



Centre Wellington



INDOOR MULTI-USE RECREATION FACILITY (MURF) FEASIBILITY STUDY

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BACKGROUND

Identified in RFP 13-24, the desire for an indoor turf facility has been a long-standing request for the community and a Feasibility Study was identified as a next step in the 2019 Parks, Recreation and Culture Master Plan¹.

Recreation Facility System Recommendations - Recommendation #6

Undertake a consultation and business planning process with local field sport organization to explore the feasibility of municipal involvement in the artificial turf field market. Opportunities to explore should include a permanent versus an air supported structure along with any complimentary facilities (e.g. indoor track, indoor tennis or pickleball etc.). Any investment on the part of the Township should be contingent on securing a qualified partner(s) that contributes pre-determined capital and/or operating resources and that such investment first be rationalized through the comprehensive business planning exercise.

Township staff has observed an increased demand for indoor turf, gymnasium space, indoor sport courts (pickleball and tennis) and additional ice needs. In many cases municipalities conduct such Feasibility Studies as a stand-alone project. The decision of Centre Wellington Council to support a complimentary Feasibility Study and Business Plan as part of a broader Parks Plan, Parks and Recreation Plan, and Needs Assessment was a strategic decision. The corresponding comprehensive Needs Assessment offers significant and broader-based input and insights into this Feasibility Study, supported by the robust community engagement process undertaken as part of the Parks and Recreation Plan.

Based on the 2019 Parks, Recreation and Culture Master Plan and supplemented by on-going input from the community and user groups since that time, the Township envisioned the following elements that could be included in the Indoor Facility.

- **Turf Field (to accommodate a variety of sports/activities)**
- **Community room and meeting space**
- **Washrooms**
- **Changerooms**
- **Walking Track**
- **Field Viewing Area**
- **Lobby and Seating Area**
- **Storage and Utility Room**

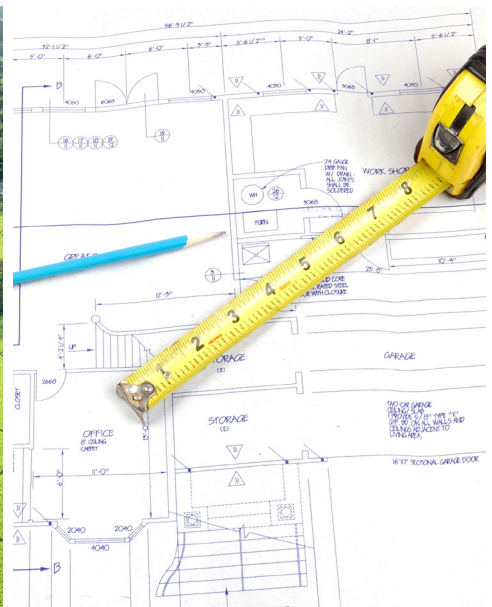
The RFP defined the need for further consideration of the following which were all considered in the results of the Needs Analysis and Community Engagement process.

- | | |
|---|------------------------------|
| • Indoor Tennis | • Multi-Purpose Space |
| • Indoor Pickleball | • Arena/Dry Pad |
| • Gymnasium (to accommodate a variety of sports) | • Event Space |

¹. Monteith Brown Planning Consultants

The Township of Centre Wellington requested the following scope of work be included as part of the Feasibility Study. The scope of work for the corresponding Business Plan will be illustrated further in this Study.

- **Location Assessment**
- **Optimum Size of Indoor Playing Surfaces**
- **Development of Proposed Uses**
- **Industry Trends**
- **Growth Projections**
- **Listing of Amenities for Facility**
- **Potential Users**
- **Conceptual Site Plan**
- **Site and Building Components**
- **Conceptual Floor Plan (3 options to be narrowed through review and consultation)**
- **High Level Capital and Operating Costs for Each Concept**
- **Phasing Plan**
- **Parking and Space Requirements**
- **Infrastructure Requirements**
- **Estimated Capital Costs for Site Development**
- **Potential Funding Partners**



EXECUTIVE SUMMARY

The purpose of a feasibility study is to determine whether a proposed capital construction project is practical, sustainable, and aligned with community needs.

While this Feasibility Study is a distinct document, it has been informed by a series of companion plans including a comprehensive Needs Assessment, Parks Plan, and Parks and Recreation Plan that have all been tabled with Council.

The results of the robust community engagement strategy identified that residents, sport groups, and staff have prioritized that the components of a new indoor recreation facility include a gymnasium, indoor turf field, a walking track, and multi-purpose rooms. These amenities also require support amenities such as changerooms, washrooms, storage, operations space, administration space, and parking.

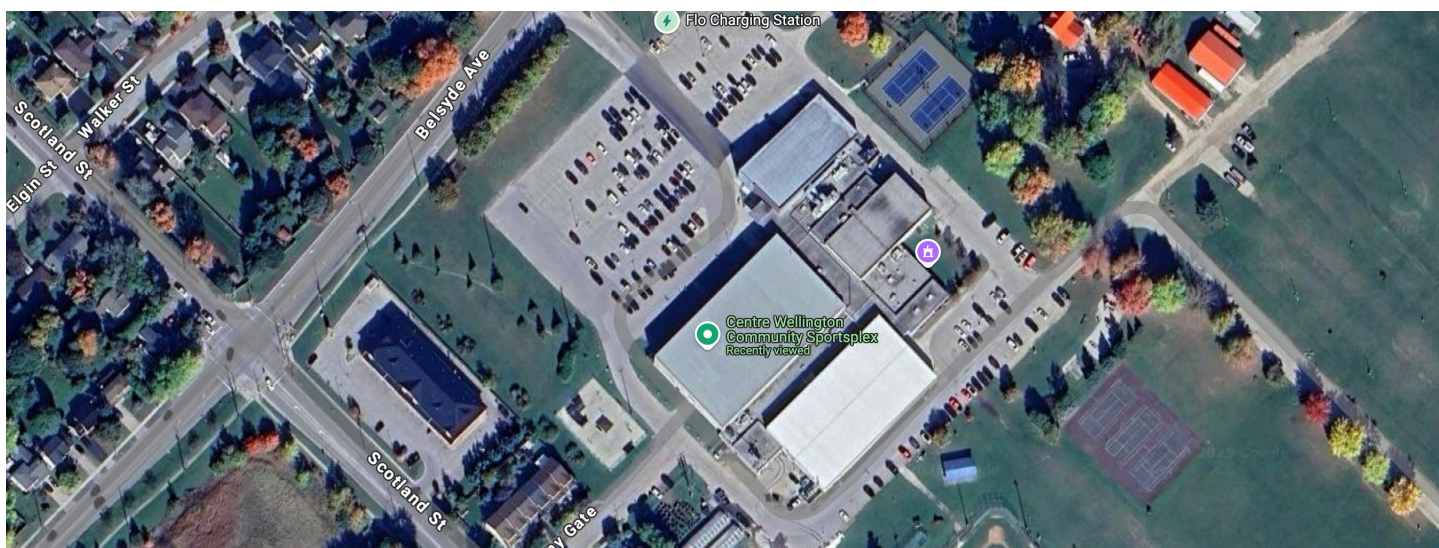
Through the location analysis, the preferred site for the Multi-Use Recreation Facility (MURF) was the existing Sportsplex Site. There was no clear consensus on whether the MURF should be considered as an expansion to the existing Sportsplex, or a stand-alone facility near the Sportsplex facility creating a campus style effect.

In either case, all amenities included in this proposed facility are multi-use and will support community wide participation options for all ages in recreational, sport, education, culture, events, festivals, and community gathering spaces.

Both options remain in place for future consideration. The overall design, development, and capital construction costs have been formulated based on a stand-alone facility at \$55 million in 2025 dollars.

As a new facility, 100% of the capital cost are eligible for Development Charge funding, although the Township will need to consider this cost against other future growth-related recreational needs. Other capital funding sources are included in this Study.

While Council will need to consider the financial implications of the proposed Multi-Use Feasibility study (MURF), they can be re-assured that this facility would be heavily utilized from the time it opens and well into the future as the Township grows.





COMMUNITY ENGAGEMENT

The engagement process for the Indoor ‘Multi-Use Recreation Facility’ (MURF) Feasibility Study demonstrated a high level of community interest, participation, and alignment on the need for additional indoor recreation infrastructure in Centre Wellington. Input was gathered through a wide range of methods and from a diverse cross-section of the community, ensuring that the feedback received was both representative and robust. During consultation for the Parks Plan, the Parks and Recreation Plan, and the Needs Assessment, significant input was provided.

Across all engagement channels—public workshops, interviews, stakeholder discussions, youth-focused sessions, and through a statistically valid survey—there was a consistent and compelling call for a multi-use indoor facility that offers flexible, inclusive, and year-round access to recreation.

The findings revealed strong support for a facility that goes beyond the traditional arena-and-pool model. Residents and organizations envision a space that accommodates a wide variety of activities, including indoor field sports, court-based games, walking and fitness classes, plus community programming. The repeated emphasis on walking tracks, gymnasiums, turf, and flexible spaces reflects a demand for adaptable, multi-generational amenities that serve both structured sports and informal recreation.

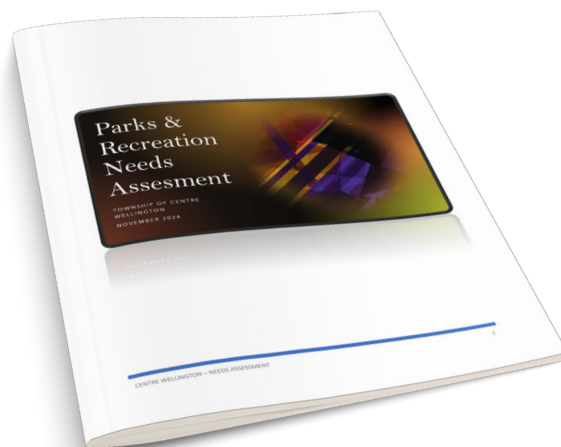
Key user groups, from minor sports associations to emerging activities, expressed concrete interest in using the facility—often with projected usage of 10 to 30 hours per week or more. This level of demand speaks not only to the value of such a facility for existing users, but also to the opportunity to grow participation, support athlete development, and create new access points for residents of all ages and abilities.

The statistically valid community survey that was conducted in the fall of 2024, further underscored these themes, identifying walking tracks, senior and youth programming, and gymnasium space as top priorities. Moreover, residents clearly articulated their desire for the Township to invest in multi-purpose facilities and to repurpose underutilized spaces to better meet evolving community needs. The specific outcomes from the various sources are noted.



Input was collected from a wide range of stakeholders, including:

- Residents
- User groups and sport organizations
- Equity-deserving communities
- Event organizers
- Township staff and Council
- Healthcare providers
- School boards
- Grand River Conservation Authority
- Council and Advisory Committees



ENGAGEMENT METHODS

The Needs Assessment that was the foundation for the Parks and Recreation Plan, Parks Plan, and the Business and Feasibility Study included a robust and multi-faceted consultation process that included the following platforms.

- Public workshops
- Individual interviews and focus groups
- A dedicated high school workshop
- Direct collaboration with school boards
- Council and advisory committee discussions
- Meetings with individual sport and event user groups

Hundreds of comments were received, highlighting strong community interest and providing clear direction on recreational needs and priorities.

KEY PRIORITIES IDENTIFIED

One of the top community priorities was the development of an indoor multi-purpose recreation facility. Desired features consistently included:

- A walking/running track
- Indoor turf for field sports
- Gymnasium
- Dryland training space
- Flexible and multi-use rooms
- Support for soccer, rugby, lacrosse, basketball, baseball, pickleball, tennis, and more emerging sports



SPORT/USER GROUP SURVEY INSIGHTS

The first sport/user group survey was distributed to over **30 sport, recreation, and event organizations** to assess current and future needs. Key findings were received in November 2024 included:

- Centre Wellington Minor Softball: Would use the facility ~20 hours/week if batting and pitching cages were included.
- Fergus Elora District Soccer (FEDS): Interested in 10–15 hours/week for regular use.
- Highland Rugby Club: Estimated 4 hours/week, plus 8–12 hours/week for elite training.
- CW Minor Lacrosse: Projected use of 20–30 hours/week in summer; 15 hours/week in other seasons.
- Fergus Tennis Club: Would use indoor space if proper surfaces and nets were included.
- CW Celtics Basketball: Estimated 30+ hours/week if a gymnasium was part of the facility.

NOTE: There was no organized Pickleball group that could respond to a survey, however current use of the Sportsplex Hall suggests high use of weekday hours.

Township of Centre Wellington: Parks and Recreation Plan Statistically Valid Community Survey was administered October 28th to November 17th, 2024. The survey was accessible to all residents in the Township of Centre Wellington. In addition to its availability at community centres, a survey postcard with a unique submission code was mailed to every household.

When asked what amenities they would most like to see in a new indoor facility, the top responses were:

1. Walking track
2. Senior programming
3. Gymnasium / pickleball
4. Youth centre

When asked to identify the most important priorities for recreation investment, residents ranked:

1. Repurposing underused recreational facilities for new uses
2. Building multi-use facilities beyond arenas and pools
3. Developing year-round sport infrastructure, such as synthetic fields

MGA
MIDDLESEX-GUELPH ASSOCIATION

Centre Wellington

SPORT / USER GROUP SURVEY - Township of Centre Wellington

The purpose of this survey is to assess trends in sport, organizational needs and feedback from user groups in the Township of Centre Wellington. The information is being collected as part of the development of a Park Plan, Recreation & Parks Plan, and a Feasibility Study for an indoor multi-use recreation centre. It will provide current data from user groups/organizations on their current and future needs. It is only one part of an overall information and data gathering process.

Name of Organization:

What is your age range served? (i.e., 4-18 yrs)

2019	2022	2023	2024

Please provide membership numbers for:

Are you anticipating an increase/decrease in enrollment for upcoming years?
Please explain why.

In what year did you have your biggest enrollment?

Do you have a wait list? (If so, for what age group?)

How many percentage registrations/customers are from the Township of Centre Wellington?

Do you have adequate promotional times to meet your programming needs? (If so, how much more time would you require to meet demand? (Please indicate hours per week by season))

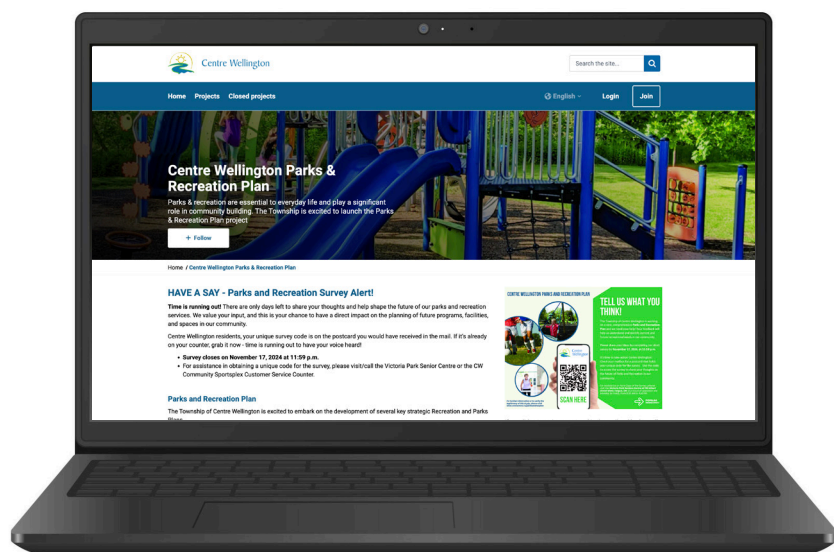
How many tournaments/events/traces do you have per year?

Would you want to host more tournaments?

Do you require different facilities and amenities to host more events or for better customer and user experience? (If yes, explain)

How would you rate the following:

Recreational Facilities	Facility or Field Conditions



CONNECT CW

When the Township of Centre Wellington invited public input on their Connect CW engagement platform between May 29th and June 20th, 2025, regarding the Parks and Recreation Plan, Parks Plan, and Needs Assessment, they received 15 additional comments. Of these, 14 expressed strong support for the inclusion of an indoor walking track as part of a future indoor recreation facility, highlighting the need for safe, year-round walking conditions—particularly for seniors and parents with strollers. Several respondents also noted their satisfaction with the Royal Distributing Athletic Performance Centre in Marden, located outside of Centre Wellington, as an example of a facility that meets these needs.

It was evident the engagement results strongly support further planning and investment in an indoor multi-purpose recreation facility that is flexible, inclusive, and able to meet diverse recreational needs in Centre Wellington—now and into the future.

COUNCIL WORKSHOP

On **July 14th**, MGA and MJMA facilitated a Council Workshop to share the preliminary findings of the MURF study, including conceptual design and location options. Council provided feedback on the advantages and disadvantages of the options and schedules presented. There was consensus on the Sportsplex Site as the suitable location for the MURF; however, there was no unanimous direction from Council regarding a preferred option of whether it would be a standalone facility near the Sportsplex to create a campus style plan or attached to the Sportsplex as an expansion of that facility.



LOCATION ASSESSMENT

SITE SELECTION CRITERIA – INDOOR FACILITY FEASIBILITY STUDY

The RFP identified two possible site options to accommodate a potential Indoor Recreation Facility. Choosing the most suitable site should be based on objective and meaningful criteria in which to assess overall suitability. Except for the actual size of the site, there is no one criteria that should determine the outcome. Rather the most suitable site will be based on the sum of all criteria under consideration.

The site selection has been based on distinct objective criteria illustrated in the Table on page 10.

The two sites included the Jefferson Elora Community Centre (JECC) Site and the Centre Wellington Community Sportsplex (Sportsplex) Site. Since the release of the RFP, the Township secured the purchase of a 36 Hectare (90 Acres) property adjacent to the existing Sportsplex site offering a substantial advantage to the sites ability to accommodate a Multi-Use Recreation Facility (MURF) with future expansion capability.



FUTURE ICE NEEDS

It was evident early in the consulting process and development of the Parks and Recreation Plan that the Township is lacking in ice for current and future users. The Parks and Recreation Needs Assessment and subsequent Parks and Recreation Plan has identified a need for three additional ice pads over the 30-year horizon of the Plan. The recommendation in the Parks and Recreation Plan is to twin the existing ice pad at the JECC site, whose recent renovation was designed to accommodate an addition through an extension of the current spine of the lobby. This recommendation also includes the replacement of the existing ball diamond and other site features. This would effectively maximize the site and restrict any further substantive expansions. It should be further noted that even if the JECC was not twinned, it would not have the capacity to accommodate the indoor facilities identified through the needs assessment.

SELECTION CRITERIA	JECC	SPORTSPLEX	COMMENTS
Official Plan Compliant	✓		
Zoning Bylaw Compliant	✓		Assuming the MURF is located on existing Sportsplex lands.
Total Site Size	4.63 Hectares (11.4 acres)	24.25 Hectares (60 acres) Plus 36.4 Hectares (90 acres)	36.4 Hectares (90 acres) undeveloped and not zoned.
Capacity to Accommodate Facility Footprint	x	✓	
Capacity to Accommodate Parking	x	✓	
Capacity for Internal Traffic Flow	x	✓	
Adjacent to Collector Road	✓	✓	
Access to Servicing	✓	✓	
Site Synergy	✓	✓	
Site Conflict Mitigation	✓	✓	✓ = No conflicts
Future Expansion Capability	✓	✓	JECC limited to ice pad footprint or equivalent.
Environmental Impact	✓	✓	JECC Adjacent to Irvine River – GRCA (potential).
Relationship with outdoor events	x	✓	JECC expansion eliminates a ball field.

Staff has noted that there may be additional sites (leased or shared use through partnership agreements) that could come available for either outdoor or indoor facilities.

ACTIVITY TRENDS AND NEEDS

This section is intended to outline activity trends for the two main anchor amenities in the proposed MURF. It includes provincial trends for indoor turf field use, as well as provincial trends for gymnasium use.

Beyond the general provincial trends outlined below, this section in turn identifies the specific needs and demands for indoor sports in Centre Wellington as identified in the Parks and Recreation Needs Assessment. Ultimately, the demands expressed by potential users of Centre Wellington are directly aligned with provincial trends albeit more specific to the uniqueness of Centre Wellington sport group interest.

TOP 10 ACTIVITY TRENDS FOR INDOOR TURF FIELDS IN ONTARIO

Indoor turf fields in Ontario accommodate a variety of sports and activities, reflecting diverse community interests and promoting year-round participation. While soccer tends to be the most dominant users of indoor turf fields, there are several other users that differ from community to community. Based on experience and field research, the top 10 activity trends for indoor turf fields in Ontario include:

1. SOCCER (FOOTBALL)

- **Overview:** Soccer is the most popular use for indoor turf fields in Canada, catering to recreational leagues, competitive teams, and youth development programs.
- **Preferred Field Size:** Full-size fields (100m x 64m) are often divided into smaller pitches for flexibility (e.g., 50m x 30m for 7-a-side).

Reference: Canada Soccer (canadasoccer.com).

2. FLAG FOOTBALL

- **Overview:** A growing non-contact sport enjoyed by youth and adults. Indoor turf provides year-round play.
- **Preferred Field Size:** Typically, 70m x 30m fields for flexibility in game setups.

Reference: Football Canada (footballcanada.com).

3. ULTIMATE FRISBEE

- **Overview:** Increasingly popular, ultimate frisbee leagues use turf fields for consistent conditions in all seasons.
- **Preferred Field Size:** 100m x 37m for regulation games but adaptable for indoor spaces.

Reference: Ultimate Canada (canadianultimate.com).



4. LACROSSE

- **Overview:** Indoor turf supports training and games, especially during off-seasons for box and field lacrosse players.
- **Preferred Field Size:** Approximately 60m x 30m.

Reference: Lacrosse Canada (lacrosse.ca).

5. FIELD HOCKEY

- **Overview:** Indoor field hockey leagues utilize turf fields for their smooth and durable surfaces.
- **Preferred Field Size:** Standard 91m x 55m or adaptable for modified formats.

Reference: Field Hockey Canada (fieldhockey.ca).

6. RUGBY

- **Overview:** Indoor facilities enable year-round rugby training and modified games.
- **Preferred Field Size:** 100m x 70m, often scaled down for training.

Reference: Rugby Canada (rugby.ca).

7. CRICKET

- **Overview:** Indoor cricket and practice sessions use turf surfaces for batting and bowling consistency.
- **Preferred Field Size:** Varies; practice nets may range from 22m x 4m for lanes.

Reference: Cricket Canada (cricketcanada.org).

8. SOFTBALL/BASEBALL TRAINING

- **Overview:** Turf fields are ideal for off-season training, including fielding drills and batting practice.
- **Preferred Field Size:** Training configurations use 50m x 30m areas.

Reference: Baseball Canada (baseball.ca).

9. FITNESS (BOOT CAMPS) AND DRY LAND STYLE TRAINING

- **Overview:** Turf fields host group fitness classes and boot camps, offering space for dynamic movements and activities.
- **Preferred Field Size:** Flexible; sections of larger fields are commonly used.

Reference: Canadian Fitness Professionals (canfitpro.com).

10. COMMUNITY EVENTS AND PROGRAMS

- **Overview:** Turf fields are increasingly used for non-sporting events, such as exhibitions, community gatherings, and trade shows.
- **Preferred Field Size:** Entire field configurations, depending on the event.

Reference: Local facility websites ([e.g., Toronto Sports Dome](#)).

TOP 10 SPORT/ACTIVITY TRENDS FOR INDOOR GYMNASIUMS IN ONTARIO

Indoor gymnasiums in Ontario cater to a wide range of sports and activities, supporting community engagement and active lifestyles. Based on experience and field research the top 10 activity trends for municipal gymnasiums in Ontario are listed below along with court sizes and references. It should be noted that there are regional differences in which sports tend to dominate gymnasium use. Based on the engagement sessions as part of the Needs Assessment, the Township should expect the dominant use of the gymnasium to be basketball and pickleball.

1. BASKETBALL

- **Overview:** Basketball remains one of the most popular indoor sports across Canada, supported by local leagues, schools, and recreational programs.
- **Preferred Gymnasium Size:** A standard basketball court measures 28m x 15m (full-size) or 26m x 14m for high schools.

Reference: Canada Basketball (basketball.ca).

2. VOLLEYBALL

- **Overview:** Volleyball is widely played in gymnasiums, with programs for youth, adults, and competitive leagues.
- **Preferred Gymnasium Size:** Standard court size is 18m x 9m, with additional buffer space for safety.

Reference: Volleyball Canada (volleyball.ca).

3. BADMINTON

- **Overview:** Badminton is popular for recreational and competitive play, with gymnasiums often hosting multiple courts.
- **Preferred Gymnasium Size:** Each badminton court measures 13.4m x 6.1m, with adequate spacing between courts.

Reference: Badminton Canada (badminton.ca).

4. PICKLEBALL

- **Overview:** Pickleball has experienced rapid growth, appealing to all age groups due to its accessibility and ease of play.
- **Preferred Gymnasium Size:** Each court measures 13.4m x 6.1m, like badminton dimensions.

Reference: Pickleball Canada (pickleballcanada.org).



5. INDOOR SOCCER (FUTSAL)

- **Overview:** Futsal, a smaller variant of soccer, is popular in gymnasium settings for youth and adults.
- **Preferred Gymnasium Size:** Courts typically measure 25m to 42m in length and 16m to 25m in width.

Reference: Futsal Canada (futsalcanada.ca).

6. TABLE TENNIS

- **Overview:** Table tennis is a space-efficient and widely accessible indoor activity.
- **Preferred Gymnasium Size:** Each table requires a playing area of 9m x 5m.

Reference: Table Tennis Canada (ttcanada.ca).

7. MARTIAL ARTS AND SELF-DEFENSE

- **Overview:** Martial arts programs, including karate, judo, and taekwondo, use gym spaces for training and competitions.
- **Preferred Gymnasium Size:** A clear area of 10m x 10m or larger is recommended.

Reference: Judo Canada (judocanada.org).

8. DANCE AND GROUP FITNESS

- **Overview:** Gymnasiums host dance classes, Zumba, yoga, and other group fitness activities, promoting wellness and social interaction.
- **Preferred Gymnasium Size:** A flexible open space of 15m x 15m or larger is ideal.

Reference: CanFitPro (canfitpro.com).

9. GYMNASTICS

- **Overview:** Gymnasiums are used for gymnastics training and events, including floor exercises and apparatus-based activities.
- **Preferred Gymnasium Size:** A standard gymnastics floor area is 12m x 12m, with additional space for equipment.

Reference: Gymnastics Canada (gymcan.org).

10. INDOOR ROCK CLIMBING AND ADVENTURE ACTIVITIES

- **Overview:** Some gymnasiums incorporate climbing walls or ropes courses for adventure-based activities.
- **Preferred Gymnasium Size:** Wall heights of 10m to 15m are common, with flexible floor space.

Reference: Climbing Escalade Canada (climbingcanada.ca).

GENERAL GYMNASIUM SIZE RECOMMENDATIONS

- **Standard Multi-Use Gymnasium:** Typically, **30m x 20m**, providing flexibility for multiple activities.
- **School Gymnasiums:** Often **25m x 15m** for single-sport use or small-sided games.

These gym sizes allow for diverse programming, ensuring they meet the needs of communities while optimizing space utilization.

TOWNSHIP INDOOR ACTIVITY NEEDS

INDOOR SPORT NEEDS (MURF)

The results of the Parks and Recreation Needs Assessment, and Parks and Recreation Plan, including sports group surveys resulted in strong support for a gymnasium, an indoor turf field, an indoor walking track, and a multi-purpose activity and service space. In addition to the main facility needs, the Township will require associated storage, customer service, and administrative service space.

Aligned with provincial trends for gymnasium use and indoor turf fields minor sport groups representing soccer, rugby, lacrosse, basketball, softball, and baseball all demonstrated interest. The unprecedented demand for pickleball, already experienced by the Township is also expected to be a heavy user of gymnasium space.

INDOOR SPORT (ICE)

The Parks and Recreation Needs Assessment identified that the Township will require 3 additional ice pads to accommodate ice needs over the next 30 years. The Parks and Recreation Plan recommends that there is an immediate need for an additional ice pad and has recommended that the Jefferson Elora Community Centre be twinned to accommodate this indoor sport need. The Township will need to plan for an additional twin pad in the future. Due to the immediate need to add an ice arena, as recommended in the Parks and Recreation Plan, it was not considered as an amenity for the new MURF. Capacity exists to add an arena to the JECC. Best practice in recreation facility management is to twin arenas for operating efficiencies. Savings can be realized in staffing and equipment. Twinning the JECC creates a site with minimal green space, eliminates a ball diamond and an outdoor multi-use pad. The Township will need to further consider all the options before finalizing decisions. Refer to Schedule A of this report for two options for consideration for twinning the JECC.



INDOOR SPORT (TENNIS)

There was an expressed interest from the Fergus Tennis Club for an indoor tennis facility. Traditionally, indoor tennis facilities have been the purview of private tennis or fitness clubs. They are either permanent indoor courts or ones that can dome their existing tennis courts in the off-season to provide year-round tennis courts. Historically, municipalities have not provided indoor tennis facilities as they tend to be purpose specific (for tennis only) as opposed to being multi-purpose for broader community use. Municipalities offer outdoor tennis for public use. Tennis court lines can be included in the gymnasium to accommodate recreational tennis and tennis development programs. Hardwood floor tennis courts would be a compromised surface for more competitive tennis players, however it would serve recreational needs of the community.

DEVELOPMENT OF PROPOSED USES

Based on our consultation with key user groups, the Township will need to play a distinct role in facility allocation of both the gymnasium and indoor turf facility to ensure equity in facility use and the optimization of revenues within the proposed Business Plan.

GYMNASIUM – The current demand from basketball could effectively dominate prime-time use of the gymnasium through the week and on weekends. This offers security to the Township in terms of demand for use and associated revenues of the gymnasium but would not be acceptable to other potential gymnasium users (lacrosse, ball sport training, para-sports, pickleball). The Township will need to play a role in ensuring prime-time hours are available for pickleball, volleyball, fitness classes, modified cricket, badminton, and youth drop-In, as well as school-break periods (summer camps, after-school, March break). Tennis lines and netting can be included as part of the gymnasium design although the hardwood flooring would be a compromise to skilled tennis players who prefer sport court flooring.

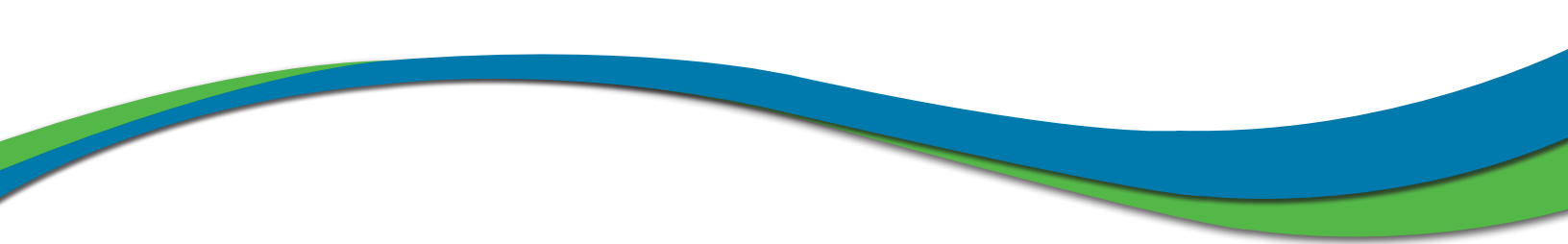
The Township should envision an automated fabric divider(s) for the gymnasium facility which would optimize use of smaller sized gymnasium areas for junior or private rentals.

Weekday gymnasium use would be dominated by Pickleball as is currently experienced at the Sportsplex. The Township will need to ensure that there is adequate access to other weekday use for other gymnasium users, as well as weekend gymnasium use for sports.

School Break use will need to be secured by the Township to facilitate sports camps by either the Township or third-party providers.

WALKING/RUNNING TRACK – The walking/running track is recommended to be constructed around the upper level of the gymnasium. While it is common for municipalities to consider a walking track around new arena construction, we submit that the climate-controlled comfort of a walking track around the upper floor of the gymnasium supports year-around use, consistency, and mitigates user conflicts. Furthermore, it does not expand the gymnasium footprint when designed strategically, whereas a walking track around the perimeter of the indoor turf field would require an expansion of the facility footprint and creates conflicts with turf participants.





INDOOR TURF – While the Fergus Elora District Soccer League (FEDS) indicated that they would anticipate renting the most prime-time hours of the turf field among other users, there is no one dominant user that is identified at this time. It should be noted that user groups tend to be conservative in projecting their facility use at the pre-conceptual stage.

Soccer tends to dominate the use of indoor turf fields, however, as new indoor turf field structures are built, there is ever-increasing use of turf fields by lacrosse (particularly popular in Centre Wellington), rugby, football, field training (baseball, football), and ultimate frisbee.

The Township should envision an automated netting system that allows the indoor field area to be sub-divided into 2 half fields or 4 quarter fields to accommodate (i) junior sports, (ii) sport training, (iii) private rentals (birthday parties)

SPECIAL EVENTS – The needs assessment also identified the need for large event space. The indoor turf field is resilient and can readily be used to house special events of various types. The gymnasium can also accommodate a variety of events and gatherings. Both amenities offer climate-controlled spaces for large events which safeguards against inclement weather challenges and include additional parking at the Sportsplex site.

MULTI-PURPOSE ROOMS – The function of the multi-purpose rooms should be seen as multi-faceted. Subject to further refinement, the Township should envision a larger rectangular footprint which can be sub-divided into 3 or 4 smaller rooms with soundproof folding walls.

These rooms should be available for the following purposes.

- **School Break Camps** – with or without access to the indoor turf or gymnasium whole or in part.
- **Birthday Parties** – with or without access to the indoor turf or gymnasium whole or in part.
- **Program Rooms** – Township or third-party programming.
- **Event Space** – Unrestricted.
- **Tournament Hosting** – for indoor turf or gymnasium.

STORAGE DESIGN AND CAPACITY

The Township should avoid under-estimating the value of sufficient and strategic storage locations throughout the MURF. Properly designed storage areas will result in (i) operational efficiency, (ii) robust and varied programming, (iii) user satisfaction, (iv) reduced wear and tear on equipment, (v) reduced program conversion time, (vi) optimized revenues.

By integrating sufficient and strategically located storage areas into facility design, municipalities can better support community partners, reduce operational stress, mitigate conflicts, and create more flexible, adaptable spaces that accommodate a wider range of activities and user groups.

The Township will require a responsive and equitable user allocation policy framework to optimize equitable access and revenue generation.

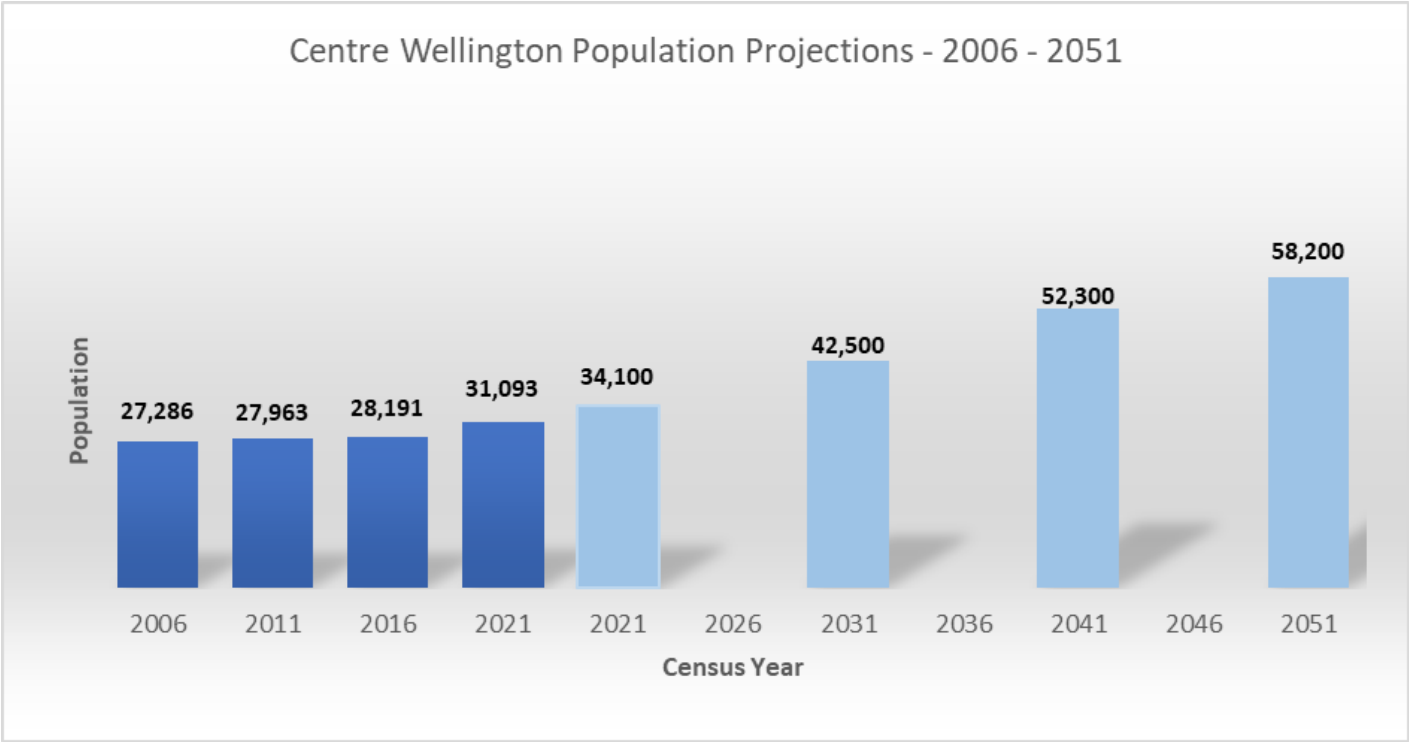
GROWTH PROJECTIONS²

The following Chart illustrates the anticipated growth for Centre Wellington based on Wellington County’s best planning estimates. This includes an anticipated 24.6% growth projection between 2021 and 2031, and additional 23.1% increase between 2031 and 2041, and a further increase of 11.3% between 2041 and 2051.

Beyond the multitude of pressures that come with a growing municipality, this continuous growth pattern offers a favorable outlook in the context of rationalizing a proposed Indoor Recreation Facility. The Township can expect a continuous flow of participant demands and associated revenues over the next 30 years.



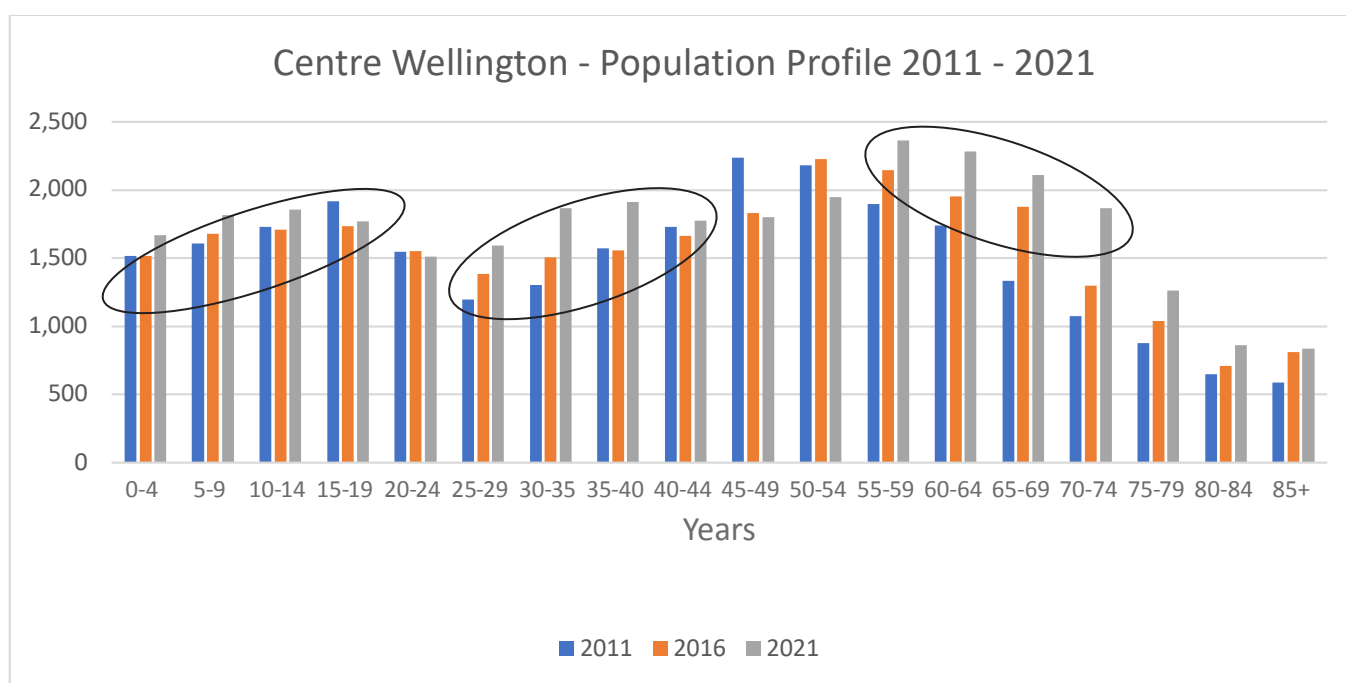
POPULATION:
APPROX. 36,000



NOTE – Population Profiles 2006 – 2021, from Census.
Population Projections from 2021 – 2051 from Wellington County’s Planning Estimates.

² 2051 Population, Household & Employment Growth Forecasts | Wellington County

The following chart offers insight as to how the Township is growing. It is expected that as the community grows, each age cohort would grow correspondingly. When the size of the age cohort remains level, it is otherwise seen to be in decline as they are not growing proportionately. For the purpose of the feasibility study, it is important to note a) children aged 0 to 14 years are growing cohorts and they represent the highest consumers of minor organized sports, b) adults aged 29 to 39 are growing at a greater than average rate which could represent a good market for adult sports, c) adults aged 55 to 74 years are also disproportionately high which could represent a good market for indoor sport and walking. All three of the age cohorts circled below are seen as good market indicators for indoor sport and walking track.



SUMMARY OF AGE COHORTS

The following table illustrates the number of Centre Wellington residents within the select age cohorts discussed previously, and the percent of the overall population that they comprise.

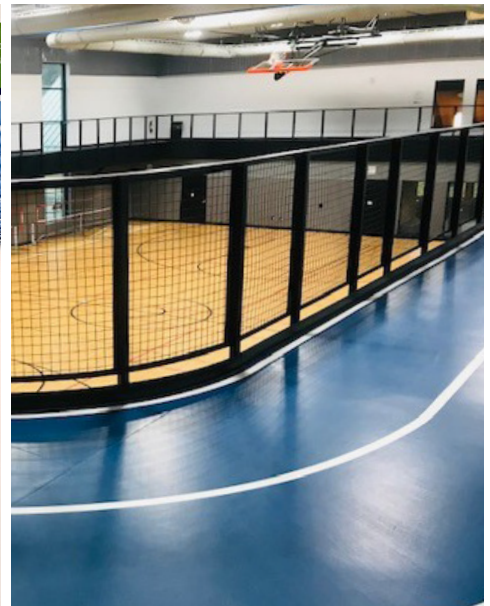
AGE COHORT	TOTAL NUMBER	% OF POPULATION ³
0 – 14 years	7,110	20.9%
25 – 39 years	5,370	15.7%
55 – 74	8,625	25.3%

³ Census of Population 2021 = 34,100

LISTING OF FACILITY AMENITIES

The following is a summary of the amenities that were specifically identified through the community engagement and survey components, as well as support amenities that are required for a fully functioning MURF.

- Gymnasium
- Overhead Walking Track
- Indoor Turf Field
- Shared Changeroom
- Central Customer Service Desk with Administrative Offices
- Multi-Purpose Rooms
- Storage
- Operations & Maintenance
- Water-fill stations
- Public washrooms and viewing areas
- Vending Area



POTENTIAL USERS

The purpose of this section is to outline the potential users of the Multi-Use Recreation Centre (MURF). Potential users are identified for each of the activity amenities.

GYMNASIUM

As a multi-purpose space, the gymnasium will accommodate the following organizations and activities at minimum. Based on the Needs Assessment, basketball and pickleball will be primary users of the gymnasium, however there are a multitude of other activities and groups to be accommodated.

- Basketball
- Volleyball
- Private Rentals
- Program Providers
- Pickleball
- Badminton
- Sport Camps
- Special Events

WALKING TRACK

Walking tracks tend to be considered for recreational walking by individuals and walking groups/clubs. Our research identified additional uses that can be accommodated and promoted by the Township.

- Active older adults
- Parents/Caregivers of Gymnasium Participants
- Training (sport and para-sport)
- General public
- Walking Clubs
- Running Clubs
- Health providers

INDOOR TURF FIELD

The sport group survey revealed that there was distinct interest among minor soccer, lacrosse, rugby, and baseball/softball. Our field research on indoor turf fields identifies several other potential users and uses which are included below,

- Soccer
- Rugby
- Football
- Ultimate Frisbee
- Training
- Events / Trade Shows
- Lacrosse
- Baseball/Softball
- Modified Cricket
- Sport Camps
- Private Rentals

The list above is not exhaustive. There may be uses that evolve once the MURF is constructed and operational. Additionally, there may be future activity interests that emerge which would offer additional demand.

CONCEPTUAL SITE PLAN

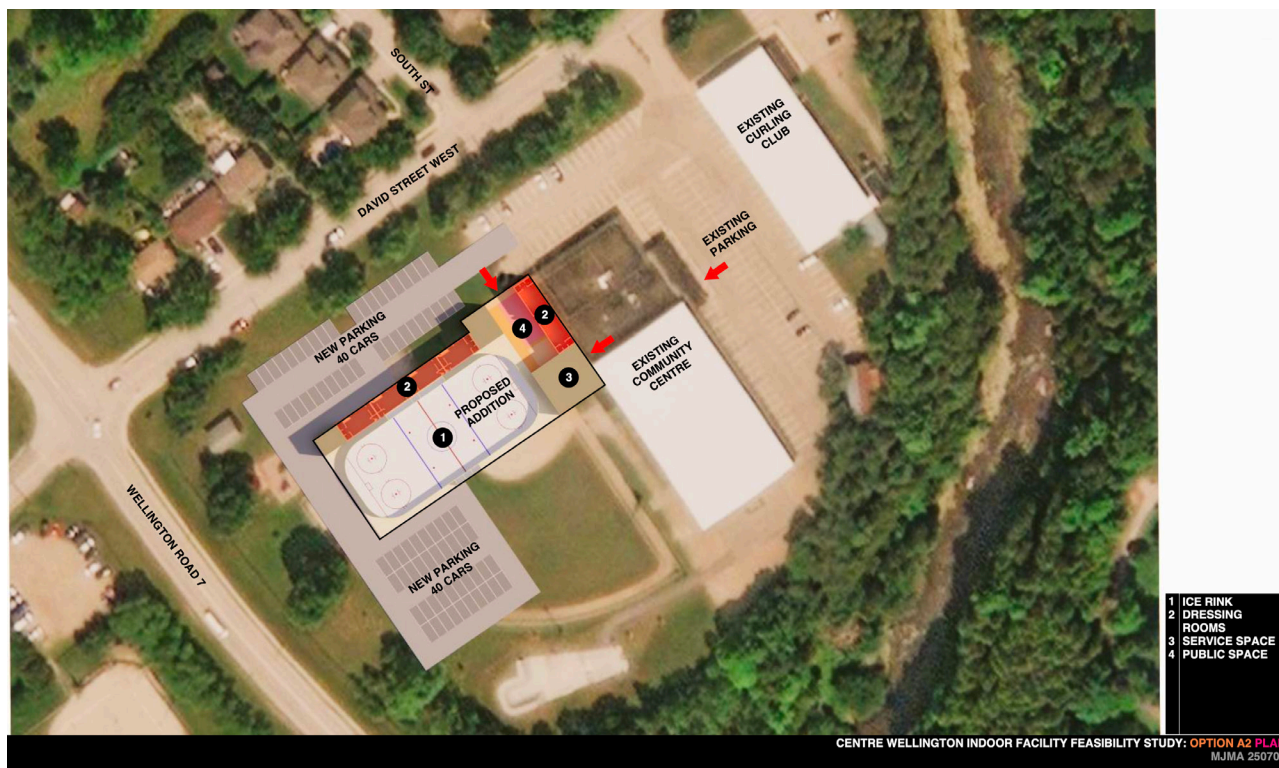
As previously discussed in the “Location Assessment” of this report, the preferred location for the Multi-Use Recreation Facility is the Sportsplex Site. Firstly, the Parks and Recreation Plan recommends that the Jefferson Elora Community Centre (JECC) be twinned as the most economical and strategic use of the JECC site. Secondly, the Needs Assessment has served to scope the need for a gymnasium, indoor turf field, multi-purpose rooms, and indoor track as the dominant amenities for the Township’s consideration. Lastly, the acquisition of the extension lands provides increased flexibility to the Township to accommodate future indoor and outdoor community needs.

In support of the above considerations, the project team concluded that the following conceptual plans would be presented for discussion as part of the planned Council workshop as referenced in the community engagement section of this study, held on Monday, July 14, 2025. The Council workshop was pursuant to the engagement process outlined in the Township’s Request For Proposal (RFP)

SCHEDULE A

A site plan illustrating the twinning of the Jefferson Elora Community Centre including parking and its overall consumption of the site. The purpose of this site plan is to illustrate the degree to which the twinning of the JECC (as recommended) would consume the current site. This effectively discounts any further facility expansion such as either the gymnasium or the indoor turf field house.





SCHEDULE B

A site plan and floor plan that illustrates the multi-use recreation facilities (MURF) expansion to the existing Sportsplex Facility.

SCHEDULE C

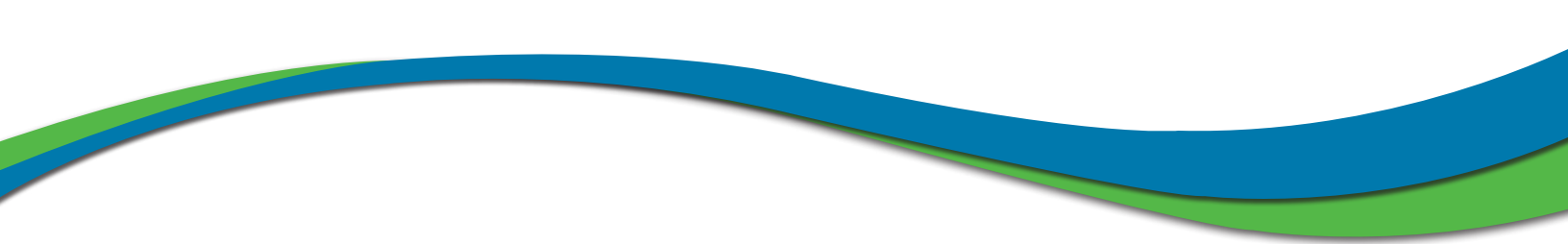
A stand-alone MURF located at the Sportsplex site to illustrate a) how it could function in a campus style facility on the site, b) the amount of space that a standalone MURF would consume in comparison to the existing Sportsplex, if a future site became available.

SCHEDULE D

A site plan depicting the footprint of “quadding” the existing twin pad arena at the Sportsplex and associated parking for future planning/reference purposes. The illustrates how an expansion to the aquatic centre could be accommodated at this site.

The Council workshop was designed to present members of Council with the above noted Schedules. The CAO, Clerk, and Senior Staff of the Parks and Recreation Department were also in attendance. Council members were divided into two workshop tables and were tasked to identify:

- I. What they liked about each Schedule?
- II. What they disliked about each schedule?
- III. What would they change in each Schedule?



Council provided insightful and diverse feedback on the Schedules but did not reach a consensus.

It is evident that further discussion and analysis and design details are required to determine whether an expansion to the Sportsplex or a standalone facility is the preferred approach for the Township. Notwithstanding this, there was consensus on the amenities that were identified for the MURF, and Feasibility Study has sufficient supporting rationale for the MURF.

In the absence of a preferred site plan option, and in the interest of providing the Township with a magnitude of scale on capital construction and operating budget, the financial assumptions herein are based on a standalone facility, located on the existing serviced portion of the Sportsplex site, based on the following rationale.

DESIGN CHALLENGES – There is merit in expanding the Sportsplex for an aquatic centre expansion and the tripling or quadding of the current twin pad. The original Sportsplex has already undergone an expansion related to the twinning of the arena which may or may not have been envisioned in the original design. Additional expansion to a building that was not originally designed to accommodate such expansions will result in a compromised design and building flow. Expanding the Sportsplex to accommodate the MURF components will compound these design challenges.

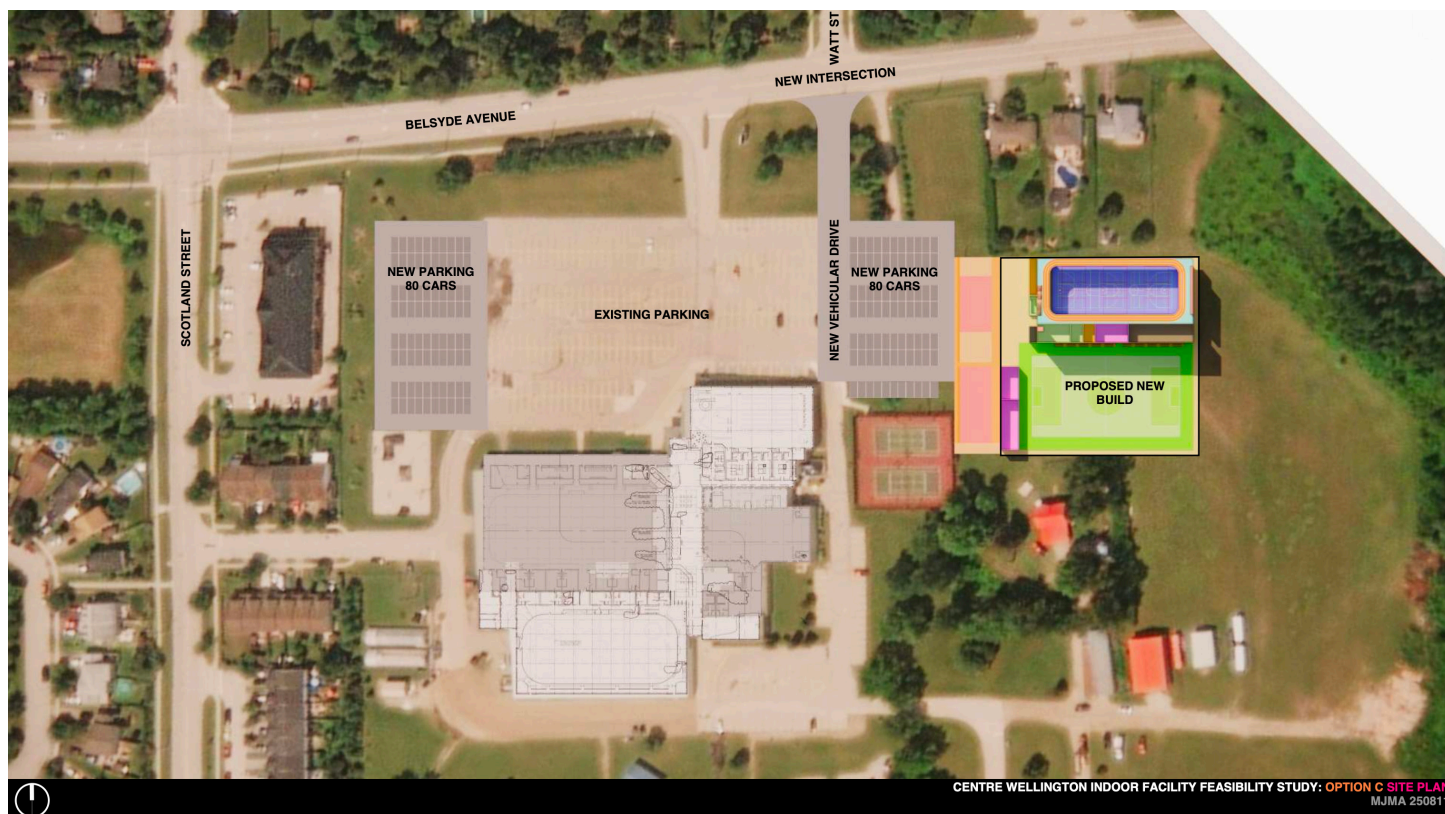
PARKS AND RECREATION CAMPUS – While the scope of this Feasibility Study related to a MURF, when considering the entirety of the Sportsplex lands extension, there is merit in envisioning a parks and recreation campus design. We submit that the Township should proceed with a conceptual plan for the entire property which considers park facilities, parks, playfields, outdoor event space, and trails. This conceptual plan should include how and where a standalone MURF could be strategically located to compliment the overall planned campus.

FINANCIALS – The Feasibility Study is intended to provide a magnitude of scale for capital construction as well as on-going operating expenditures and associated revenues. We submit that the capital and operating costs assumptions in either scenario will be substantially similar. As such, the Township will benefit from the flexibility of having financials models for a standalone MURF that could be located anywhere.

SITE AND BUILDING COMPONENTS

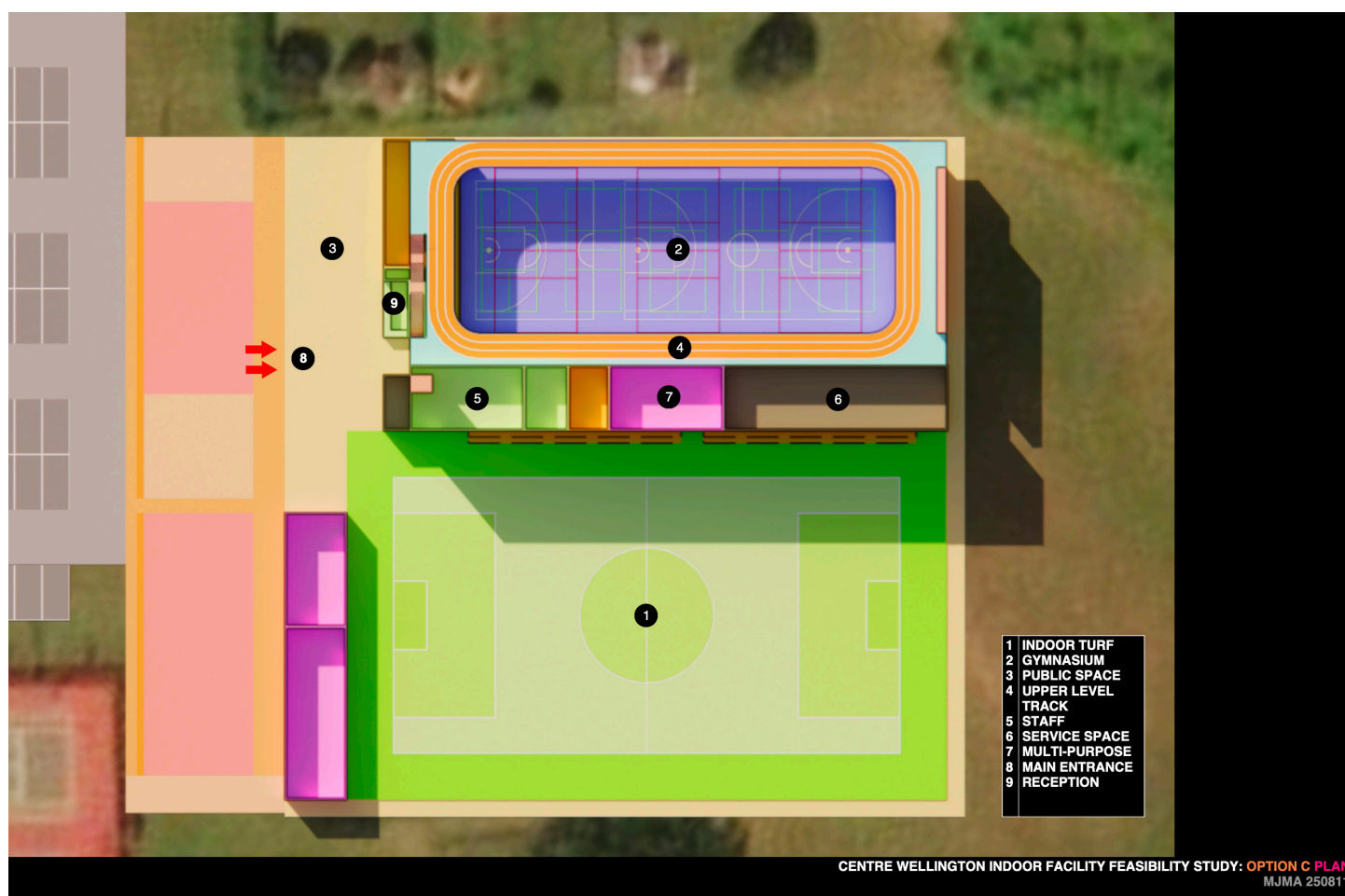
SITE

The following image illustrates the size of a standalone MURF footprint adjacent to the existing Sportsplex. This offers a perspective of how much space is needed for the MURF as well as illustrating 2 parking pods each containing 80 parking spaces.



CONCEPTUAL FLOOR PLAN

The following offers an illustration of the floor plan showing an indoor turf field with a run-off area that is the approximate size of 100 x 200 feet, and a gymnasium showing a full basketball and half basketball court, 5 pickleball courts, and 3 volleyball court markings. The upper-level track has 4 lanes. There are three multi-purpose rooms shown although can readily be designed for 4.



HIGH LEVEL CAPITAL AND OPERATING

CAPITAL COSTING

This table identifies the total cost of construction including Architectural Design, Site Development including landscaping allowance and parking, Project Management services, and a project contingency of 5%.

SCHEDULE C - MURF Component Breakdown		72,876.80	Gross Square Foot Area			Cost/Square Foot (ft²)	Cost
PROGRAM NAME	SQUARE METERS (M2)	SQUARE FEET (FT²)	FLOOR LEVEL	DESCRIPTION/NOTES	Per square foot building cost proposal, based on precedent tenders from the last year.		
1 Indoor Turf Field	2,550.00	27,500		Modified 7v7: 60m x 35m + runouts, all 4 sides. 2 tiers seating, 140 spectators.	\$600.00		\$16,500,000.00
2 Storage	185.81	2,000	Ground	Storage for turf field	\$550.00		\$1,100,000.00
3 Changerooms	334.45	3,600	Ground	Shared between gym and fieldhouse.	\$750.00		\$2,700,000.00
4 Gymnasium	1,347.09	14,500	Ground	1 +½ high school size court 85' x 49'-6" oriented N/S 3x volleyball w/ 3m runouts 5x pickleball, 30'x60' including runouts. 2 tiers seating, 140 spectators.	\$700.00		\$10,150,000.00
5 Storage	185.81	2,000	Ground	Storage for gym	\$550.00		\$1,100,000.00
6 MP Room 1	74.32	800	Ground	Access to exterior	\$700.00		\$560,000.00
7 MP Room 2 & 3	185.81	2,000	Ground	Access to exterior	\$700.00		\$1,400,000.00
8 Storage	55.74	600	Ground	Storage for MP rooms	\$550.00		\$330,000.00
9 Customer Service Area	61.32	660	Ground	Includes customer service area, reception desk, 2 private workstations, 4 cubicles	\$750.00		\$495,000.00
10 Common Areas incl. Lobby	371.61	4,000	Ground	Lobby, public WC's	\$750.00		\$3,000,000.00
GROUND SUB		5,352	57,660				\$37,335,000.00

SCHEDULE C - MURF Component Breakdown	72,876.80	Gross Square Foot Area			Cost/Square Foot (ft ²)	Cost
12 Walking Track	353.03	3,800	Upper	130 m loop approximately	\$700.00	\$2,660,000.00
13 Public WC's	27.87	300	Upper		\$750.00	\$225,000.00
14 M+E+Jan	0.00	0	Upper	included in gross-up		
15 Elevator	0.00	0	Upper	included in gross-up		
UPPER SUB	381	4,100				\$2,885,000.00
18% GROSS-UP	1,032	11,117			\$700.00	\$7,781,760.00
BUILDING ONLY	6,765	72,877				\$48,001,760.00
Parking Allowance				From bylaw 2009-045 5.5.1: the greater of 1 space per 4-person capacity, or 1 space per 10m2. Existing building has 345 spaces (A1-03, RDH, 2004). Proposing 160 more. Allowance here is \$4k/spot.		\$640,000.00
Landscape Allowance						\$500,000.00
Architectural					6.5%	\$3,120,114.40
Project Management					1.0%	\$480,017.60
Construction Contingency					5.0%	\$2,400,088.00
TOTAL						\$55,141,980

OPERATING COSTS

The estimated operating cost for the MURF is estimated at \$11.10 per square foot, at 72,877 square feet resulting in an operating cost of approximately \$820,000 with off-setting revenues based on 2025 values. A more detailed account of annual expenditures and annual revenues is illustrated in the Operating Budget Section of the Business Plan.

PHASING PLAN

MULTI-USE RECREATION FACILITY (MURF)

It is recommended that the Township proceed with the complete construction of the MURF when it is financially viable to do so. In the case of the stand-alone MURF option there would be no service interruptions as the construction site could be mobilized without affecting the Sportsplex operation and services.

In the case of the option to expand the existing Sportsplex, there would need to be a service interruption mitigation strategy as part of the construction mobilization area, as well as timing for the intrusion to the existing facility.

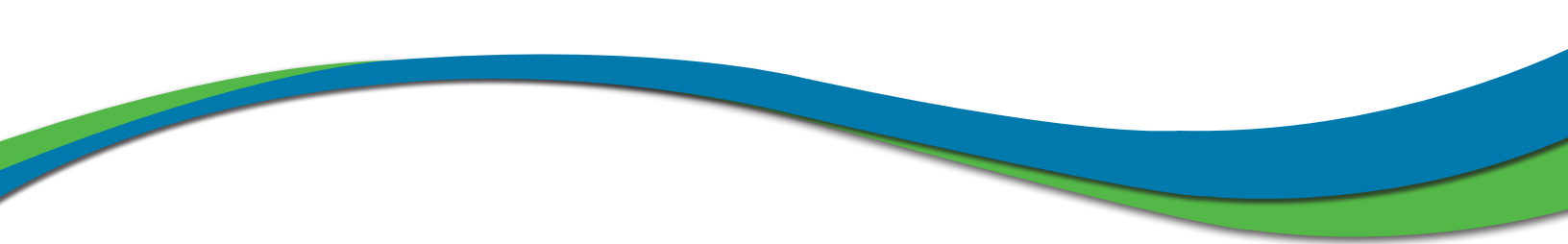
If the Township wished to proceed with a phased approach, it is recommended that the full-sized gymnasium be constructed first, due to sport user demand coupled with the growing participation in pickleball (daytime, weekend and evenings) and the high demand for the indoor walking track. The gymnasium would still require changerooms and storage for various gym sports.

Regarding the indoor turf, the Township could consider a) plan for the eventual construction of the proposed indoor turf facility or b) could consider the construction of an artificial turf field as part of the overall site plan and adjacent/near to the gymnasium component which could be domed in the future.

JEFFERSON ELORA COMMUNITY CENTRE (JECC)

A phasing plan would be required in the case of the twinning of the JECC, as the footprint of the new ice pad would occupy the existing ballfield. Subject to ballfield availability at that time a replacement ballfield would need to be constructed in a desired location prior to the construction of the ice pad.





PARKING AND SPACE REQUIREMENTS

As illustrated in the conceptual site plan section, the MURF anticipates a total of 160 parking spaces.

INFRASTRUCTURE REQUIREMENT

In the case of the twinning of the JECC, there would be no additional infrastructure requirement as there is an existing road entrance to the existing site. The site also has water, wastewater, and utilities to the JECC. Depending on the timing for the twin, consideration should be given to the implications of construction on ongoing operational needs, construction zones, down time for ice plant connectivity etc.

In the case of the Multi-Use Recreation Facility (MURF) options at the Sportsplex site, the only additional infrastructure requirement would be the relocation of the main entrance to align with Watt Street on the other side of Belsyde Avenue East. The Township may need to conduct a traffic impact assessment at the development stage to determine if a traffic light would be required.

The Sportsplex site is fully serviced for water, wastewater, and utilities. The MURF would connect to existing services for either an expansion or stand-alone facility provided that the stand-alone facility is on the same grade as the Sportsplex. Understanding implications for the existing and future uses of the Sportsplex (fall fair, Games, staff needs) would need to be built into the phasing program. Parking construction impacts, seasonal needs and ongoing operational impacts would all be part of a future implementation plan.

An expansion to the existing Sportsplex could directly benefit from the existing CoGen system and lead to potential operating efficiency. In the case of a stand-alone MURF at the Sportsplex site, a CoGen consultant would need to assess whether the existing CoGen could be used.

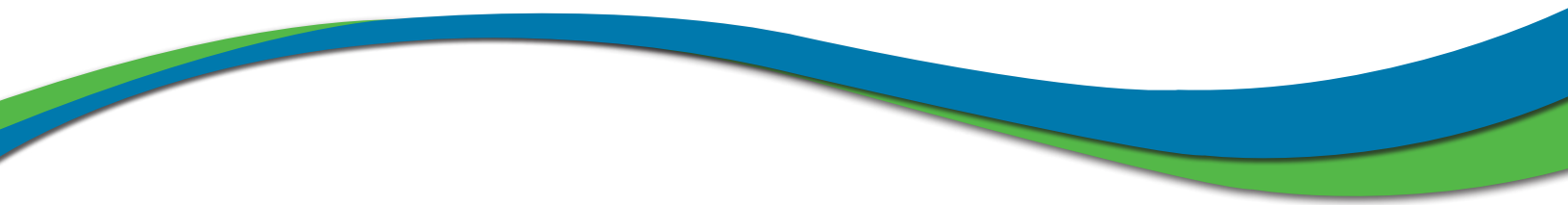
POTENTIAL FUNDING PARTNERS

Beyond what the Township includes in its Development Charges Background Study as well as other available property tax supported funding, the Township has options to pursue funding partners outlined below.

PROVINCIAL/FEDERAL INFRASTRUCTURE GRANTS – The Township will be aware that such infrastructure funding programs are not predictable, remain highly competitive due to common demand from municipalities, and favour partnership involvement. The Township should not necessarily rely on such funding; however, they should be ready as possible as recent funding requirements have been focussed around “shovel ready” capital projects that a Municipality has specifically included in their capital forecast.

Having a Council endorsed Feasibility Study, Business Plan, and Conceptual Drawings are critical elements to support a grant submission.

NAMING RIGHTS – The Township could also raise capital funding from offering naming opportunities for the entire facility, and each subsequent component based on value and visibility.



SECOND USER-GROUP SURVEY RESULTS

(August 2025)

The purpose of this survey is to assess trends in minor **GYM** sport in Centre Wellington and get direct feedback from the user groups on their needs.

Organization Name:	Centre Wellington Celtics (basketball)
2024 Membership:	
1. What specific amenities would the facility need to satisfy your needs? (size of storage, number/type of change facilities, office space etc.) <i>These amenities would have a fee attached.</i>	The CW Celtics provides basketball for youth. We also recently started wheelchair basketball for teens and adults. We would need storage for these chairs. Storage for 16 chairs. Also the CW Celtics would love an office space to run our admin out of.
2. If the facility met your needs, how many hours would your organization contractually require per season (signed agreement)?	We are in dire need of gym space. We would use a gym 6-9pm every weekday. We could also use the gym all weekend and can run basketball tournaments. We could run 10-12 tournaments. Also in the summer we have no where to play since the schools close their doors. So we would use it in the summer too.
Gymnasium – Sept to May	400–600 hours (3 hours per night Monday to Friday and then 20 hrs on the weekend to run tournaments (10-15 times))
Gymnasium – summer	144 hours
Indoor Turf – Sept to May	
Indoor Turf – summer	
Community Rooms – Sept to May	
Community Rooms – summer	
3. Are you currently using indoor space outside the municipality?	Yes.
If yes, what type of space and where	Gyms at the high school (we need the high school and a second gym).
4. How much does your organization pay per hour for these external (non-Township Centre Wellington) indoor spaces?	\$40–50,000
5. Would you be interested in leased storage space at a commercial market rate? (Yes / No / Maybe)	Yes (for our wheelchairs).
6. Would you be interested in leased/dedicated office space at market rate? (Yes / No / Maybe)	Maybe.
7. Additional Comments or Considerations	Again, we are limited on our programing due to our size. If you built one basketball gym we would fill it every night. If you built two, we would probably fill that too. Also having a space to run weekend tournaments could be a real benefit to the community with drawing people into our community from outside.

The purpose of this survey is to assess trends in minor **FIELD** sport in Centre Wellington and get direct feedback from the user groups on their needs.

Organization Name:	Fergus Highland Rugby Club	Centre Wellington Minor Lacrosse Assoc. (CWMLA)	Fergus Elora District Soccer
2024 Membership:	745	800+	
1. What specific amenities would the facility need to satisfy your needs? (size of storage, number/type of change facilities, office space etc.) <i>These amenities would have a fee attached.</i>	As a rugby club we would like the ability to access a number of types of space, indoor field space to run competition leagues for indoor rugby; gymnasium space to do technical skills and core team practices. Storage – we have the Victoria park fieldhouse so we will develop storage there, however while using the indoor facility it would be beneficial to have a storage for our equipment, so we can get to it when needed indoors, for this it would be a 20 by 10 ft storage.	Indoor turf, and outdoor grass fields large enough to play field lacrosse (110.59m x 58.86m). Both would be used during spring and fall seasons, indoor field during the winter months. Also need indoor floor / rink space (200 x 85) – ideally turfed for indoor (box) lacrosse, but OK without turf as well. Need 3 to 4 floors from April until August but could use floor during the winter for off season training. We currently have storage under the stands / seating at the sportsplex and would likely need/want a similar sized (slightly larger) storage space in the new facility. When hosting games and tournaments, a min if 6 locker rooms are required for the teams and probably another 2 Gender Rooms for teams with mixed genders. Ideally there would be room in / around the storage area to use as a club office, but having such an office space may be good, but not necessary so long as meeting space is available for club / board meetings.	- Happy to have any size of storage (10X20, 20X20?) - Clubhouse option with changerooms to hold up to 20 people would be great - Office space could be a possibility depending on cost
2. If the facility met your needs, how many hours would your organization contractually require per season (signed agreement)?		Our association could use most amenities year-round but certain types of floor / field space is used more at specific times of the year. Outdoor fields used early spring until Mid-May, then again from Sept – End Oct. Indoor turf field would / could be used during the same period as the Outdoor fields, as well and during the winter months. Indoor floors (Rinks) are used from AS SOON AS ICE COMES OUT in April until the middle of August. This past year we have had 38 teams / programs running on 3 floors, and 2 fields (other facilities). We had a total of 835 Hrs. of lacrosse from Early April until Mid-August (486 practices, and 349 games – each typically an hour)	I am considering “per season” as the start of September until the start of May. 35 weeks. Total hours below are based on that.
Gymnasium – Sept to May	2–4 hours/per week		105 hours (3 hours/season week)
Gymnasium – summer			
Indoor Turf – Sept to May	12–18 hours/per week	10 – 12 hrs (min – 5 teams x2 (1hr) sessions WEEKLY	750 hours (21.5 hours/season week)
Indoor Turf – summer		Would not typically use large indoor turf field during the summer, but as noted above we do use over 800hrs of FLOOR (Rinks) time between April and August	
Community Rooms – Sept to May	4 hours/per week	18 – 20 Hrs – 2+ hours monthly for association meetings	20 hours (.5 hours/season week)
Community Rooms – summer		6 Hrs – 2hrs once monthly during summer for association meetings. 26 Hrs – in June while hosting our Tournament.	4 hours

3. Are you currently using indoor space outside the municipality?	Yes we are.	Yes.	Yes.
If yes, what type of space and where	We have a combination of Marden field house and the University of Guelph and Waterloo.	Indoor Turf Field – Royal Distributing Centre (Marden), Erin Indoor Rec (Erin) Rink / Floor space – Queensmont Arena (KW),	Indoor turf at Marden. In the past, indoor turf at U of G as well – gyms through community use UGDSB
4. How much does your organization pay per hour for these external (non-Township Centre Wellington) indoor spaces?	It varies, but approx. \$150 per hour/ per half field.	Too Much, but what choice do we have currently?	\$240/hour at Marden \$5/hour gyms with UGDSB community use
5. Would you be interested in leased storage space at a commercial market rate? (Yes / No / Maybe)	Maybe	Maybe? Would depend upon the size of the space, location, and cost!	Yes.
6. Would you be interested in leased/dedicated office space at market rate? (Yes / No / Maybe)	Maybe	Maybe? Would depend upon the size of the space, location, and cost!	Maybe.
7. Additional Comments or Considerations	We are really in need for this fieldhouse and we are certain that we would increase the usage of the turf field as we grow our sport.	64m x 36m is too small for a turf field. A Full soccer is 90m to 120m x 45m to 90m and Lacrosse is 100.6m x 58.9m – We can practice on the smaller field (play Sixes?) but turf field should be full soccer / lacrosse at least. Having a full-sized lacrosse field indoors as well as a 1 or 2 outdoors positions CW to host Provincial Field Lacrosse events which brings revenue / tourists to the area. Adding more ice pads would also benefit our association. Having 4 – 5 pads to use in CW < 3-4 at the sportsplex + 1 in Elora> would position CW to host a second (possibly Girls Lacrosse) or larger indoor (Box) tournament, and possibly even open the area to host the Provincial Lacrosse Festival which again will bring in a lot of visitors and revenue for the community. With 2 more pads at the Sportsplex, we would be positioned well, even if ice was kept on one Sportsplex Pad or in Elora. Having one indoor floor (rinks) [Ideally with astroturf] available year around would be beneficial for training and development. Adding to the existing Sportsplex or building stand-alone works, but if we are also adding additional ICE pads, then an addition makes sense, otherwise a stand-alone field house with full sized indoor turf field AND 2 outdoor grass fields next to it makes more sense.	Thanks for moving forward with this!