



THE MUNICIPALITY OF
LAMBTON SHORES



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Municipality of Lambton Shores

**DRAFT Grand Bend Community Centre
Feasibility Study**

Ad Hoc Committee Meeting #3

July 24, 2024

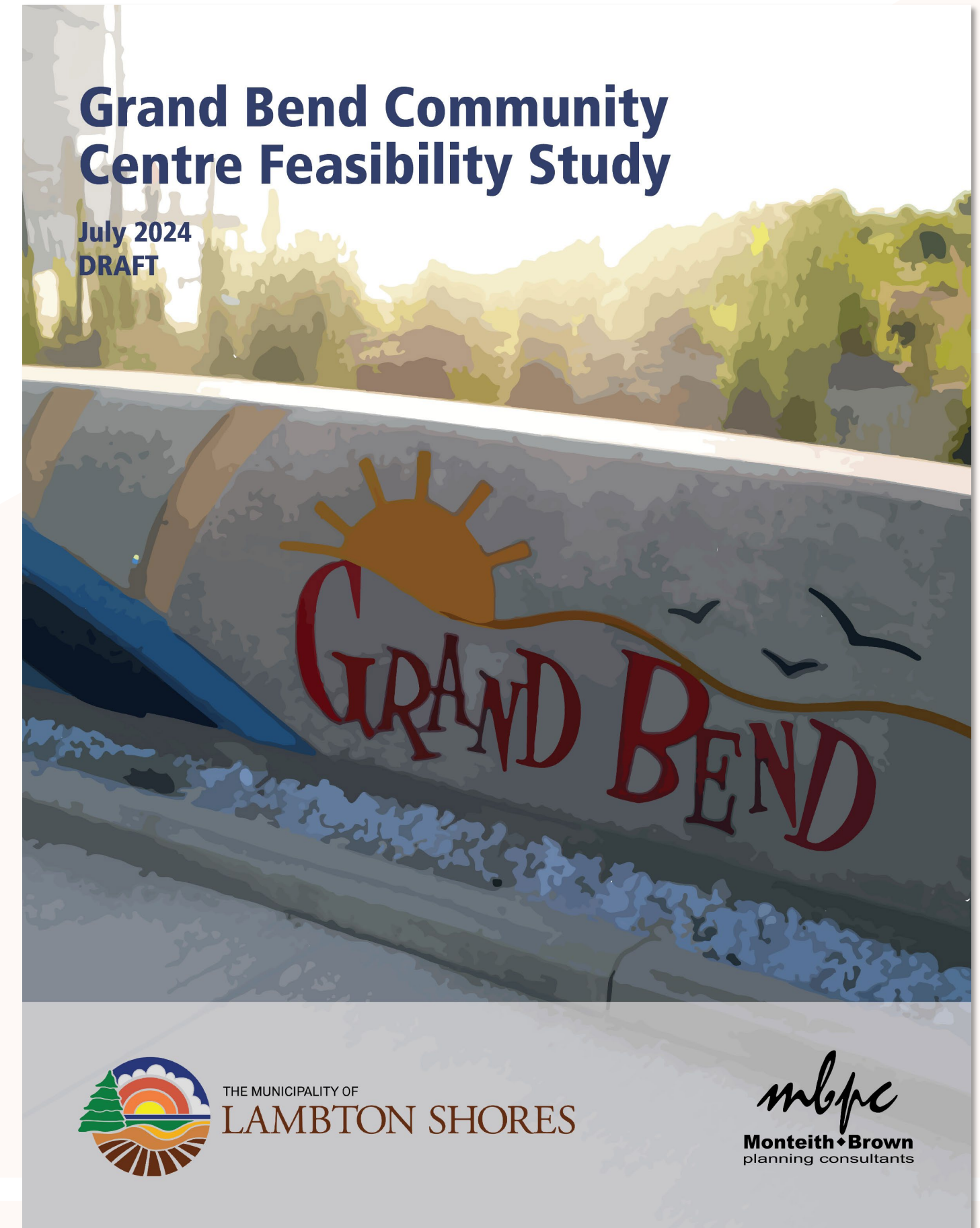
Work Completed to Date

2023

- Background Review & Demographic Analysis
- Public Open House & Community Feedback Form
- Scan of Facilities, Programs & Services

2024

- Community Representative Roundtables
- Council & Opinion Leader Interviews
- Interviews with Area Municipalities
- Facility Needs Assessments
- Draft Feasibility Study Report



Demographic Considerations

Grand Bend Population

- Estimated 3,700 permanent residents in 2024 along with a sizeable base of seasonal residents.
- Three out of four residents are 55 years and over.
- Forecasted to reach 6,000 persons by the year 2041 (64% of future growth in Lambton Shores).

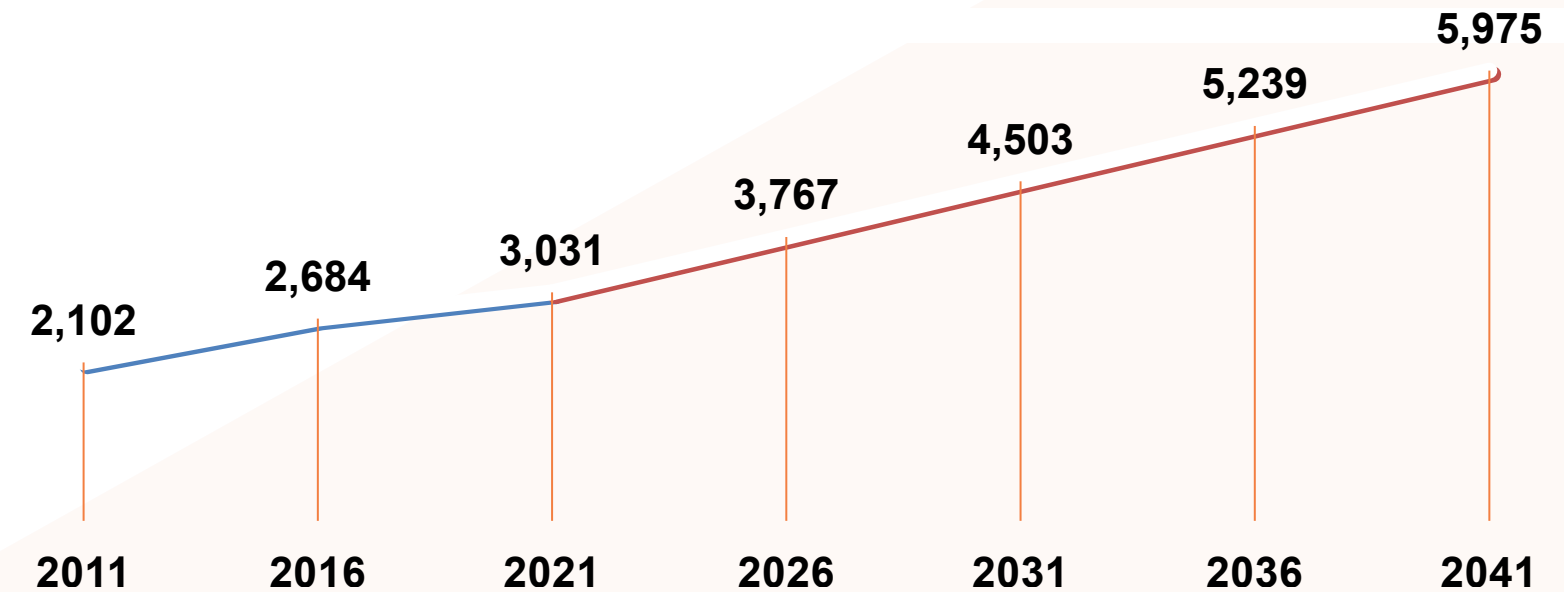
Income

- \$77,000 median household income (below Ontario) was recorded through the Census.
- 9.2% of population is experiencing low income defined by the Low-Income Measure After-Tax.

Population Characteristics

- Three of four residents are 55 years or older.
- The median age of 66.5 years is older than Lambton Shores (57 years) and County of Lambton (46 years).

Historical and Projected Population Growth



Note: Historical and future populations should be compared with caution due to boundary differences between the Statistics Canada Census 2011-2021 and the Grand Bend wastewater service area defined in the Development Charges Study. Year 2026 to 2041 populations are based on 64% of total future growth in Lambton Shores being allocated to the Grand Bend wastewater service area which encompasses a slightly larger boundary than used by Statistics Canada for the Grand Bend population centre.

Sources: Statistics Canada Census 2011-2021; Municipality of Lambton Shores Development Charges Background Study, 2022.

Recreation Facility Needs Assessment

Multi-Purpose Community Space & Gymnasium

- The Municipality operates large multi-purpose spaces at the Port Franks Community Centre, Legacy Centre, plus a gymnasium at The Shores Recreation Centre.
- There are also a number of smaller multi-purpose and meeting rooms at community centres in Lambton Shores.
- There are no Municipally-owned gathering spaces in Grand Bend thus a reliance on the Legion, places of worship, and nearby private sector venues (e.g. golf courses).
- The most common request was for a flexible space designed for certain sports, camps and programs, events and other rental uses.
- A large multi-purpose space in Grand Bend would be consistent with the Municipality's model of providing such space in its primary settlement areas.
- A meeting room(s) would also enable programs and rentals.

Fitness Facilities & Indoor Walking Track

- The Municipality's sole fitness centre and indoor walking track is located at The Shores.
- In Grand Bend, fitness is delivered by the private sector and the Grand Bend CHC (post-rehab)
- Indoor walking tracks are gaining popularity to keep people active year-round.
- Municipalities are increasingly delivering group fitness programs or providing space for community-based providers to do so through multi-purpose rooms or dedicated studios.
- The aforementioned multi-purpose spaces could be designed to enable community-based group fitness programming while an indoor walking track would be a strong complement.

Recreation Facility Needs Assessment

Lambton County Library Branch

- The Grand Bend Library is co-located with the Grand Bend Public School, the latter of which is exceeding enrolment capacity and recently assumed a room formerly used by the Library.
- The Library's floor area is almost exclusively devoted to books whereas modern libraries have areas for individual and group study, technology, meeting rooms, makerspace, dedicated entrances, and more.

Indoor Arenas & Aquatics

- The Municipality operates two single pad arenas. There are no municipal indoor pools in Lambton Shores or adjacent municipalities, though there are private pools including one in Grand Bend.
- Lambton Shores' arenas have capacity to accommodate additional rentals while major ice sport organizations consulted indicated they are satisfied with existing ice time.
- Consistent with the RLS Master Plan, an aquatic centre cannot be rationalized due to the significant costs relative to the small and dispersed population base.

Other Spaces

- Conversations with Lambton County staff and other community groups also indicate that there is a growing need for health and social services, affordable housing, daycare/childcare, and arts space in the Grand Bend area.

Summary of Findings

Core Amenities

- A **large and flexible multi-purpose space** designed with a sufficient floor area, high ceilings and kitchen/storage amenities so that community events and leisure/sports activities can be offered.
- A minimum of **one multi-purpose program room** that is oriented to meetings and selected programs, designed to allow for meetings, group fitness classes and active living programs, space conducive to arts and cultural programs and events, and other general interest programs, etc.
- An **intergenerational space** that can be shared by different age groups at different times.
- An **indoor walking track**.

Optional Amenities

- A **Library Branch** contingent on continued exploration with the Public School and Lambton County Library.
- Building the aforementioned multi-purpose space to be larger and **higher quality** that exceeds a typical municipal design standard.
- Given the availability of private sector fitness in the area, a **dedicated group fitness studio and/or equipment-based fitness centre** in the event the Municipality can negotiate an agreement with a third party or parties who would operate, commit to long use and/or contribute capital to such spaces.
- Space for other **agency, institutional, and/or private sector partners** including but not limited to, daycare/childcare, employment and social service providers, etc..

Summary of Findings

Future Studies & Confirmation

- **Conceptualize a building program and site plan** using the recommended components identified in the Study and feedback from additional community engagement.
- **Identify outdoor amenities** that may be accommodated based on the site and available budget.
- **Evaluate prospective sites** and/or acquire a property that has a size and configuration that allows for a community centre, parking, and other required services.
- **Develop capital and operating cost** estimates.
- **Identify partnerships and funding opportunities** through business planning.

Alternative Investment Scenario

- Consider **reinvesting in an existing facility** located in the Secondary Market.
- Explore enhancing multi-purpose space and/or expanding the **Port Franks Community Centre**.

Note: It is not in the scope of this Feasibility Study to delve into the specific needs of the Secondary Market thus further analysis would be required should the Municipality contemplate such an action.



Next Steps

- **Public Open House**
- **Final Feasibility Study**
- **Ad Hoc Advisory Committee Presentation**
- **Presentation to Council (September 2024)**

