

Evaluation of Candidate Sites, Proposed Community Recreation and Wellness Centre, Municipality of Trent Hills, 2007

Figure C.1

Sites	Criteria										Total Score
	Size and Shape	Services	Access	Compatibility	Site Constraints	Cost	Visibility	Economic Benefits	Support of Partnerships	Environment-Friendly	
Fairground in Campbellford	17-20 ac. - however, the needs of the Agricultural Society may limit land availability. May be able to purchase sufficient additional adjacent lands. Site shape would only be a negative if the facility is located in a part of the site that is in itself is limiting.	Water, sewer, natural gas, hydro are available on site.	Excellent road access from the east, northeast and north. Road access is less advantageous from the west and south, plus travelers from that direction will have to cross a bridge. On the edge of the largest population centre. East of center geographically. Some of the Campbellford population can comfortably walk to the site.	Very compatible with other facilities on the site which are recreational (curling, racquet sports, arena, fairground). Compatible with adjacent land uses.	May require the redevelopment of the fairground portion of the site to optimize available lands and facility configuration. May require the relocation of the lighted ball diamond to another site. There would be limited earthwork modification required.	May not be any land acquisition cost. However, if additional lands are required, they may have to be purchased.	Due to location on Highway 38/Front Street North, the facility would have excellent visibility. The facility would create a very positive image to travelers entering Campbellford from the northeast.	Due to location on one of the main roads feeding downtown and its location on the edge of the principle urban area within Trent Hills, a major community facility located here would provide substantial economic benefits.	Depending on where the facility is located on the site, there could be potential for a partnership with the Curling, Racquet and Fitness club and/or the Municipality via the arena. No matter where it is located, there would have to be a partnership with the Agricultural Society.	The site does not pose any constraint to a building design that is environment-friendly. If the facility is located adjacent to a new arena, a heat capture system will be possible.	83
	Score: 5	Score: 10	Score: 7	Score: 10	Score: 6	Score: 6	Score: 10	Score: 9	Score: 10	Score: 10	
Campbellford Industrial Park	Although 40-50 acres are available in the industrial park, it is uncertain if permission will be granted by the Municipality to utilize lands for this purpose.	Water, sewer, natural gas, hydro are in the industrial park, but services would have to extended to the facility.	Excellent road access from the west, northwest and south. Road access is less advantageous from the east, northeast and southeast, plus travelers from those directions will have to cross a bridge. On the southern edge of the largest population centre. East of center geographically, but on the west side of Campbellford. The ability for residents to walk to the site is very limited.	Since adjacent land uses are industrial, compatibility with a community recreation facility is low, since the industrial land uses would detract from the appeal of the recreation facility. However, a location in an industrial park will not negatively impact any residential areas. Businesses in the vicinity would benefit from increased traffic that would be generated by the centre.	Because of the uncertainty of subsurface conditions, some above average site preparation and foundation work may be required, which would increase capital costs.	Because the site would displace a potential future industrial use, there would be an opportunity cost to the Municipality equivalent to the value of the site. However, the actual cost of the land relative to this project would likely be zero.	Due to the location within the industrial park, the facility would not be visible from Highway 30/Grande Road. There would not be an opportunity to create a positive image to travelers entering Campbellford from the south.	Due to location on one of the main roads entering the principle urban area within Trent Hills, a major community facility located here would provide significant economic benefits, particularly to businesses along Grand Road, although not as many as a location that is also closer to the downtown.	The only obvious partnership would be with the Municipality of Trent Hills which would be minimized if the facility is owned by the Municipality.	The site does not pose any constraint to a building design that is environment-friendly. If the facility is located adjacent to a new arena, a heat capture system will be possible.	57
	Score: 5	Score: 8	Score: 7	Score: 4	Score: 7	Score: 7	Score: 0	Score: 8	Score: 1	Score: 10	

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Figure C.1 (continued)

Sites	Criteria										Total Score
	Size and Shape	Services	Access	Compatibility	Site Constraints	Cost	Visibility	Economic Benefits	Support of Partnerships	Environment-Friendly	
Former O & R Lumber property, including the former railway lands to the west	Although the size of the overall site may be sufficient, the shape, with limited frontage on the 2 acre Simpson Street block and a narrow connection to the former railway lands behind this block, presents substantial limitations to building layout. The entire building would have to be set well back onto the former railway lands, which may be insufficient in size to accommodate the facility.	Water, sewer, natural gas, hydro are to the site, but services would have to be extended to the facility.	Excellent road access from the west, northwest and south. Road access is less advantageous from the east, northeast and southeast, plus travelers from those directions will have to cross a bridge. Within the western portion of the largest population centre. East of center geographically, but on the west side of Campbellford. There is excellent ability for nearby residents to walk to the site. A limitation is that the site is two blocks removed from an arterial road (Grand Road).	Although there are no compatible facilities on site or directly adjacent with which to connect, the adjacent land uses would be reasonable compatible with the uses of the facility. A negative impact would be increased traffic in a mixed commercial/residential area that would be generated by the facility. However, the nearby commercial uses would benefit from the increased traffic that would be generated by the centre.	Half of the approximately four acre block that forms the frontage onto Simpson Street contains the north branch of Trout Creek and its flood plain. As noted under 'size and shape', the site has other serious constraints for building location.	Since the site is owned by the Municipality, there would be an opportunity cost to the Municipality equivalent to the value of the site. However, the actual cost of the land relative to this project would likely be zero.	This site has quite poor visibility from main roads and very limited opportunity to enhance the community as a signature facility.	Due to the location within the principle urban area within Trent Hills, a major community facility located here would provide significant economic benefits, particularly to businesses along Grand Road and on the west side of the bridge in Campbellford.	The only obvious partnership would be with the Municipality of Trent Hills which would be minimized if the facility is owned by the Municipality.	The site does not pose any constraint to a building design that is environment-friendly. If the facility is located adjacent to a new arena, a heat capture system will be possible.	53
	Score: 1	Score: 8	Score: 6	Score: 6	Score: 4	Score: 7	Score: 2	Score: 8	Score: 1	Score: 10	
Ferris Provincial Park	A site of sufficient size, possibly in the northeast corner of the park may be able to be allocated to this facility. Depending on eventual ownership of the park, another location for the facility may be desirable and possible.	Hydro and natural gas are available. Water and sewer are immediately adjacent to the northern boundary of the park along Centre Street. Both would have to be extended to the facility.	Good road access via Highways 38 and 8 from the northeast, north, south and east. Road access is less advantageous from the west and south along Highway 30, plus travelers from that direction will have to cross a bridge. On the edge of the largest population centre. East of center geographically. Some of the Campbellford population can comfortably walk to the site.	Most indoor recreation centres are compatible with other park facilities, and if this facility is located in the northeast corner of the park, the physical impact on the rest of the park would be limited. The park is currently a Provincial campground and quite nature-oriented. There is a covenant on the property that limits the type of use allowed in part of the park. In the past, there was a proposal to locate an outdoor swimming pool and associated facilities to complement the camping function. The only other adjacent land use is residential on the other side of Centre Street.	No physical constraints are known at this time. A separate entrance would have to be created off Centre Street or Burnbrae Road.	If a portion of the Provincial Park could be made available to the Municipality as a location for the recreation centre, there may be little or no acquisition cost. If the park is transferred to the Municipality, there would be no land acquisition cost.	A location in the northeast corner of the park would afford the opportunity for excellent visibility and relatively high profile, given the location on Highway 8 which provides access to Campbellford primarily from the east.	Due to the location within the principle urban area within Trent Hills, a major community facility located here would provide significant economic benefits, although not as many as a location that is also closer to the downtown.	A partnership or some sort of strategic alliance with the Ontario Ministry of Natural Resources and the Friends of Ferris Park may be required.	The site does not pose any constraint to a building design that is environment-friendly. If the facility is located adjacent to a new arena, a heat capture system will be possible.	81
	Score: 10	Score: 8	Score: 6	Score: 8	Score: 8	Score: 9	Score: 10	Score: 7	Score: 5	Score: 10	

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Figure C.1 (continued)

Sites	Criteria										Total Score
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Former Tannery Site in Hastings	Exact size is unknown, but enough land is available in the public domain and for purchase.	Water, sewer, natural gas, hydro are to the site, but sewer services would have to be extended into the facility.	Since Hastings is located on the northern boundary and in the western portion of Trent Hills, this site would only be easily accessible to a very small portion of the population of the Municipality. It would be as close to Warkworth as traveling to Campbellford.	Due to the location within a residential area, with the traffic generated by the facility having to travel in on Wellington Street from Highway 45/Albert Street, this site is not compatible with the surrounding area. The surrounding area would not be compatible with a facility of this scale and importance to the Municipality.	Demolition of existing buildings is required. There may be some environmental clean-up required. However, the site is relatively flat.	Cost of demolition and site preparation is unknown. Some adjacent land may have to be purchased.	The facility would not be visible from any main roads, although it would be from the Trent-Severn Waterway and would create a signature feature when viewed from the water. Due to the waterfront residential community located along the opposite shoreline, supported by a relatively obscure residential street, there would be limited opportunity to view the facility from the other side of the river.	A location in Hastings would provide significant economic benefit to the community due to the increased traffic to the facility from the rest of Trent Hills and surrounding area. However, since Hastings is a small economic area, the impact on the economy of the entire Municipality would be less than a location in or near Campbellford.	The only obvious partnership would be with the Municipality of Trent Hills which would be minimized if the facility is owned by the Municipality.	The site does not pose any constraint to a building design that is environment-friendly. If the facility is located adjacent to a new arena, a heat capture system will be possible.	48
	Score: 10	Score: 7	Score: 2	Score: 2	Score: 5	Score: 3	Score: 2	Score: 6	Score: 1	Score: 10	
Commercial site on west side of Grand Road, south of the Campbellford Industrial Park	62 acres – much more land than is required – opportunity to sell remainder for commercial uses. Would be sufficient lands to also accommodate new municipal offices in future.	Water, hydro, and natural gas is available. Sewer services would have to be extended to the site at a cost of around \$5 million.	Excellent road access from the west, northwest and south. Road access is less advantageous from the east, northeast and southeast, plus travelers from those directions will have to cross a bridge. On the southern edge of the largest population centre. East of center geographically, but on the west side of Campbellford. The ability for residents to walk to the site is very limited.	An initial inspection of the site suggests a location for the leisure facility on the high lands above the only access point that is currently available. Much of the site is treed-covered and natural, which could create a very compatible backdrop for the facility. If excess lands are sold, control could be exercised about the amount of buffer and the type of adjacent land uses. Businesses in the vicinity would benefit from increased traffic that would be generated by the centre. There are no residential neighbourhoods in the vicinity.	The high ridge of land that traverses the length of the site and creates a narrow strip of land at road grade along the highway may require considerable movement of earth to create a suitable footprint for the facility. If the facility is sited on the high ground, vehicles and pedestrians will have to ‘climb’ a relatively steep grade from the highway. The steeply sloping site may allow the building to sheltered from northwestern winds which may reduce energy costs.	The cost would be in the order of \$10,000/acre. Well over half of the site could be later sold to off-set all or most of the original purchase price. Depending on the building location, cost would be considerable to extend the sewer line to service the site.	Due to location on Highway 30/Grand Road, the facility would have excellent visibility. The facility would create a very positive image to travelers entering Campbellford from the southwest.	Due to location on one of the main roads entering the principle urban area within Trent Hills, a major community facility located here would provide significant economic benefits, particularly to businesses along Grand Road, although not as many as a location that is also closer to the downtown.	There is no obvious partner, other than the Municipality of Trent Hills which would be minimized if the facility is owned by the Municipality.	The site does not pose any constraint to a building design that is environment-friendly. If the facility is located adjacent to a new arena, a heat capture system will be possible.	68
	Score: 10	Score: 4	Score: 7	Score: 9	Score: 5	Score: 5	Score: 10	Score: 7	Score: 1	Score: 10	