

Scott Park Land

For decades Scott Park has provided outside and indoor sports and activities for the young and old and it still can.

Info

This plan has been based on King St being 787' and Balsam Ave being 558'. This may be incorrect, (based on Google Map dimensions) as I was unable to find the exact size of the lot. Room for adjustment can be applied to the school, King side and the senior centre parking lot, Cannon side. Jimmy Thompson pool, referred to as JTP, has been used in this plan but there is room for SCM pool if the tank needs replacing.

Objective

To create a smooth flowing structure to house a spacious 2 storey school for HWDSB, a 2 storey senior's only facility with separate parking, a public community centre and keep the existing sport facilities intact.

Rec Centre/Pool

JTP is used in this design but it is based on a Short Course Meter (SCM) pool, 25mx18.29m. Actual size is 46'x75'. (A thorough inspection should be done on the tank as this reflects on the demolition budget). If the tank needs replacing, the plan has already accommodated for that, there would just be a wider west side deck with JTP's tank.

The West and North stands and walls would be removed, with the West wall moving inward the width of the stands. The South and East side of the structure will be kept with the entrance to JTP serving as the viewing stands entrance only. (This should satisfy the JTP backers). A second 40'X60' "Leisure pool" (like Westmount) will be constructed on the North end of JTP, with a deck separating the 2 pools. A 10' storage area can be constructed on the East wall next to the viewing stand for pool accessories. JTP mechanical room can be relocated with

the Leisure pools and Senior/Rec Centres mechanical room, on the East side of structure as there is 20'x150' in ground area, under the stands (men's change room) to the end of the Leisure pools North deck. By doing this, the south stairway to the men's change room can be filled in and a chair lift can be installed creating B.F access to the viewing stands.

The 2 community change rooms will be 20'wX25', that will run North from the Car Park ending flush with the Senior's change rooms end wall with the entrances located at the N/W corner of the Leisure pool. These change rooms will be accessed from the pool and the Gym. The Gym will be a dble. 100'X100' with the main court going W/E and partitioned courts going N/S. A 30'X70' fitness room can be located on the West wall; telescope bleachers can be located on the North wall and a 10'X65' storage area on the South wall. The shared change room's entrances will be located in the S/E corner. A 16'wX30' Desk/Office for the Rec Centre is located in the South hall between the Gym and Car Park. A space of 18000 sqft under the Gym's, has not been delegated for use or possession. Racquet courts could be constructed for Senior/Rec Centre or the space offered to the HWDSB for class space. Group rooms are not offered in the Rec Centre as these types of rooms are available in the Senior Centre and at the Stadium.

Senior Centre

The Senior Centre will be a two storey with basement structure, 108'wX180' creating a total of 58 520sqft. The basement will be open concept, allowing for large group activities, such as dances/parties, seminars or progressive cards. It will extend under the senior's only change rooms, located on the main floor, keeping its 180' length. An enclosed kitchen and serving area/bar could be located on this South wall, providing support for the upper structure. The Main floor will be 160' long allowing for two 20'X44' change rooms that will act as the entrance to the pool area and creating a smooth transition from the pool to the Senior Centre, both inside and out. A half wall walkway can be created to allow passage from the change rooms to the seniors' only gym, located on the West wall north of the Dble. Gyms. A sitting area with a glass partition wall, open to the gym, maybe an idea for this spot. An office and another sitting area with fireplace and large

screen T.V could round out this floor. A 60'X100' seniors' only Gym will have access from the Centre only. A 10'X100' storage area will be located on the North wall. The Gym is NOT part of the sqft of the Centre. The second floor can be set up with a fitness area along the South and West walls with glass openings for viewing of the Pool and Gyms. The fitness area can extend over the community change rooms, replacing the sqft taken up by the 20'X20' portion of the change room extending into the Senior Centre. This also adds an extra 200 sqft to the Senior Centre. The rest of the floor can be fitted for group rooms.

Separate parking, 200'X208', will be located in the front of the Senior Centre with 10 BF spaces directly in front and 2 more just West of the entrance (marked with X on diagram). A total of 125+ spaces can be created in this area with the possibilities of more on the West side as Cannon bends outward, creating more space on that end.

Parking

Two separate car parks are located on this lot, one being in front of the Senior Centre, located on the N/E area of the land (as just explained) and the other located South of the structure on King St. It will be 161'X124' allowing for 82 spaces, 4 of them being BF spots indicated with an X on the diagram. This will act as the school and Rec Centre lot.

Arena

Arenas don't just provide our winter sports; hockey, figure/public skate, it also allows for summer activities. Lacrosse and ball hockey could be the sport and a place for a flea market, bazaars and craft shows for the community is created. Local businesses can put together a Flea Market, allowing the community to see what types of businesses are in the neighbourhood. A spot for communities to raise money for local charities, teen or just meet your neighbour dances can be held. This helps build stronger communities, something we all strive for.

The arena will be located west of the car park on King St. with entrance from the hall located north of the car park. It will be in ground to allow the second floor of the school to pass over it, creating a smooth transition from the arena to the school, inside and out. The ice surfaces will be standard 200'X85' with a 5' walking area around the rink interrupted by the benches and time keepers box on the

west side. Four 15'X25' dressing rooms can be located on the East side with the stands on top of them, like Mainway Arena in Burlington. The Zamboni room will be located on the North end.

School

The school is located on the S/W corner of the land, attached to the Arena, with King St portion being 400' and Melrose being 220'. The King St side may change, do to lot size or HWDSB preference but Melrose side must stay at 220' to keep the formality of the structure. Based on this size, the basement and main floor creates 84 000 sqft of class room, office or auditorium space. The second floor passes over the arena and butting up to the gym, creating 115 400 sqft for a total of 199 400sqft of available space. A 10'w ramp off Melrose will go to the underground to access Zamboni room of Arena and the shop classes.

The Dble. Gym facility shall be shared with the Rec Centre. Since the Rec Centre hours are heavier after school, weekends and summer time, I believe this can be accomplished without conflict. During school hours the Gym will be partitioned and used as a Dble. Gym, unless school sports where bleachers are needed and requires the full gym for basketball and volleyball games. If after HWDSB has scheduled its Phys. Ed. Classes and one gym is open on a regular time slot, the Rec Centre may use this spot.

With two pools in use, the HWDSB and the City will share time on the SCM pool only. Same can be done with the Arena.

If the HWDSB decided to offer hockey academy at this school, a storage area under the fitness room can be constructed for the student's equipment.

Sport Fields

By providing sport fields on the same lot, players are not tired out by walking a km to their home games at Dom Glass property. Keeping in mind, with the graduated driver licensing system, teenagers don't have a full license till they graduate from high school. Also with a sport field here, it allows for 2 more soccer pitches at the Dom Glass property.

The Sport Fields will be located on the Cannon St. side of the lot. With the street bending in that area and allowing for more space, a regular CFL size field 195'X450' may fit comfortably. If not, a NFL field is 160' wide and a happy medium can be found. A Soccer Pitch is smaller and can be worked into the football field. Provided there is enough room between the goal post of the sport

field and home plate, a baseball diamond can be placed in the N/W corner of the lot.

Savings

When creating a facility like this, not only do you save on space, you save financially. Material wise, there are fewer pipes for plumbing and electrical as change rooms are grouped together and electrical can feed two sides of one wall. Also less masonry unites and concrete are needed because of these shared walls. By using JTP, less demolition is required and material is saved by not having to rebuild that portion of the structure.

If there is no rule or agreement in place, the city can hire concrete formers and for the cost of material and payroll, they save 65% of the profit margin, not just this project but on future projects as well. I say 65% as most structures are over half formed concrete, unless masonry and core slab is used.

Summary

When I asked the question on Face Book “why don’t kids in ward 3 play organised sports”, the main reasons were availability and affordability. Having to travel up the hill or to Stoney Creek is the alternative to play sports in the lower city and most of them having to take the bus makes it more difficult. In the last 25 years all the Sport Fields, Rec Centres and Arenas have been built on the hill and nothing in the lower city. By following a plan like this, not only does it utilise the property to its fullest but allows sports to return to the area, even the ones that weren’t coming back, creating the availability. With the amount of money set aside for this facility that I’ve seen, \$20 mil demolition of JTP, \$20 mil to rebuild pools, \$17 mil for Senior/Rec Centre and \$31.8 mil from HWDSB and with the Education Act in mind Sec 171.1(2)4, 5 and Sec. 183(2), the City and HWDSB can share facilities and finances to create this project.

This plan has created more parking, larger Senior Centre and School, sport fields and arena, 2 pools and 3 gyms with more space under them. None of the gyms sqft has been added to the structures. This plan provides more space than the city’s for the same price range by not repeating structures.

