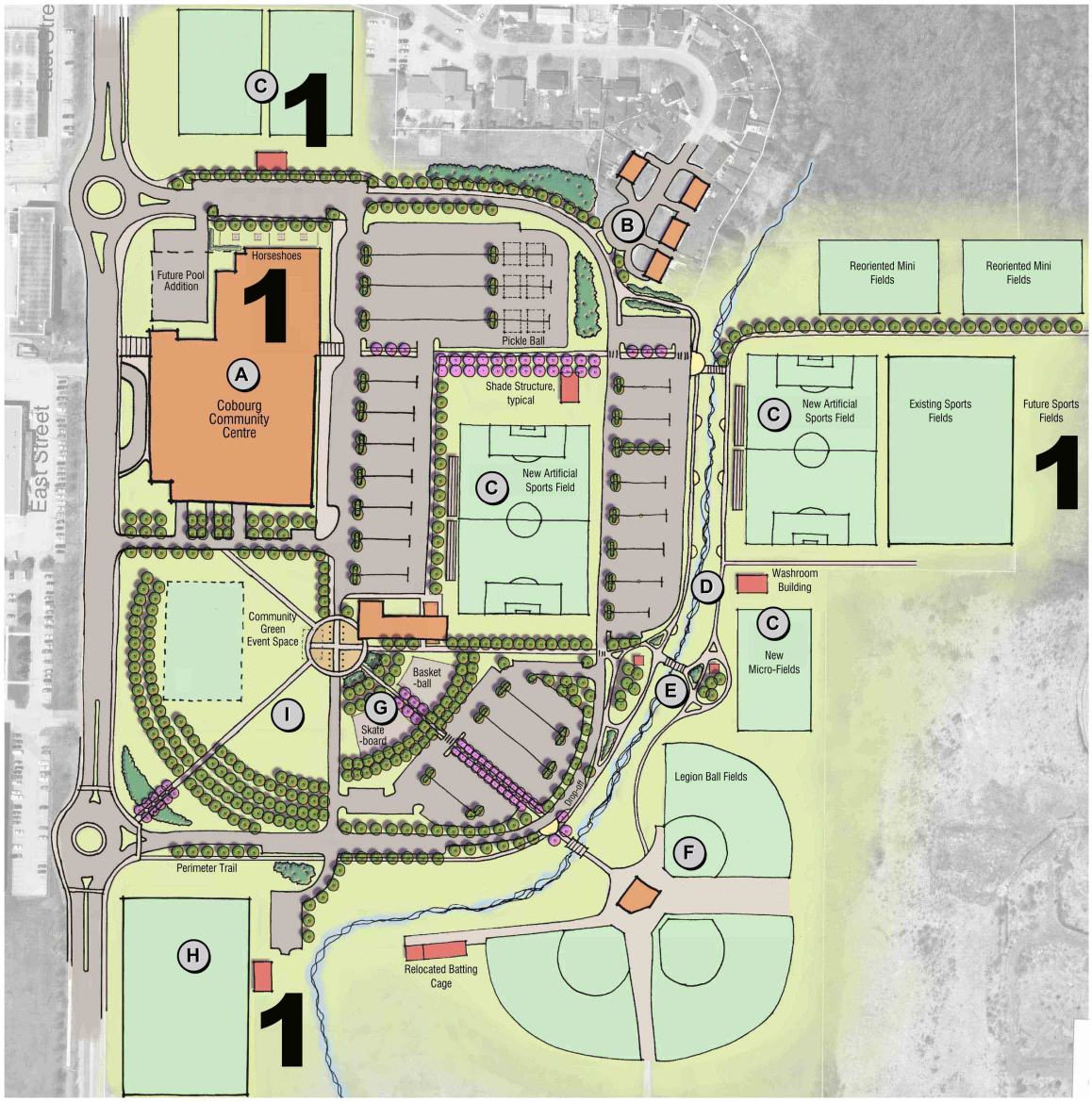


Image 5 Phase 1 Implementation

SCOPE OF WORK

- new natural turf field east of existing natural turf fields, to prepare for disturbance to field use in subsequent phases
- outdoor horsehoe pitches, including safety screen / fence, shade trees & planting screen
- shade structures not affected by future installations

PHASE 2

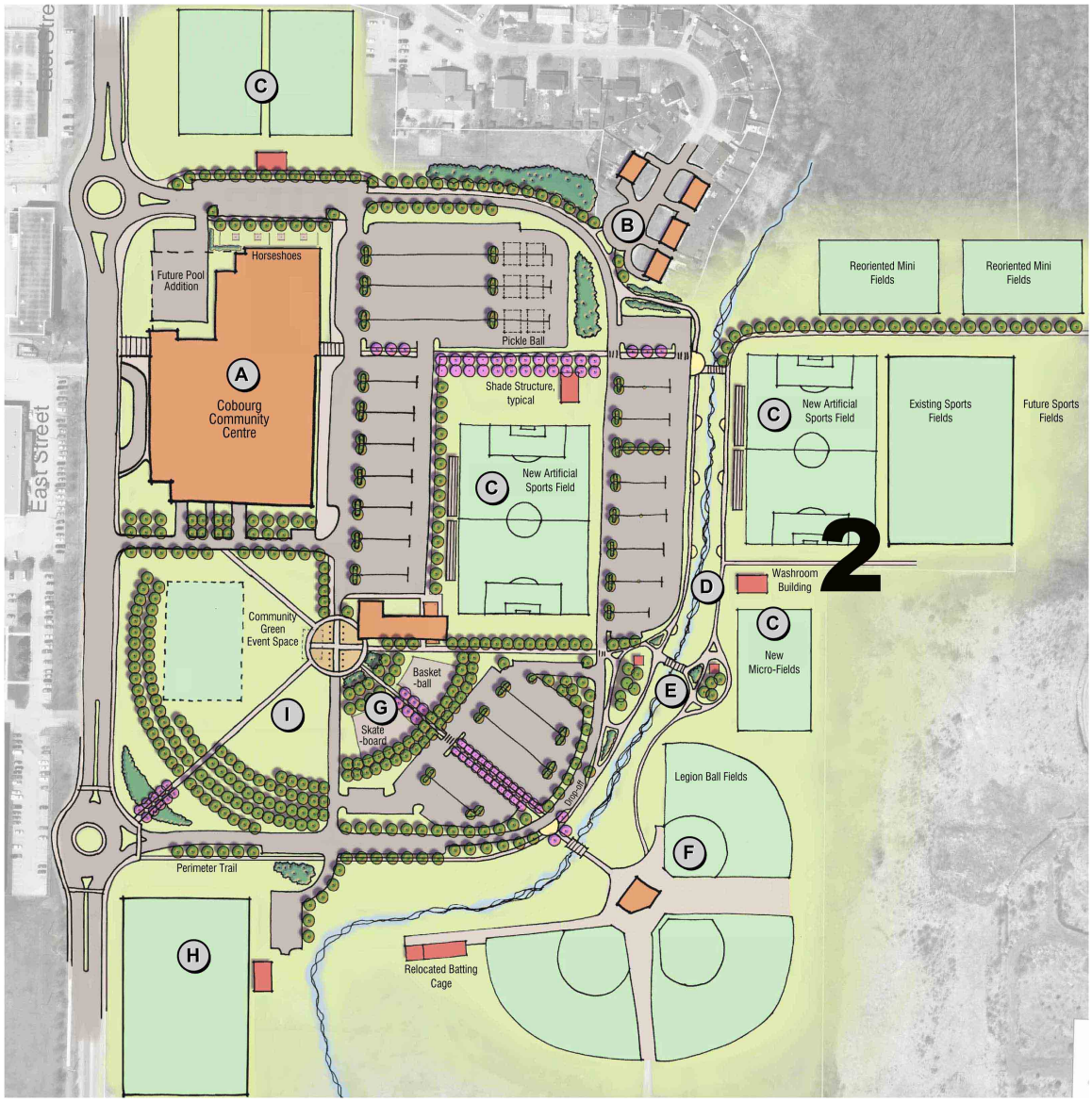


Image 6 Phase 2 Implementation

SCOPE OF WORK

- new washroom building; extend underground water, sewer & electrical services to new building location prior to building future phases

PHASE 3

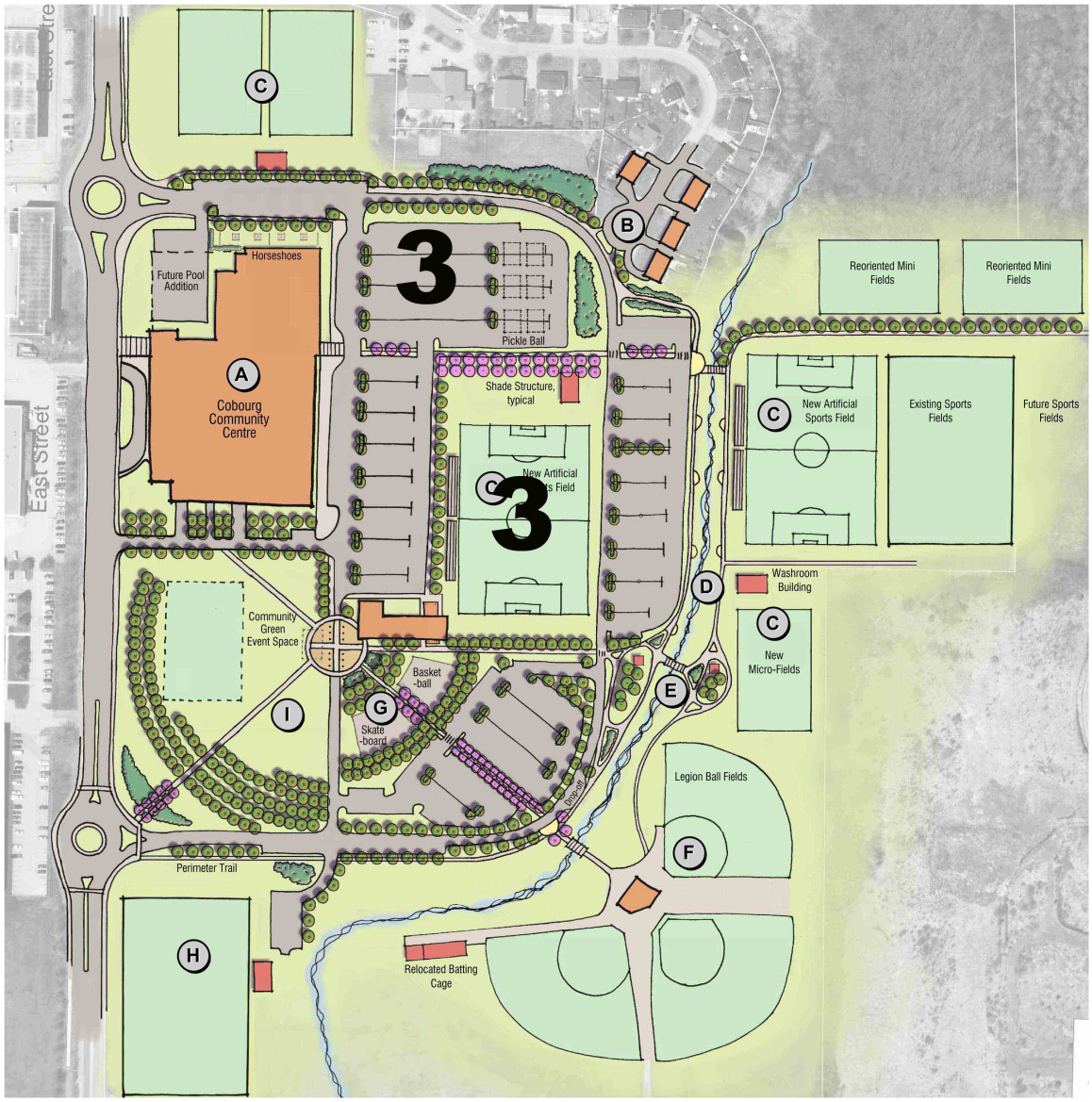


Image 7 Phase 3 Implementation

SCOPE OF WORK

- new parking lots, complete with pickleball courts adjacent to existing CCC building
- the first (west) of the two proposed artificial turf fields, complete with stadium seating, lighting, fencing etc.
- east - west pedestrian path connecting fields and CCC building
- shade structure at artificial turf field
- tree planting, site furnishings (bike racks, benches, waste/recycling containers etc.) & soft landscaped areas

PHASE 4



Image 8 Phase 4 Implementation

SCOPE OF WORK

- relocated batting cage
- ring road & perimeter trail
- cul-de-sac termination of Alexandria Drive
- parking lot at Vickers Field
- parking lot between proposed artificial turf fields
- parking lot adjacent to ball fields
- pedestrian paths connecting ball fields and CCC building, including lighting
- creek naturalization & rehabilitation
- tree planting, site furnishings (bike racks, benches, waste/recycling containers etc.) & soft landscaped areas

PHASE 5

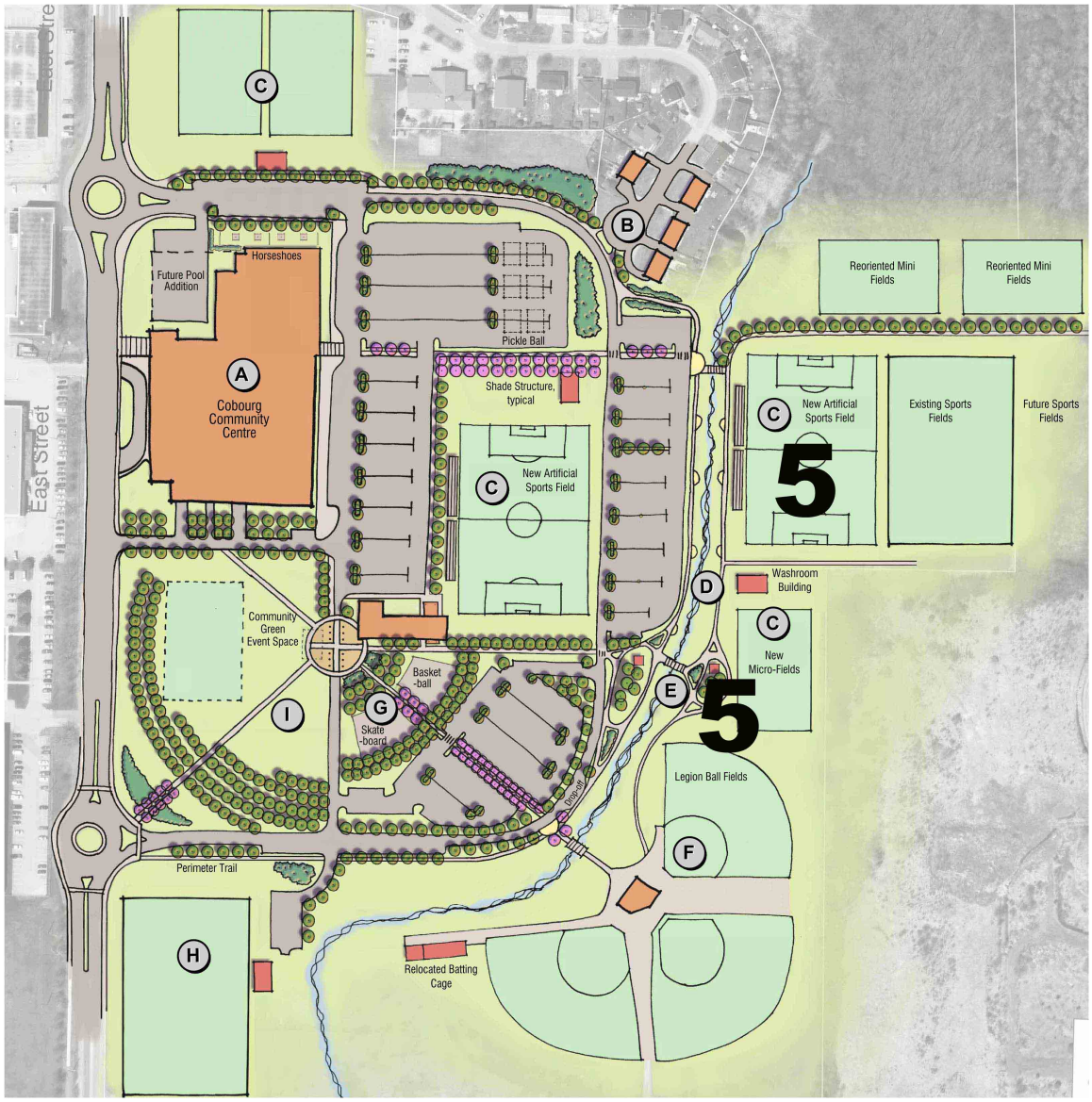


Image 9 Phase 5 Implementation

SCOPE OF WORK

- relocation of mini fields north of second (east) of two proposed artificial turf fields
- second (east) of two proposed artificial turf fields complete with lighting, seating & fencing
- trail connecting CCC Campus with lands to the east
- micro mini field at C
- fitness stations & trail at D
- creek crossing and playground at E

PHASE 6

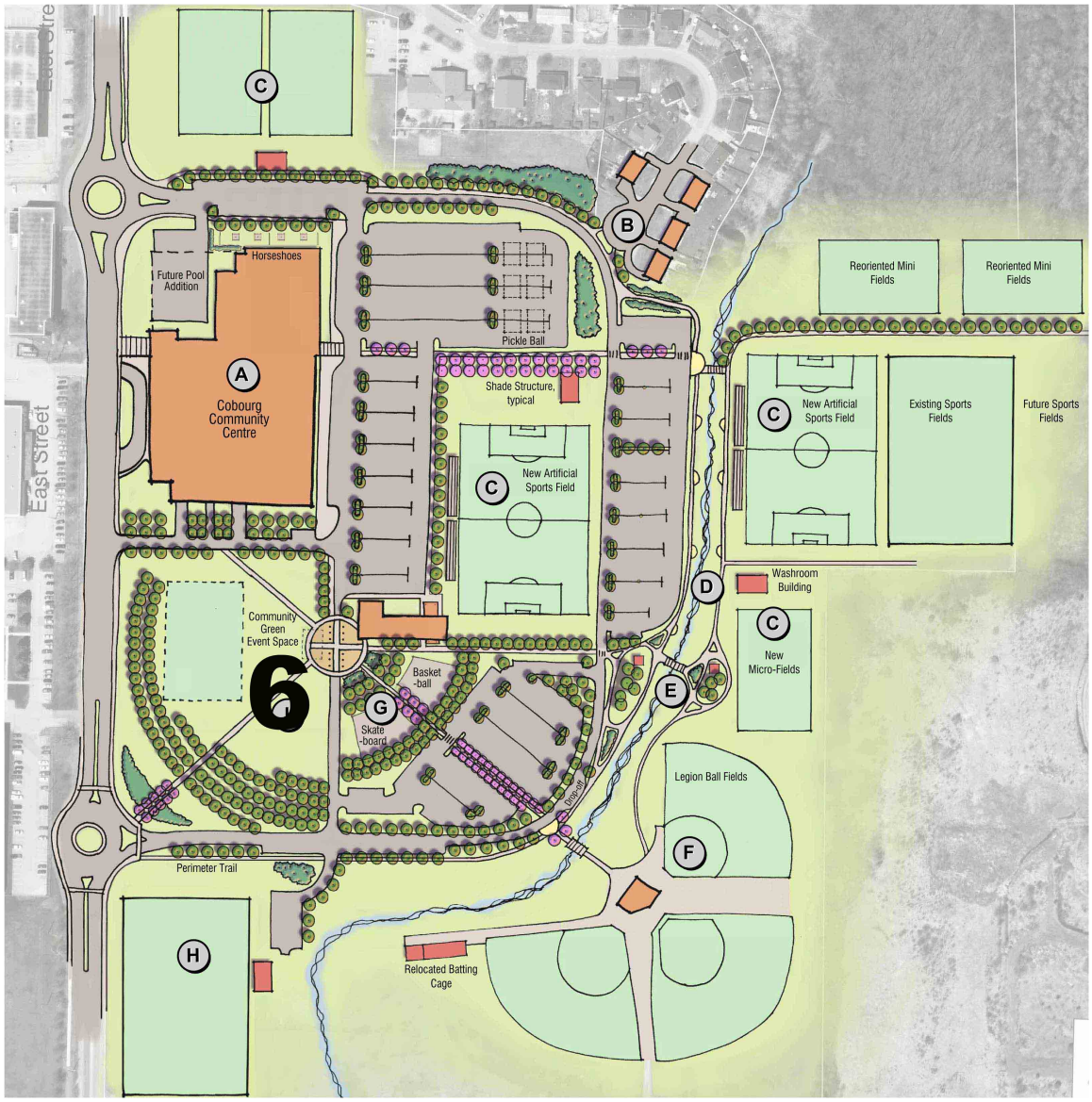


Image 10 Phase 6 Implementation

SCOPE OF WORK

- decommission & remove Building 19

PHASE 7



Image 11 Phase 7 Implementation

SCOPE OF WORK

- repurpose / renovate Building 18
- tree planting, site furnishings (bike racks, benches, waste/recycling containers etc.) & soft landscaped areas

PHASE 8

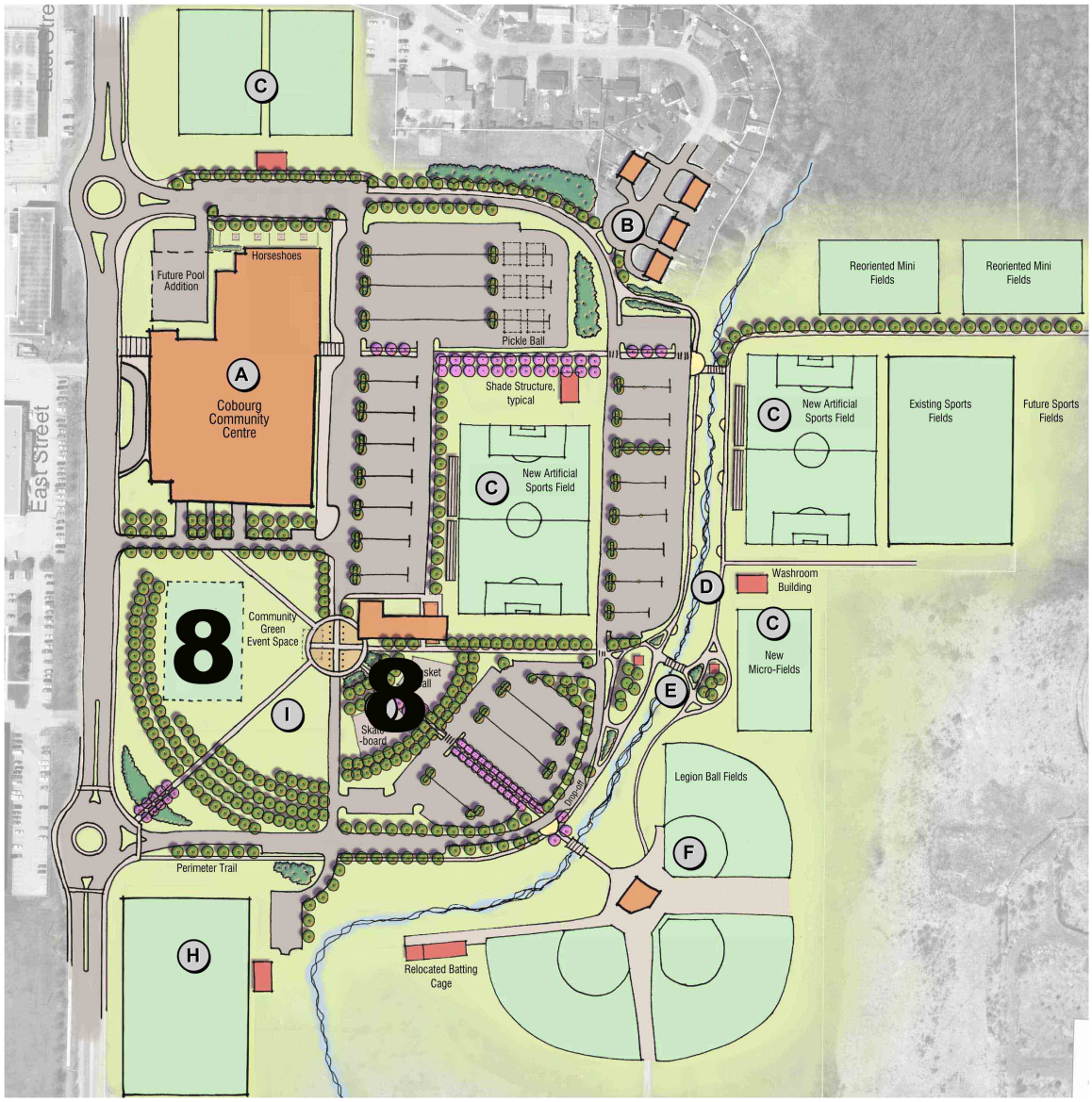


Image 12 Phase 8 Implementation

SCOPE OF WORK

- community green event space
- youth recreation area (basketball, skateboard areas)
- tree planting, site furnishings (bike racks, benches, waste/recycling containers etc.) & soft landscaped areas
- lighting

Presentation to Committee of the Whole

On September 8, 2014, the Characterization Areas and the CCC Campus Conceptual Master Plan were presented to and received by the Town of Cobourg's Committee of the Whole.

Committee of the Whole questions and comments were informative and supportive of the Master Plan

The follow-up plan revisions based on public input and presentation to Committee of the Whole completes the scope of work identified for the CCC Campus Master Plan.