



Everett Community Secondary Plan Commercial and Institutional Land Needs Analysis

Prepared for:

Township of Adjala-Tosorontio

September 27, 2012

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Ms. Jacquie Tschekalin, MCIP, RPP
Director of Planning
Township of Adjala-Tosorontio
7855 Sideroad 30, R.R. #1
Alliston, ON L9R 1V1

Dear Ms. Tschekalin:

RE: EVERETT SECONDARY PLAN COMMERCIAL AND INSTITUTIONAL NEEDS STUDY

UrbanMetrics is pleased to provide the Township of Adjala-Tosorontio with this study analyzing the need for commercial and institutional uses to serve the future population of the Everett Secondary Plan area. This letter summarizes our principal findings and recommendations, while the supporting analysis and rationale is contained in the report which follows.

Retail and Service Facilities

As was determined through previous planning analysis and public consultation, the vision for future retail and service facilities in the secondary plan would be to provide the necessary local serving uses required to serve a build-out population of approximately 10,000, in keeping with the rural values of the community. The intent is not to duplicate the higher-order retail facilities in Alliston to the southeast. Based on our analysis, there will be a need for approximately 200,000 square feet of retail and services space to support the future population. We would recommend that it be distributed in the following manner:

Main Street/Four Corners Retail – Depending on the availability of building parcels along Main Street (County Road 5), up to 50,000 square feet could be developed as a pedestrian community core area, which may also include frontages along County Road 13. The space could take the form of one-or two-storey commercial buildings or mixed residential/commercial buildings housing local retail/services, eating/drinking establishments, specialty retail and offices. On-street parking would be important to preserve the pedestrian character of the core.

Supermarket Anchored Shopping Centre – A population of approximately 10,000 is the threshold to support a full-service supermarket. Owing to the nature of supermarket shopping, the facility will require either on-site parking or direct access to a public parking area. Based on our analysis, the supermarket would be in the order of 30,000 to 40,000 square feet. In total, the shopping centre could comprise some 70,000 to 120,000 square feet, which would require between 7 and 12 acres assuming on-site parking. In addition to the supermarket, the centre could contain uses, such as a pharmacy, a general merchandise outlet, and a variety of

predominantly local serving retail and services. We would recommend that the supermarket anchored shopping centre be situated adjacent to the core area so as to encourage cross shopping between these two important community commercial destinations.

Convenience Centres - In addition to the supermarket anchored shopping centre, we would also recommend two smaller commercial nodes of between 10,000 to 20,000 square feet each to serve the convenience shopping needs of the nearby neighbourhoods. These types of facilities would be anchored by a convenience food store together with a small assortment of local services (e.g. hair salon, dry cleaners, take-out food, etc.) and other convenience retail. These centres should be situated at key access points to the neighbourhoods and be well connected to the pedestrian/recreational path network. In terms of site area, they would comprise between one and two acres each. As we understand, there is a commercial site of approximately 4.2 acres, situated on County Road 13 approximately one kilometer north of Main Street planned as part of a subdivision. The location of this site would be appropriate for a convenience centre, although the size would be larger than would typically be required for this type of use.

Schools

Our analysis of student yields in Adjala-Tosorontio and New Tecumseth, indicates that there will be a need for two to three elementary school sites within the Everett Secondary Plan Area. There will, however, not be sufficient population to require a high school.

Based on the 2008 Education Development Charges Study for the two school boards, while there will be a decline in the elementary school age population in the next 15 years from existing housing units in New Tecumseth and Adjala-Tosorontio, future growth will still require the construction of new schools. As a result there will be limited flexibility in terms of accommodating new growth in Everett within the existing public and Catholic school systems.

There will be a need for at least one public elementary school site. The Simcoe County District School Board has a preferred capacity for its elementary schools of 400-500 students. The site would require approximately six acres. In total, the population of the Secondary Plan Area will generate a need to accommodate some 850 students. At present, it is estimated that approximately 150 places for Everett students are currently being provided at schools outside of the community. As a result, assuming one new school is constructed, there would be a shortfall of some 200 student places, which could be served either by way of portables on the future school site, or in schools outside the community. Alternatively, depending on broader regional enrolment patterns the Simcoe County District School Board may choose to serve the entire need locally with two elementary schools in Everett.

The new community would also generate the need for approximately 400 Catholic school elementary spaces, of which approximately 330 are not currently being met by schools outside of Everett. This volume would likely be sufficient to warrant a school within the community.

The school(s) should be situated conveniently for both pedestrian and vehicular access, but typically not on a major roadway. Co-locating the school in conjunction with other community facilities, such as parks and community centres, would create efficiencies from a land use planning perspective.

Municipal Community Centre

Everett and other Township of Adjala-Tosorontio residents are generally served by recreation facilities located in the Township of New Tecumseth and CFB Borden. The Town of New Tecumseth and the Township of Adjala-Tosorontio have entered into a recreation agreement, whereby Adjala-Tosorontio makes a financial contribution of 3.4% of New Tecumseth's annual budget for its residents to access the Town's recreation facilities.

Based on a review of facilities in areas with similar population characteristics to those anticipated for the Everett Secondary Plan Area, a community centre with an ice-pad would require a population with a service area of approximately 11,000 persons. Recognizing the population of the Secondary Plan Area and the surrounding portions of the Township, the community centre could contain an arena, multi-purpose programming rooms, and other sports facilities. There would not be sufficient population in Everett to warrant an indoor swimming pool, but the Secondary Plan Area could trigger sufficient population to warrant the construction of a shared facility in Alliston.

In Adjala-Tosorontio there are currently no community centres, pools or arenas and the Township has no department dedicated to the implementation and maintenance of recreation and cultural facilities. Therefore, the costs of a "start-up" department would also need to be balanced with community needs for recreational facilities in Everett and whether they should continued to be meet through agreements with the Township of New Tecumseth.

If a community centre is constructed, it should not be a stand-alone facility, but used to create a focal point for the Secondary Plan Area – either within the Main Street/Four Corners core or in conjunction with an elementary school.

It was a pleasure to provide our final findings study to the Township of Adjula- Tosorontio. If you would like to discuss our findings in more detail, please do not hesitate to contact us.

Yours truly
UrbanMetrics inc.

Rowan Faludi, MCIP, RPP, CMC, PLE
Partner

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1 BACKGROUND

This commercial and institutional land use study represents one of a number of background studies to the preparation of a Secondary Plan for the Community of Everett. The existing population of the community comprises approximately 1,700 persons and is situated approximately 10 kilometres northwest of the community Alliston. The proposed Secondary Plan Area comprises an area much larger than the existing settlement and could ultimately contain a population of approximately 10,000 persons. This would equate to approximately 3,600 housing units.

Although Everett was once a stronger commercial and institutional centre for the surrounding rural area, this is no longer the case. The community currently contains one commercial plaza on the south side of County Road 5 with a restaurant, post office and hair salon. According to the Everett Community Plan, there is also the potential for commercial uses on Main Street with some properties zoned C1 General Commercial. Recent policy background documents suggest residents consider Everett to be underserved in terms of certain convenience and neighbourhood scale retail and service commercial functions (such as grocery store, pharmacy, coffee shop, automotive fuel and service) and that there would be benefit if such uses could be established to allow the residents to obtain more day to day services locally.

At the same time, residents feel strongly that future planning for the Secondary Plan Area should not occur counter to the natural and agricultural heritage that characterizes the Everett Community, nor significantly detract from the existing commercial service function of Alliston to the southeast.

The ultimate population of the Secondary Plan Area, will none the less, require additional commercial and institutional facilities to ensure that residents are adequately served with local goods and services, to minimize the need for residents to travel outside of the community, and to assist in bolstering the non-residential tax base.

1.1 STUDY PURPOSE

The purpose of this study is to determine:

1. The total amount of commercial space that should be included in the Secondary Plan;
2. The warranted commercial space by major type (e.g. food stores, non-food store retail, restaurant/fast food, entertainment, other services and local serving office uses);
3. The distribution of commercial space by retail hierarchy (district, neighbourhood and convenience retail, as appropriate) and by retail format (e.g. street related retail, auto-oriented retail, local serving office, live-work, and other), consistent with the warranted space projections and the community vision;

4. The most appropriate locations for designated retail space consistent with the broader planning recommendations for the community;
5. Recommendations with regards to planning policies to guide the development of future commercial space within the community.
6. The need for institutional uses and related space required to serve the community and surrounding area; and,
7. The most appropriate locations for warranted institutional uses, consistent with the broader planning recommendations for the community

2 STUDY AREA

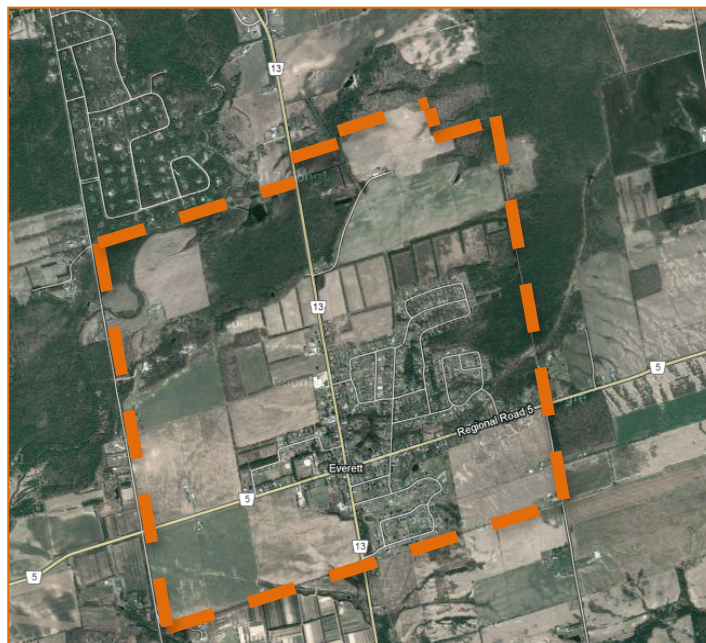
The study area has been designed for analytical purposes and includes both the Secondary Plan Area and a broader area containing competitive commercial and institutional services, as well as additional population that may support new facilities in Everett.

2.1 SECONDARY PLAN AREA

A Secondary Plan Area has been defined by Township Staff and has been illustrated in Figure 2-1, based on the following principles:

- Constraints to servicing properties north of the Pine River would create a situation that is not economically feasible, and may present environmental implications that could not be overcome.
- Wetlands and other environmental features to the east of Everett preclude expansion in that direction.
- Consideration of expansion to the south is limited in relation to impacts on lands identified with aggregate potential.
- The boundary could be expanded to the west, however, this would entail the use of additional prime agricultural lands; this additional land is not required to support the proposed settlement expansion and the existing road would act as somewhat of a buffer between the settlement and agricultural uses.

FIGURE 2-1: EVERETT SECONDARY PLAN AREA



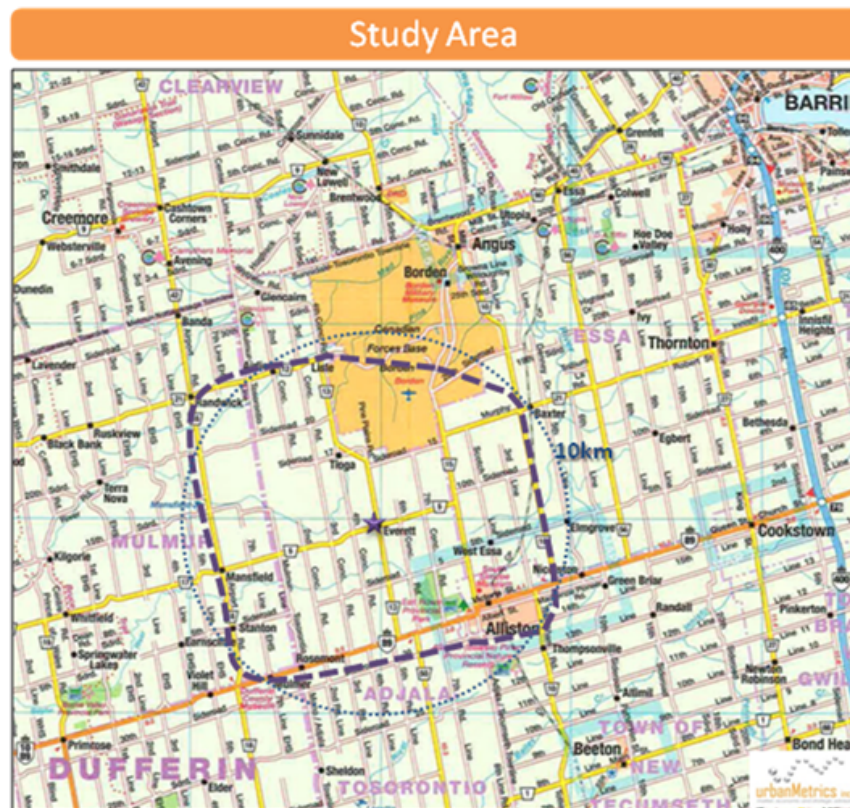
2.2 STUDY AREA

The Study Area represents the geographic extent in which retail facilities in the Secondary Plan Area will exert a continuing and predictable influence and also represents the area where the majority of commercial competition exists. In the case of the Everett Secondary Plan Area, based on the principles described above, we have assumed that the majority of retail and service facilities will be of a local serving nature only and would not compete with the more regional serving role of Alliston.

It is also assumed that Alliston will continue to play an important service function for the residents of the Secondary Plan Area, particularly higher order retail. At the same time, it will be important that Everett will become more self sufficient in terms of local and convenience retailing and services, as well as for schools and recreation facilities.

For the purposes of undertaking a competitive inventory of retail and service commercial space, a Study Area has been defined which extends approximately 10 kilometres in all directions from the hamlet of Everett. This area includes the community of Alliston. Figure 2-2 indicates the geographic extent of the defined Study Area.

FIGURE 2-2: STUDY AREA



The population of the Study Area is currently approximately 20,000 persons, based on the 2011 Census adjusted for net undercoverage by a factor of 4%. The community of Everett has an existing population of about 1,700 persons, also adjusted for net undercoverage.

2.3 POPULATION GROWTH

The 2011 population of the study area amounts to 20,000 based on the Census of Canada, of which some 16,000 live in the community and Alliston, 1,700 live in Everett, and 2,300 live in the surrounding rural areas. In recent years, significant growth has occurred in Alliston. Between 2006 and 2011, the community's population grew by an average of 4.4% per year, which is four times the rate of growth for the Province of Ontario over the same period. High growth rates are also anticipated for New Tecumseth and Alliston in the future. As per the recent Amendment to the Provincial Country Plan the population of New Tecumseth is targeted to reach 56,000 by 2031. This represents an increase of some 25,000 persons representing an annual rate of 3.9%.

Including the development of the Everett Secondary Plan Area and anticipated growth rates in New Tecumseth, by 2031 the Study Area population could more than double. It is important to recognize that at this point, no timing has been associated with the phasing of the Everett Secondary Plan population and that the figure of 10,000 represents an ultimate level, which could be achieved before or after 2031 depending on servicing strategies and planning policies.

FIGURE 2-3: STUDY AREA POPULATION

	2011	2031	
Everett	1,700	10,000	¹
Alliston	16,000	28,500	²
Balance of Study Area	2,300	2,700	³
	20,000	41,200	

¹ Ultimate Population

² Based on average annual growth of 3.9% for New Tecumseth as per the January 2012, Growth Plan for the Greater Golden Horseshoe and land supply information for the Town of New Tecumseth.

³ Based on average annual growth of 0.9% for Adjala-Tosoronto as per the January 2012 Growth Plan for the Greater Golden Horseshoe.

3 INVENTORY OF RETAIL AND SERVICE COMMERCIAL SPACE

Within the defined Study Area, an inventory of all retail and service commercial space has been undertaken. This has included food store retail (FSR), non-food store retail (NFSR), other retail facilities (i.e. liquor/beer/wine stores), and service facilities (e.g. personal services, food services, financial services, business services, health care services and others). Figure 3-4 summarizes the inventory of retail and service commercial space in the Study Area.

As indicated in Figure 4, the Study Area has close to 1.5 million square feet of retail and service space, including 112,649 square feet of vacant space. The majority of space is located in the community of Alliston with some 1.3 million square feet in 394 establishments. There are three principal commercial areas in Alliston:

- Centre: Downtown based around Victoria Street and Church Street
- East: Smart Centres development, anchored by Walmart
- West: A cluster of highway related commercial centres, including Alliston Mills

Everett currently has only five commercial establishments, comprising an 6,800 square feet. The majority of space elsewhere in the Study Area is located west of the settlement area boundary of Alliston along Highway 89.

The Planning Department at the Town of New Tecumseth has confirmed that at present there are currently no sizeable new commercial developments proposed within the town. The Smartcentre development to the east of the town is completing Phase 2A of this overall development, which will comprise the construction of Building G for a Tim Hortons outlet. The developers of this site recently submitted a request to the town for deferral of external works, citing that the works are not economically viable at this time. At present, no expansion plans to this site are known to the Planning Department. The maximum gross floor area for all retail establishments other than Walmart is restricted to 85,000 sq.ft on this site. Currently the development contains some 17,900 square feet.

FIGURE 3-4: STUDY AREA INVENTORY (SQUARE FEET GROSS LEASABLE AREA)

Retail Categories	Everett	Alliston					Other Study Area	Grand TOTAL	Per Capita Space
		Downtown	West End	Smart Centres Development	Other Alliston	Alliston TOTAL			
FSR: Other	2,000	7,200	14,095		2,900	24,195		26,195	1.3
FSR: Supermarkets & Grocery			112,247			112,247		112,247	5.6
TOTAL FOOD STORE RETAIL	2,000	7,200	126,342	-	2,900	136,442	-	138,442	6.9
NFSR: Apparel and Accessories		17,900	6,227		2,000	26,127		26,127	1.3
NFSR: Building and Outdoor Home Supply		1,100	10,800		34,800	46,700	29,800	76,500	3.8
NFSR: General Merchandise		10,000	167,105	188,000	4,500	369,605	33,500	403,105	20.2
NFSR: Home Furnishings		19,600	25,113		9,000	53,713	6,400	60,113	3.0
NFSR: Other Miscellaneous		36,700	5,966		21,100	63,766	800	64,566	3.2
NFSR: Pharmacies & Personal Care		25,400	8,863		1,000	35,263		35,263	1.8
NFSR: Selected Automotive					8,800	8,800	26,700	35,500	1.8
TOTAL NON-FOOD STORE RETAIL	-	110,700	224,074	188,000	81,200	603,974	97,200	701,174	35.1
Other Retail: Gas Stations with Convenience					1,900	1,900	3,200	5,100	0.3
Other Retail: LBW		4,600	8,993			13,593	1,600	15,193	0.8
Other Retail: Other Gas Stations			1,200		5,900	7,100		7,100	0.4
TOTAL OTHER RETAIL	-	4,600	10,193	-	7,800	22,593	4,800	27,393	1.4
Services: Banks/Credit Unions		18,300	9,600			27,900		27,900	1.4
Services: Consumer Goods Rental					3,000	3,000		3,000	0.2
Services: Cultural, Entertainment & Recreation		2,800	5,000		12,900	20,700		20,700	1.0
Services: Food Services & Drinking Places	2,000	32,000	50,130	3,700	21,350	107,180	4,600	113,780	5.7
Services: Health Care		39,150	6,400	3,000	18,100	66,650	3,000	69,650	3.5
Services: Other		66,250	9,845		18,700	94,795	18,650	113,445	5.7
Services: Personal & Household Goods Repair & Maintenance - Other		1,000			8,050	9,050		9,050	0.5
Services: Personal & Household Goods Repair & Maintenance - Auto			3,200		21,900	25,100	15,300	40,400	2.0
Services: Personal Care		35,600	8,986	1,200	7,700	53,486		53,486	2.7
Services: Post Office	1,600	4,200				4,200		5,800	0.3
Services: Selected Educational Services		4,000	3,200		9,000	16,200	5,200	21,400	1.1
Services: Social Services		13,900				13,900		13,900	0.7
SERVICES	3,600	217,200	96,361	7,900	120,700	442,161	46,750	492,511	24.6
Vacant	1,200	47,300	46,549		17,600	111,449		112,649	5.6
Vacancy Rate	17.6%	12.2%	9.2%	0.0%	7.6%	8.5%	0.0%	7.7%	0.0
Grand TOTAL	6,800	387,000	503,519	195,900	230,200	1,316,619	148,750	1,472,169	73.6

Source: urbanMetrics inc.

Overall, the vacancy rate in the Study Area is 7.7%, which is marginally above the 5% level, which is typically associated with a balanced market. The overall vacancy level, however, is still within a reasonable range, but should be monitored in going forward. While the rate in Everett is 17.6%, it is the result of a single vacant unit and the overall number of stores is too small to provide a statistically reliable rate. Downtown Alliston has a rate of 12.2%. Generally older downtowns are subject to higher vacancy rates owing to the fact that the commercial structures are not always as adaptable to modern store requirements as shopping centre units. However, a rate above 10% is indicative of some economic weakness in the core.

It is also important to note that there is some uncertainty with regards to the future of the West End Zellers department store. With the majority of Zellers leases being sold to Target and Walmart, the Hudson's Bay Company has yet to announce plans for the remaining stores, including its Alliston outlet.

We would note, however, that with the significant growth anticipated in New Tecumseth in the future, there will be more than sufficient market support to allow vacancies in Alliston to be reduced to a more normalized level assuming a reasonable amount of new commercial development in the community.

The amount of commercial space in the Study Area equates to a level of 73.6 square feet per capita. This is well above the average range supported in urban Ontario which amounts to between 40 and 50 square feet per capita. The level in the Study Area, however, is more indicative of Alliston's role as a regional service centre than overstoring.

In summary, the inventory points to the role of Alliston as the regional centre for the surrounding communities including Everett. While the new population in the Secondary Plan Area will allow the community to become more self sufficient in terms of retail space and services, Alliston will continue to be a regional shopping destination.

4 EVERETT SECONDARY PLAN AREA – WARRANTED COMMERCIAL SPACE

On Figure 4, we have estimated the future commercial space required to support the Secondary Plan Area, assuming a build-out population of approximately 10,000. The analysis is based on a per capita space methodology, which recognizes typical commercial space requirements for comparable communities and local capture rates recognizing the likely function for commercial space in the area as local and convenience serving.

FIGURE 5: EVERETT COMMERCIAL NEEDS ANALYSIS – ANALYSIS AT A POPULATION OF 10,000 PERSONS

EVERETT COMMERCIAL NEEDS ANALYSIS									
Preliminary									
Retail Category	Everett Residents Target Space Per Capita (Sq. Ft.)	New Space Required by Everett Residents (Sq. Ft.)	Target Everett Local Capture (%)	Local Space Supported by Study Area Residents (Sq. Ft.)	Inflow from Outside Everett Inflow	Total New Space Required in Everett (Sq. Ft.)	Space Per Capita - Served Locally (Sq. Ft.)	Less Existing Space in Everett (Sq. Ft.)	Net New Space Required in Everett (Sq. Ft.)
Existing Population 2011 (with Net undercoverage of 3.81%)	1,710								
Future Population in Everett	8,290								
TOTAL Everett Population to Build Out:	10,000								
FOOD STORE RETAIL (FSR)	A	B	C	D	E	F	G	H	I
FSR: Grocery/Specialty Food (excluding supermarket)	1.5	15,000	80.0%	12,000	15.0%	14,100	1.4	2,000	12,100
FSR: Supermarket	4.0	40,000	75.0%	30,000	20.0%	37,500	3.8	0	37,500
SUBTOTAL	5.5	55,000	76.4%	42,000	18.6%	51,600	5.2	2,000	49,600
NON FOOD STORE RETAIL (NFSR)									
NFSR: Pharmacies and Personal Care Stores	1.0	10,000	85.0%	8,500	15.0%	10,000	1.0	0	10,000
NFSR: General Merchandise (including department stores, Canadian Tire, Costco)	10.0	100,000	10.0%	10,000	20.0%	12,500	1.3	0	12,500
NFSR: Clothing and Accessories Stores	2.0	20,000	20.0%	4,000	20.0%	5,000	0.5	0	5,000
NFSR: Furniture, Home Furnishings and Electronics Stores	3.0	30,000	20.0%	6,000	20.0%	7,500	0.8	0	7,500
NFSR: Building and Outdoor Home Supply Stores	4.0	40,000	25.0%	10,000	20.0%	12,500	1.3	0	12,500
NFSR: Miscellaneous Retailers	2.0	20,000	30.0%	6,000	20.0%	7,500	0.8	0	7,500
NFSR: Automotive - Tires/Batteries/Accessories									
SUBTOTAL	22.0	220,000	20.2%	44,500	19.1%	55,000	5.5	0	55,000
OTHER RETAIL									
Beer, Wine and Liquor Stores	0.5	5,000	80.0%	4,000	20.0%	5,000	0.5	0	5,000
SUBTOTAL	0.5	5,000	80.0%	4,000	20.0%	5,000	0.5	0	5,000
SERVICES									
Services: Eating & Drinking	3.5	35,000	50.0%	17,500	20.0%	21,900	2.2	2,000	19,900
Services: Personal Services	1.5	15,000	75.0%	11,300	15.0%	13,300	1.3	0	13,300
Services: Financial Services (Banks/Credit Unions/other financial)	1.5	15,000	65.0%	9,800	15.0%	11,500	1.2	0	11,500
Services: Leisure/Entertainment Services	2.0	20,000	35.0%	7,000	20.0%	8,800	0.9	0	8,800
Services: Medical/Dental	1.5	15,000	65.0%	9,800	15.0%	11,500	1.2	0	11,500
Services: Business Services/Other (including Post Office)	4.0	40,000	35.0%	14,000	15.0%	16,500	1.7	1,600	14,900
SUBTOTAL	14.0	140,000	49.6%	69,400	16.9%	83,500	8.4	3,600	79,900
TOTAL	42.0	420,000	38.1%	159,900	18.0%	195,100	19.5	5,600	189,500

SOURCE: urbanMetrics inc.

NOTES: A = urbanMetrics estimates based on the 2011 ratios in the Study Area, market knowledge, and ratios from other communities.

B = A × Area Population

C = urbanMetrics estimates

D = B × C

E = urbanMetrics estimates

F = D ÷ (1-E)

G=F/Area Population

H = Existing Space in Everett (as of August 2012)

I= F - G

Based on our per capita space analysis, as detailed in Figure 4, approximately 190,000 square feet of new retail and service commercial space would be warranted. Figure 5 provides a hypothetical allocation of the space by type and location.

FIGURE 6: PRELIMINARY ALLOCATION – EVERETT SPA

SUMMARY - SPACE WARRANTED AND POTENTIAL ALLOCATION BY LOCATION

	Everett Space Warranted (including Existing) (Sq.Ft.)	POTENTIAL ALLOCATION		
		Neighbourhood Centre	Mixed-Commercial Corridor (Main)	Convenience Commercial (2 sites)
FOOD STORE RETAIL (FSR)				
FSR: Grocery/Specialty Food (excluding supermarket)	14,100	3,000 to 4,000	4,000 to 5,000	5,000 to 6,000
FSR: Supermarket	37,500	35,000 to 40,000	0	0
SUBTOTAL	51,600	38,000 to 44,000	4,000 to 5,000	5,000 to 6,000
NON FOOD STORE RETAIL (NFSR)				
NFSR: Pharmacies and Personal Care Stores	10,000	8,000 to 9,000	900 to 1,000	400 to 500
NFSR: General Merchandise	12,500	9,000 to 10,000	2,000 to 3,000	0
NFSR: Clothing and Accessories Stores	5,000	3,000 to 4,000	1,000 to 2,000	0
NFSR: Furniture, Home Furnishings and Electronics Stores	7,500	-	7,000 to 8,000	0
NFSR: Building and Outdoor Home Supply Stores	12,500	10,000 to 12,000	2,000 to 3,000	0
NFSR: Miscellaneous Retailers	7,500	5,000 to 6,000	1,500 to 2,000	0
SUBTOTAL	55,000	35,000 to 41,000	13,900 to 19,000	400 to 500
OTHER RETAIL				
Beer, Wine and Liquor Stores	5,000	4,000 to 6,000	0	0
SUBTOTAL	5,000	4,000 to 6,000	-	-
SERVICES				
Services: Eating & Drinking	21,900	7,000 to 9,000	8,000 to 10,000	3,500 to 4,500
Services: Personal Services	13,300	4,000 to 5,000	6,000 to 5,000	3,000 to 4,000
Services: Financial Services	11,500	4,000 to 5,000	3,000 to 7,000	0
Services: Leisure/Entertainment Services	8,800	8,000 to 9,000	0	0
Services: Medical/Dental	11,500	3,000 to 4,000	4,500 to 5,500	2,500 to 3,500
Services: Business Services/Other	16,500	4,000 to 5,000	9,000 to 11,000	1,500 to 2,500
SUBTOTAL	83,500	30,000 to 37,000	28,500 to 35,500	13,000 to 18,000
GRAND TOTAL	195,100	107,000 to 137,000	46,400 to 59,500	18,400 to 24,500

Based on the above analysis and our knowledge of efficient size ranges for shopping nodes, we would recommend the following hierarchy for the Secondary Plan Area at capacity:

- **Main Street/Four Corners Retail** – Depending on the availability of building parcels along Main Street (County Road 5), up to 50,000 square feet could be developed as a pedestrian community core area, which may also include frontages along County Road 13. The space could take the form of one-or two-storey commercial buildings or mixed residential/commercial buildings housing local retail/services, eating/drinking establishments, specialty retail and offices. On-street parking would be important to preserve the pedestrian character of the core.
- **Supermarket Anchored Shopping Centre** – A population of approximately 10,000 is the threshold to support a full-service supermarket. Based on our analysis, the

supermarket would be in the order of 30,000 to 40,000 square feet. In total, the shopping centre could comprise some 70,000 to 120,000 square feet, which would require between 7 and 12 acres assuming on-site parking. In addition to the supermarket, the centre could contain uses, such as a pharmacy, a general merchandise outlet, and a variety of predominantly local serving retail and services. Owing to the nature of supermarket shopping, the facility will require either on-site parking or direct access to a public parking area. This location may also be an appropriate location to consider additional lands to provide parking for other nearby commercial areas and provide access to recreational facilities. We would recommend that the supermarket anchored shopping centre be situated adjacent to the core area so as to encourage cross shopping between these two important community commercial destinations.

- **Convenience Centres-** In addition to the supermarket anchored shopping centre, we would also recommend two smaller commercial nodes of between 10,000 to 20,000 square feet each to serve the convenience shopping needs of the nearby neighbourhoods. These types of facilities would be anchored by a convenience food store together with a small assortment of local services (e.g. hair salon, dry cleaners, take-out food, etc.) and other convenience retail. These centres should be situated at key access points to the neighbourhoods and be well connected to the pedestrian/recreational path network. In terms of site area, they would comprise between one and two acres each. As we understand, there is a commercial site of approximately 4.2 acres, situated on County Road 13 approximately one kilometer north of Main Street planned as part of a subdivision. The location of this site would be appropriate for a convenience centre, although the size would be larger than would typically be required for this type of use.

5 EDUCATION NEEDS ANALYSIS

The purpose of this education needs analysis is to determine to number of elementary and secondary schools required to serve the Everett Secondary Plan.

The assessment of the future market needs for elementary schools in Everett has entailed the following steps:

- Inventory of the current schools.
- Current enrollments numbers, capacity and any potential expansion plans under the relevant Capital Plans.
- Setting out the reference criteria used by the County boards for new schools.
- Applying a pupil yield to determine the public demand from the Everett Secondary Plan.
- Assessing this pupil demand against the reference criteria for new schools in order to determine whether new schools need to be accommodated within the Everett Secondary Plan.

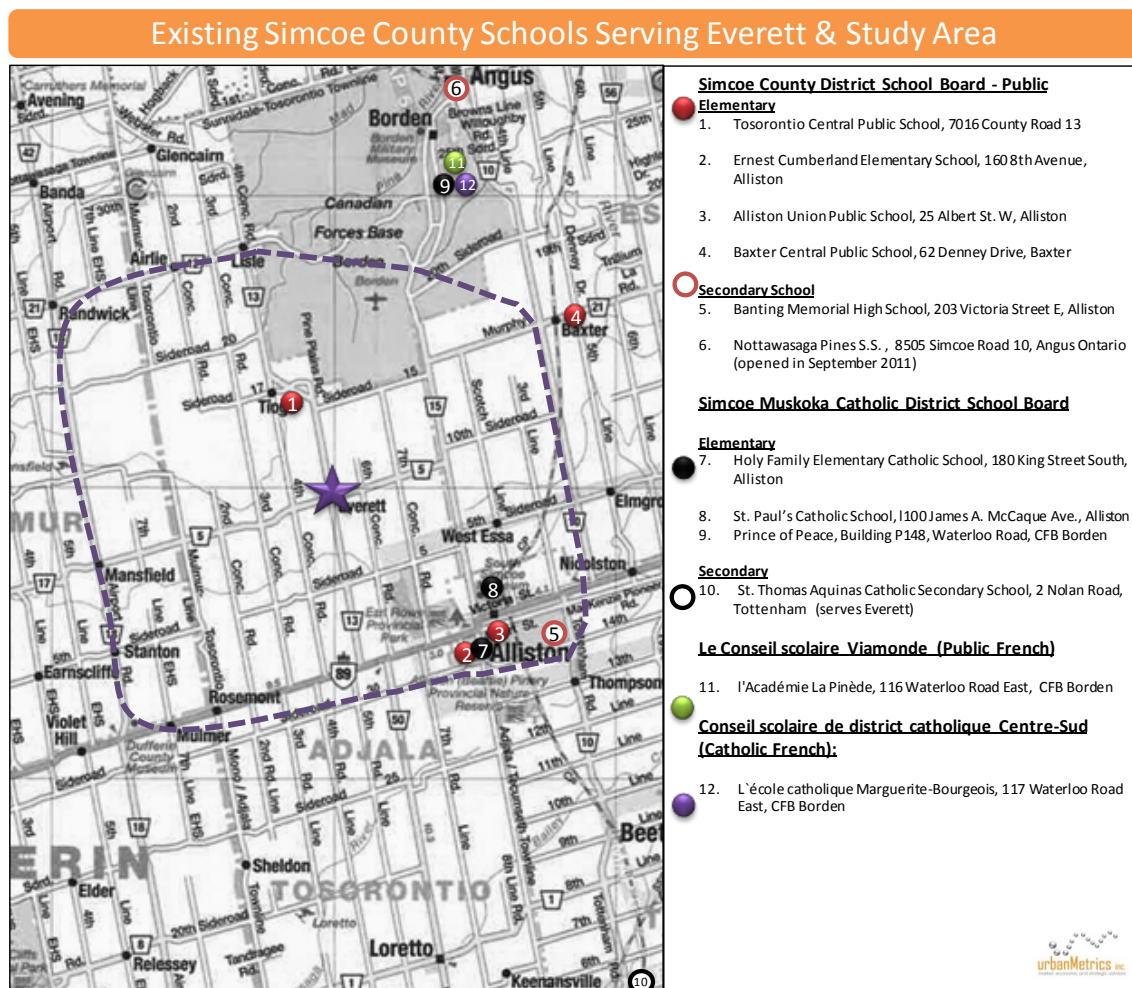
5.1 INVENTORY OF CURRENT SCHOOLS

The schooling needs of the Everett community are served by existing schools within the wider area, primarily in nearby Alliston. Figure 5-1 details the location of existing Simcoe County schools within the Study Area and others in the vicinity serving Everett and area residents. Currently, students from Everett are accepted in the following schools:

- Public:
 - Tosorontio Central Public School, Alliston (Map No.1)
 - Banting Memorial High School, Alliston (Map No. 5)
- Catholic:
 - Holy Family Elementary Catholic School, Alliston (Map No. 7)
 - St. Thomas Aquinas Catholic Secondary School, Tottenham (Map. No. 10)

French public and Catholic language elementary schools are located at CFB Borden.

FIGURE 5-1: SCHOOLS SERVING EVERETT & STUDY AREA RESIDENTS



The Everett Secondary Plan would encompass a future population of 10,000 persons. This equates to approximately 3,600 housing units. From our experience, the provision of this number of dwelling units does not give rise to demand for a secondary school. The focus of this analysis will, therefore, be on assessing the potential elementary school market in terms of public and Catholic school place demand.

5.2 EXISTING SCHOOL ENROLLMENTS

The following section reviews the existing school enrollments for public and Catholic schools.

5.2.1 SIMCOE COUNTY DISTRICT SCHOOL BOARD

The following table illustrates the enrollment data for the three public schools in Alliston based on the the Simcoe County District School Board (SCDSB) 2011 Capital Plan. The ‘on the ground’ rate is the rated capacity for a facility (number of students the permanent structure can accommodate) as indicated on the Ministry of Education’s School Facilities Inventory System. The Utilization Rates show the number of students attending a school (including temporary structures or “portables”) compared to the number of students that the school was designed to hold.

FIGURE 5-2: SCHOOL ENROLMENT & UTILIZATION RATES

	2011 OTG	No. Of Pupils	Utilization Rates
Alliston Union Public School	498	526	106%
Ernest Cumberland Elementary School	469	693	148%
Tosorontio Central Public School	317	450	142%

Source: SCDSB Capital Plan 2011

It is evident, that at present, the existing schools in the study area are all operating at above the capacity for which they were designed. Ernest Cumberland Elementary School and Tosorontio Central are operating at almost one and a half times above their capacity. While schools operating above capacity do so using portables, the current utilization data suggests that there is minimal capacity to accommodate new growth in Everett into the current local school system.

The 2008 Education Development Charges Study, prepared by Watson & Associates ¹ identified a net pupil placement requirement for Review Area PE01, which includes New Tecumseth, Adjala- Tosorontio and parts of Essa Township of some 1,520 spaces over the next 15 years, after accounting for declining enrolment from the existing built-area. These projections did not account for the Everett Secondary Plan Area populations or the increased population allocated to New Tecumseth as a result of the January 2012 Amendment to the Provincial Growth Plan.

5.2.2 SIMCOE MUSKOKA CATHOLIC DISTRICT SCHOOL BOARD

The Simcoe Muskoka Catholic District School Board has provided the following information for the two Catholic elementary schools located in Alliston.

¹ Simcoe County District School Board and Simcoe Muskoka Catholic District School Board, Education Development Charges Study,

FIGURE 5-3: SCHOOL ENROLMENT & UTILIZATION RATES

	OTG	No. Of Pupils (2012)	Utilization Rates
St. Pauls Catholic ES	489	515	105.3%
Holy Family ES	417	386	92.6%

Source: Planning Dept, Simcoe Muskoka Catholic District School Board

The Education Development Charges Study identified a need for some 659 net additional Catholic elementary school places over the next 15 years in review area CE01, which includes New Tecumseth, Adjala-Tosorontio and part of Essa Township. In 2010 St. Paul's Catholic School was rebuilt and expanded from a capacity of 213 to 417 to serve a portion of the unfulfilled future need. These projections, however, did not contemplate the Everett Secondary Plan or the increased population growth allocated for New Tecumseth by the January 12, 2012 Growth Plan Amendment.

As with the public school system, there would be limited capacity to accommodate the future growth in Everett in the Catholic elementary schools currently operating in the local area.

5.3 FUTURE SCHOOL PLANS

The 2011 Simcoe County School District Board Capital Plan sets out those schools that are currently closed to out of area students. Both the Alliston Union PS and the Ernest Cumberland ES schools are holding for a new school at Alliston. The board's Accommodation Review Committee (ACR 2010:03) was set up in January 2011 to consider the closure of Alliston Union PS and the location of a replacement. The final report, published in October 2011, recommends the relocation of Alliston Union PS School to a new site. This will be the new Alliston School. The committee found that the current Alliston Union site should be held until 2021 as a potential third school site. The Committee notes that the new Alliston Union School will likely have a capacity of 507 pupils.

As part the County School Board's ARC report, the reference criteria for a new school is detailed as follows:-

School Size:	400-500 students
Grade Configuration:	JK – 8 preferred

Source: SCDSB ARC 2010:03 Final Report (Oct, 2011)

On balance, one can conclude that in terms of the provisions of schools in Alliston, it would appear that the new Alliston Union School has been planned for in cognizance of the Town's future growth potential. Everett pupils currently attend Alliston schools. Given that the new Alliston school is a replacement school for the Alliston Union School, it is uncertain whether Alliston could support the pupil demand arising from the population growth in Everett. The ARC committee has undertaken to retain the site of Alliston Union as a potential site until 2021.

5.4 POTENTIAL ELEMENTARY SCHOOL ANALYSIS

The current Simcoe County elementary school yields utilized by both the public and Catholic school boards are sourced from the *Watson & Associates –EDC Background Study, October 2008*. From discussions with both boards, we understand these yields are considered the most up to date and would be applicable to the Everett Secondary Plan Area. However, both school boards have pointed out that a new EDC Background Study will commence this fall and a review of the current yields would be forthcoming.

As such, this analysis will first review the estimated pupil demand arising from the projected population of 10,000 in Everett using the yields stated in the 2008 report. The EDC yields have been compared with more recent 2011 population by age data provided in the 2011 Census.

Figure 5-4 sets out the current school yields applicable to the study area of Everett as per the 2008 EDC study and discussions with School Board officials.

FIGURE 5-4: ELEMENTARY SCHOOL YIELDS

	Simcoe County District School Board (SCDSB)	Simcoe Muskoka Catholic District School Board (SMCDSB)
<u>Residential Density Yields</u> ¹		
Low	0.2406	0.1158
Medium	0.1664	0.0801
High	0.0234	0.0112
<u>Total</u>	0.2352	0.1132

¹ Yields attributed to Adjala - Tosorontio within the EDC Background Study

From our experience of general residential markets, it is anticipated that future development in Everett will primarily be low density residential with an appropriate range of medium density housing reflecting the Provincial Growth Plan density targets. For the purpose of our analysis, we have relied on the published “Total Yields” which are skewed to low density housing.

Using a yield of 0.2352 for Public schools and 0.1132 for Catholic schools, generates the following pupil demand:

FIGURE 5-5: ELEMENTARY PUPIL DEMAND WITH EXISTING YIELDS

	Yield	Units	Pupil Demand
Public school @	0.2352	3,600	847
Catholic school @	0.1132	3,600	408
Total	0.3484		1,254

Source: urbanMetrics

For planning purposes, the SCDSB uses a range of between 400 and 500 students per elementary school. The above table would therefore give rise to a potential for one to two public elementary schools and one Catholic elementary school.

To test the yields currently employed by the School Boards, we have compiled yields for three different study areas based on 2011 Census data. First, we reviewed the ratio of elementary school age children to housing units in the existing Everett community. Secondly, we undertook a review of Alliston as a whole. The third study area considered a new residential community in Alliston to determine what yields can be expected of a younger neighbourhood. The study area selected is the 'Mattamy on the Boyne' development area which is a newly developed and occupied residential area in the north of Alliston². This residential area illustrates a demographic profile which could be similar to that anticipated in Everett during its early expansion. For the purpose of this analysis, the data for ages of 4 to 11 has been used to identify the elementary school age population, using Census 2011 data.

FIGURE 5-6: Comparable Elementary School Yields

	Existing Everett	Total Town of Alliston	Mattamy on the Boyne	Combined Yield in EDC Study
2011 Population Aged 4 -11	224	1227	167	
No. Of Dwelling Units 2011	638	4570	365	
Yield	0.3511	0.2685	0.4575	0.3484

Source: urbanMetrics

Expectantly, the newly developed residential area of 'Mattamy on the Boyne' shows a higher yield of 0.4575 than that currently experienced in Everett. The yields calculated in Figure 5-6 reflect all school types (i.e. Public, Catholic, French, private schools and home schooling) and would be marginally higher than the yields for just the Catholic and public school boards.

² See Appendix A for Study Areas boundaries

Based on this analysis and recognizing our knowledge of school yields in other parts of the GTA and the aging population throughout the Province, the yields developed in the EDC Study appear reasonable for the purpose of estimating future school needs in Everett.

5.5 EVERETT SECONDARY PLAN AREA – SCHOOL SITES REQUIRED

Our analysis of student yields in Adjala-Tosorontio and New Tecumseth, indicates that there will be a need for two to three elementary school sites within the Everett Secondary Plan Area. There will, however, not be sufficient population to require a high school.

While there will be a decline in the elementary school age population in the next 15 years from existing housing units in New Tecumseth and Adjala-Tosorontio, future growth will still require the construction of new schools. The Education Development Charges Study identified a net additional requirement for over 2,100 net additional Catholic and public elementary school spaces in Adjala-Tosorontio and New Tecumseth over the next 15 years. However, it did not take into consideration the new population from the Everett Secondary Plan Area or the additional population targeted for New Tecumseth in the recently Amended Provincial Growth Plan. As a result there will be limited flexibility in terms of accommodating new growth in Everett within the existing public and Catholic school systems.

There will be a definite need for at least one public elementary school site in the Everett Secondary Plan Area. The Simcoe County District School Board has a preferred capacity for its elementary schools of 400-500 students. The site would require approximately six acres. In total, the population of the Secondary Plan Area will generate a need to accommodate some 850 students. At present, it is estimated that approximately 150 places for Everett students are currently being provided at schools outside of the community. As a result, assuming one new school is constructed, there would be a shortfall of some 200 student places, which could be served either by way of portables on the future school site, or in schools outside the community if capacity exists. Alternatively, depending on broader regional enrolment patterns the Simcoe County District School Board may choose to serve the entire need locally with two elementary schools in Everett.

The new community would also generate the need for approximately 400 Catholic school elementary spaces, of which approximately 330 are not currently being met by schools outside of Everett. This volume would likely be sufficient to warrant a school within the community.

The school(s) should be situated conveniently for both pedestrian and vehicular access, but typically not on a major roadway. Co-locating the school in conjunction with other community facilities, such as parks and community centres, would create efficiencies from a land use planning perspective.

6 INDOOR RECREATION FACILITY NEEDS ANALYSIS

Everett and other Township of Adjala-Tosorontio residents are generally served by recreation facilities located in the neighbouring municipalities, and primarily those located in the Township of New Tecumseth (see Figure 6-1) and CFB Borden. The Town of New Tecumseth and the Township of Adjala-Tosorontio have entered into a recreation agreement, whereby Adjala-Tosorontio makes a financial contribution of 3.4% of New Tecumseth's annual budget for its residents to access the Town's recreation facilities.

The Township of New Tecumseth, *Leisure and Culture Master Plan* published in January 2009 provides the most up to date review of recreation facilities that would serve the current residents of Everett. Given the estimated future population of Everett, of approximately 10,000 persons, the community could be expected to become more self sufficient in terms of meeting its need for recreation facilities. Having regard to the size and profile of the Town, this analysis will focus on the potential for ice pads, indoor aquatic centers, gymnasiums and multi use space/ community centre facilities.

6.1 CURRENT FACILITIES

The New Tecumseth Multi-Use Recreation Facility, which opened in 2007, is located on Industrial Parkway in Alliston. This state-of-the-art facility comprises some 130,000 square feet and includes two NHL sized ice surfaces, an indoor soccer field, restaurant, pro shop and expansion capabilities. As indicated in the Township of New Tecumseth, *Leisure and Culture Master Plan*, community facility designs have evolved from single purpose activity spaces (e.g., community halls) towards larger multi-purpose spaces that offer a number of components and services.

The only municipal pool in the Township of New Tecumseth is the Alliston Rotary Outdoor Pool, which has recently been renovated. The need for a municipal aquatic centre was ranked the highest by residents of the Township of New Tecumseth as being a priority for new facilities. There are indoor pools in surrounding municipalities that provide some level of service to New Tecumseth and Adjala-Tosorontio residents, including CFB Borden (the Buell Fitness and Aquatic Centre), which operates similarly to a community pool, and the recently constructed YMCA in the Town of Innisfil further to the east.

In addition to the new Recreation Centre in Alliston, other community centres in New Tecumseth include the Alliston Memorial Arena ("Alliston Arena") on Nelson Street. The future of the Alliston Memorial Arena, however, is at yet undecided. The ice rink in this facility was closed when the new Recreation Facility opened and there is much debate in the community with regards to its continued use. There is also a community centre in Tottenham which has two rink pads and one in Beeton with one rink surface. Private ice surfaces include two in the Nottawasaga Resort, one in the Honda Recreation Centre, and one in CFB Borden (Andy Anderson Rink).

In August 2012, the Township of New Tecumseth applied for funding under the Community Infrastructure Improvement Fund (CIIF), delivered by the Federal Economic Development Agency for Southern Ontario (FedDev Ontario). Therefore, the existing status and future expansion plans of many of the facilities used by residents in Everett is as yet undetermined, dependent on the success of the Township's application. The following projects put forward for funding³ are of relevance:

- New Tecumseth Recreation Centre (NTRC) Expansion: Construction of a 12,000 sq.ft gymnastics training rooms and competition facility.
- New Tecumseth Recreation Centre (NTRC): Dry Pad
- Alliston Memorial Arena: Upgrades and renovations for the centre, including the main pad.

The CIIF funding does not apply to new infrastructure projects. It therefore impacts solely on the existing facilities in New Tecumseth. While the *Leisure and Culture Master Plan* states that the Alliston Memorial Arena has been decommissioned, it now appears that its future has not yet been determined due to this recent funding application. Similarly, the expansion plans to the NTRC in terms of development of a dry pad and gymnastics training facility must also be taken into consideration with respect to Everett's potential for recreational facilities.

The Township of New Tecumseth, *Leisure and Culture Master Plan*, indicates that an assessment study should be undertaken in the future to determine the opportunities for a municipal aquatic centre to serve to Adjala-Tosorontio and New Tecumseth residents, and the financial implications. The report indicates that such a facility typically requires a service area with a population in the 40,000 person range. While the population of the Everett Secondary Plan Area would not be sufficient to warrant an indoor pool, it may be sufficient to trigger its development in Alliston within the context of the broader New Tecumseth/Adjala-Tosorontio communities.

³ Source: Report PRC-2012-14, New Tecumseth Committee of the Whole Meeting, August 13, 2012

FIGURE 6-1: MUNICIPAL COMMUNITY FACILITIES – TOWNSHIP OF NEW TECUMSETH

	NEW TECUMSETH RECREATION CENTRE	TOTTENHAM COMMUNITY CENTRE	MUSEUM ON THE BOYNE	ALLISTON ARENA	BEETON ARENA
ADDRESS	7300 Industrial Parkway, Alliston	139 Queen St. N. Tottenham	250 Fletcher Cres., Alliston	49 Nelson St. W. Alliston	22 Second St. Beeton
PHONE	(705) 435-4030	(905) 936-4203	(705) 435-0167	(705) 435-6712	(905) 729-2333
ICE PADS	2	2	0	0	1
FITNESS	Yes	Yes	No	No	No
PROGRAMS	Yes	Yes	Yes	Yes	Yes
HALLS	Yes	Yes	Yes	Yes	Yes
MEETING ROOM	Yes	Yes	Yes	Yes	Yes
DRY PAD	No	No	No	Yes	No
FIELDHOUSE	Yes	No	No	No	No
GYMNASIUM	No	Yes	No	No	No
OTHER	Yes	Yes	Yes	No	No

Source: New Tecumseth Leisure Guide, Department of Parks, Recreation and Culture (Fall & Winter 2012/13)

6.2 DEMOGRAPHIC PROFILE

The need for recreation facilities is heavily dependent on the demographic composition of a community. Generally communities with a high proportion of younger children will require more active recreation facilities (i.e. soccer fields, hockey arenas, baseball fields, etc.), whereas communities more skewed to an older adult population will require other types of recreation (e.g. trails, fitness-wellness studios, bocci courts, etc.). As indicated in Figure 6-2, the 2005 Sport Participation in Canada Survey by Statistics Canada identified soccer, ice hockey, swimming basketball and baseball as the most popular activities among “active” children 5-14. They also noted significant growth rates since 1998 in soccer and basketball by both genders and in hockey by females.

We would note that the survey focused primarily on team or organized activity such as hockey, baseball, basketball, golf, competitive swimming, soccer, downhill skiing, volleyball and tennis. A number of popular recreational physical activities were not defined as sport by the survey. It excluded activities such as non-competitive aerobics, aquafit, bicycling for recreation/transportation only, body building/body sculpting, car racing, dancing, fishing, fitness classes, hiking, jogging, lifting weights (non-competitive), motorcycling, snowmobiling, and non-competitive walking.

Figure 6-3, compares the comparable participation for adults. In terms of indoor activities, hockey, swimming and basketball were the most popular.

FIGURE 6-2: PARTICIPATION RATES AMONG ACTIVE CHILDREN AGED 5-14⁽¹⁾

Activity	Boys	Girls	All Children
Soccer	44.4%	43.7%	44.1%
Ice Hockey	33.8%	16.2%	26.1%
Swimming	20.5%	30.3%	24.8%
Basketball	17.2%	21.0%	18.9%
Baseball	15.5%	11.2%	13.6%

Source: 2005 Sport Participation in Canada Survey, Statistics Canada.

1) Active children are defined as children participating in at least one sport (55% of Boys and 44% of girls).

FIGURE 6-3: PARTICIPATION RATES AMONG ACTIVE ADULTS 15+⁽¹⁾

Activity	Males	Females	All
Golf	25.2%	12.2%	20.3%
Ice Hockey	25.9%	4.2%	17.7%
Swimming	5.5%	18.7%	10.4%
Soccer	8.8%	11.3%	9.7%
Basketball	9.7%	6.6%	8.6%

Source: 2005 Sport Participation in Canada Survey, Statistics Canada.

2) Active adults are defined as those participating in at least one sport (28% of the adult population).

In addition to organized sports, over the past decade there has been a significant growth in fitness and wellness programmes aimed at adults, including fitness and aerobics classes, spinning, and yoga.

The Everett Secondary Plan will be attractive to younger families. . To provide an insight into what demographics could be expected in Everett, the following table will illustrate the demographic profiles of Everett, Alliston, Simcoe County and Ontario for various age brackets in

order to better understand the demographics using Census 2011 data. These age profiles are also set against an analysis of the 'Mattamy on the Boyne' area in Alliston, which represents a new residential community.

FIGURE 6-4: DEMOGRAPHIC PROFILE

	Everett (Existing)	Total Town of Alliston	Mattamy on the Boyne	Simcoe	Ontario
<u>Total Population 2011</u>	1,979	12,364	1,159	446,065	12,851,825
5-14 Years	308	1,620	244	48,370	1,417,015
15-19 Years	161	948	72	31,785	863,635
20-49 Years	802	5,381	576	173,845	5,292,670
50-64 Years	411	2,163	125	94,240	2,636,410
65+	195	1,453	56	69,860	1,878,310
<u>Age Bracket as % of Total Population 2011</u>					
5-14 Years	16%	13%	21%	11%	11%
15-19 Years	8%	8%	6%	7%	7%
20-49 Years	41%	44%	50%	39%	41%
50-64 Years	21%	17%	11%	21%	21%
65+	10%	12%	5%	16%	15%

Source: urbanMetrics

Figure 6-4 shows that Everett currently has a lower percentage of children (5-14 years) than the new residential area in 'Mattamy on the Boyne', Alliston. Equally at the other spectrum, the proportion of Everett's population between '50-64' and 'aged 65 and over' are double that of the new residential area in Alliston. While it is likely that, as a new community, the Everett Secondary Plan Area will attract many families with children, the demographic make-up will also be influenced by the planned housing mix.

Any future recreational plans in the Everett Secondary Plan should consider planning for the recreational demand of an active population that is significantly larger than that which exists in Everett. While public input is a necessary part of establishing what facilities are in demand in a community, the demographics of the future Everett Secondary Plan Area and the increase in population is expected to translate into a high demand for recreation facilities, particularly to serve the youth market.

However, the existing population of Everett and the broader Township should also be served by more passive community centre facilities to cater for the population as it ages. A multi-use space that can be adapted according to demand is recommended to form part of any future recreational facility.

6.3 REVIEW OF COMPARABLE COMMUNITIES

Figure 6-5 reviews the recreation facilities of eleven settlements with populations between approximately 10,000 to 50,000. Using this data, a “Service Level Target” is arrived at which represents the average trigger population per facility.

FIGURE 6-5: POPULATION TO FACILITY RATIOS FOR COMPARABLE COMMUNITIES

	Ice Pads	Indoor Aquatic Centres	Gymansiums	Multi Use Spaces	Population (Census 2011)
<u>Based on Service Provision</u>					
Town of Aurora	12,000	30,000	35,000	n/a	53,203
Township of West Lincoln	13,000	35,000	n/a	n/a	13,837
Town of Tecumseth	12,500	n/a	n/a	n/a	23,610
Town of Lakeshore	15,000	n/a	n/a	n/a	34,546
Town of Wasaga Beach	20,000	65,000	25,000	n/a	17,500
Town of LaSalle	10,000	n/a	n/a	n/a	28,643
Township of King	8,000	25,000	n/a	n/a	19,899
<u>Calculated based on population and number of community facilities in Town or Township</u>					
Town of Midland	8,286	n/a	16,572	n/a	16,572
Town of New Tecumseth	10,078	n/a	n/a	n/a	30,234
Township of Essa	9,253	n/a	18,505	n/a	18,505
Town of Orangeville	6,994	13,988	n/a	13,988	27,975
<u>Population per Recreation Facility</u>	11,374	33,798	23,769	13,988	

Source: urbanMetrics inc. utilising data from the Parks & Recreational Plans for each Municipality

The table below outlines the rounded results of this analysis, and should be viewed as a guideline towards approximate populations that trigger and support demands for certain recreation facilities.

FIGURE 6-6: POTENTIAL BASED ON PER CAPITA ANALYSIS

	Population Trigger
Ice Pads	11,300
Indoor Aquatic Centres	33,800
Gymansiums	23,800
Multi Use Spaces	14,000

Source: urbanMetrics

Recognizing the population of the Secondary Plan Area and the balance of population in the northern portion of the Township, there would sufficient support for an community centre containing an ice-pad, multi-use space and a limited range of other facilities.

The Township of New Tecumseth *Leisure and Culture Master Plan* states that a population of 40,000 should be required to support an acquatic centre. The analysis of the eleven settlements

suggests a slightly lower figure of one per 34,000, but still well above the population of the Secondary Plan Area. However the forecasted growth of Everett will help to support any future plans for a shared aquatic centre between the municipalities of New Tecumseth and Adjala – Tosorontio.

In summary, the Secondary Plan Area could support a community recreation centre that would include an ice pad, multi-use space and other facilities. A facility of this type would facilitate both the younger and older population requirements for active/passive activities space. A centre with multi-use space will also provide more flexibility with respect to the changes in leisure patterns as the community grows. However, while this analysis does support that a recreation centre could be potentially included as part of Everett's Secondary Plan area, the exact facilities should be the subject of a more detailed study, including community consultation.

In Adjala-Tosorontio there are currently no community centres, pools or arenas and the Township has no department dedicated to the implementation and maintenance of recreation and cultural facilities. Therefore, the costs of a “start-up” department would also need to be balanced with community needs for recreational facilities in Everett and whether they can continued to be meet through agreements with the Township of New Tecumseth.

APPENDIX A: BOUNDARIES OF STUDY AREAS

