



City of
Peterborough

To: Members of the General Committee

From: Sheldon Laidman, Commissioner of Community Services

Meeting Date: May 10, 2021

Subject: Report CSRS21-002
Navy Club Property Usage Report

Purpose

The purpose of this report is to establish the future usage of the site and associated items related to the purchase of sale for the recently purchased Navy Club property at 24 Whitlaw St.

Recommendations

That Council approve the recommendations outlined in Report CSRS21-002, dated May 10, 2021, of the Commissioner of Community Services, as follows:

- a) That the property, 24 Whitlaw St. be designated as the Peterborough Naval Memorial Park;
- b) That the former property owners, Peterborough Naval Association, be permitted to;
 - i. Install at the sole cost of the association, two benches for public use;
 - ii. Install at the sole cost of the association, fencing which will encompass the formal Naval Memorial area, including the Statue, Anchor and Flag mast;
 - iii. That the association be designated responsible for the replacement of flags at the formal Naval Memorial area as required, until such time the association deems themselves no longer able to do so; and
 - iv. That City staff create a memorandum of understanding with the association, which would provide access to the formal Naval Memorial area, and adjacent green space, for the purposes of holding recognition services for the "Battle of

Atlantic Commemorative Service” taking place on the first Sunday of May, and for “Remembrance Day Service”, taking place on November 11.

- c) That the property be designated as a multi-use recreational facility location, offering services, programs, and facility bookings as per established City procedures;
- d) That the property includes designated Staff space for the relocation of Recreation Divisional Staff formerly located at the 210 Wolfe St. location;
- e) That Council approve an operating budget for the remainder of the 2021 year to have a net zero tax levy impact and proceed with budget preparation in subsequent years following the established City budget processes; and
- f) That a new capital project be created in the amount of \$250,000 and funded by a transfer from the Capital Levy Reserve, which would allow for the following to be completed prior to start of operations:
 - i. The decommissioning of the existing commercial grade kitchen, including the removal of grease basins and existing gas pipes;
 - ii. Complete updates to the existing public washroom facilities, including required accessibility standards;
 - iii. Removal of existing cooler and freezer units, including repairs to the surrounding wall structures; and
 - iv. Removal of the existing service bars, including the existing electrical and water pipes.

Budget and Financial Implications

Staff has identified that if the recommendations above are accepted an establishment of an operating budget within the Recreation Division will be required to be set up with the intent that the property would be operationally self sufficient. Revenue would be generated from facility bookings, partnership agreements and recreational programs. A draft budget is attached as Appendix A.

A precommitment from the 2022 capital budget, in the amount of \$250,000, is necessary to complete updates and repairs as outlined in the body of the report. After approval of recommendation (f) the uncommitted balance in the Capital Levy Reserve will be \$550,000.

Background

The property located at 24 Whitlaw St. formally known as the Peterborough Navy Club, was acquired by the City of Peterborough in November 2020, as part of an agreement with the Peterborough Naval Association. As a result of the purchase Staff began review of potential uses of the property, including existing partnership agreements.

The property is located off Lansdowne Street West and backs onto the Beavermead Park Complex. Property access is via a walkway bridge from Whitlaw Street, and vehicle access to the property is via Beavermead Campground. The property contains two buildings, formally known as the Clubhouse and Admiralty Hall (see Appendix B site plan)

The Clubhouse contains public washroom and residential grade kitchen facilities, commercial grade freezer/cooler, service bar, one large open space of approximately 800 sq. ft. and a second smaller open space of approximately 500 sq. ft. The space contains a mechanical room, staff office, and storage closets.

The Admiralty Hall contains public washroom and commercial grade kitchen facilities, commercial grade freezer/cooler, service bar, one large open space of approximately 2,900 sq. ft., which can be divided via a motorized wall into two spaces of approximately 1,450 sq. ft. each. The building contains a mechanical room, staff office, and storage closets.

Requests from the Peterborough Naval Association

The purchase of sale agreement between the City and the former owners, Peterborough Naval Association, included requests from the former owners and are outlined in recommendations (a) and (b) of this report. These recommendations will allow formal recognition of the property as the Peterborough Naval Memorial Park, and the space located adjacent to the walkway bridge, known as the Peterborough Naval Memorial, which contains a commemorative statue, anchor, and flag mast, to continue to be used as the site of formal commemorative services held by the Naval Association, including the “Battle of the Atlantic” and Remembrance Day annual services.

Establishment of Multi Use Recreational Facility

The overall site with its existing buildings, open space and location on the water adjacent to Beavermead Park is ideal for recreational programming.

As identified in recommendation (c), Staff would intend to establish a program model at the site allowing for expanded recreation program offerings. These programs would focus on expansion of existing recreation programs for children, families, youth, fitness, and day camp programs and include the introduction of new recreation programs with focus on adult leisure, community partnerships, diversity workshops, skill development and intergenerational programming. The site was used for summer day camp programming in 2020 during the temporary conversion of the Peterborough Sport &

Wellness Centre to a homeless shelter and will not only allow for additional City recreation programming but will allow for greater flexibility for City recreation programming with this additional site.

With the repurposing of the Wolfe Street municipal building, the space will also allow for some City recreation staff to relocate to the site. It is anticipated that these programs can be planned for and operated without the need for additional recreation programming staff.

In addition to the expansion of City recreation programs, there are plans to construct and expand the City trail network through the property, providing a link between Lansdowne Street West and Beavermead Park. This expansion would be expected to occur in partnership with local business and completion within the next one to three years.

Community Partnerships

The space adjacent to the Clubhouse building currently contains a horseshoe pit area with approximately 40 individual horseshoe pits with stake and end pit areas. The space has a levelled seating area with picnic tables, scoreboard, and storage sheds. This space has historically been utilized by the Peterborough Horseshoe Club in association with the Peterborough Naval Association. Through recommendation (c) if the property is established as a multiuse space, Staff would seek to create a formal agreement between the Peterborough Horseshoe Club and City of Peterborough allowing the Club to continue operations as contemplated in the purchase and sale agreement. Staff have initiated those discussions with the Club and are confident an agreement can be put into place to allow their continued usage of the site.

Recreation staff have discussed usage of both the exterior park space and the interior building space with numerous community groups. The draft operating budget for the facility has been predicated on significant revenues to be generated from the rental of the two buildings to community groups. Tentative agreements have been negotiated with a number of community musical groups as the indoor spaces are ideal for this use and much in demand in the City.

Capital Funding

Capital funding is required to address outstanding maintenance and repair issues at the site, including public washroom accessibility, decommissioning of the commercial grade kitchen, removal of the cooler/freezer spaces, removal of the service bars and restoration of the flooring within these spaces. The removal of the cooler/freezer spaces would allow for on-site storage spaces to be created which would provide options for storage for potential community rentals and program partners.

Summary

The recommendations will allow for a multiuse recreational facility to be created, which would provide opportunities for community partnerships, increased recreational programming and the continued recognition of the Naval Association.

Submitted by,

Sheldon Laidman
Commissioner of Community Services

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Attachments:

Appendix A – Draft Budget
Appendix B – Site Plan