



Town of Okotoks

COMMUNITY AMENITIES OFF-SITE LEVY STUDY

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gec
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YK
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Fostering Community in Okotoks

Community is based on common needs, strong relationships, and shared experiences among people. Physical public spaces are valued within communities to facilitate interaction among people so that they can establish meaningful social networks with their neighbours. Increasingly, people are seeking out places to live where public spaces will foster personal quality of life, active living, and social wellbeing. Investment in public spaces is a prerequisite for neighbourhoods to be attractive to future residents.

The Town of Okotoks is a growing community, which is expected to continue over the next 60 years achieving a population of around 75,000.¹ In 2016, the Town annexed areas of lands to the north and south of the community in preparation of this anticipated growth.

The Town's Municipal Development Plan, *Uniquely Okotoks*, establishes a vision for the community in that it fosters resiliency, where people, businesses, ideas, and sense of community thrive. Okotoks will offer exceptional quality of life for residents at every stage of their lives. New neighbourhoods will be livable, sustainable, vibrant, and attractive providing residents with opportunities to live, work, play and thrive in their community. Recreation and leisure opportunities in the community will be rich and accessible.

Planning for and investing in future indoor recreation facilities will enable the Town of Okotoks to realize its vision of being a thriving community.

Enabling Legislation

A key aspect of the Municipal Development Plan is to ensure fair and strategic financing and funding is established to deliver public infrastructure. It indicates that developments must pay their proportional share of off-site servicing of capital costs in accordance with the Town's Off-site Levy Bylaw (most recently revised in January 2021, Bylaw 04-20).

¹ Uniquely Okotoks, Municipal Development Plan, 2021.



Recent changes to Alberta's *Municipal Government Act*² allow off-site levies to be used to fund all or part of the capital costs for new or expanded community recreation facilities. 'Community recreation facilities' are defined as "indoor municipal facilities used primarily by members of the public to participate in recreational activities conducted at the facilities."³ The changes do not allow off-site levies to fund outdoor recreation facilities.

In developing these levies, municipalities must consult in good faith with stakeholders prior to the determination of existing or future indoor facility requirements. Through this consultation, there should be transparency in the methodology of developing the base levy, as well as the passing or amending of bylaws to impose a levy. Further, municipalities must make available to stakeholders any assumptions, data or calculation used to determine the levels of the off-site levy bylaws.

Currently, in Okotoks, developers can pay a Voluntary Community Amenities Contribution to help pay for the development of community recreation facilities. In 2022, the Town intends to create a new Community Facilities Levy, in compliance with the specifications established in Alberta's *Municipal Government Act*. In preparation of the update of its Off-site Levy Bylaw to include a Community Facilities Levy, the Town of Okotoks commissioned a study to identify future indoor recreation facility needs and specifications for the community. Alberta's *Municipal Government Act*. In preparation of the update of its Off-site Levy Bylaw to include a Community Facilities Levy, the Town of Okotoks commissioned a study to identify future indoor recreation facility needs and specifications for the community.

Establishing Study Requirements

The purpose of the Community Facilities Off-Site Levy Study is to provide specific technical feasibility analysis and costing information to support a new Community Facilities Levy. In

² Municipal Government Act, Revised Statutes of Alberta 2000 and the Alberta Regulation 187/2017 Off-Site Regulations, Division 6, Section 648.

³ Municipal Government Act, Revised Statutes of Alberta 2000 and the Alberta Regulation 187/2017, Section 616 (a.11).



particular, the Town of Okotoks requires:

- Descriptions of new or upgraded infrastructure and facilities
- Estimates of capital costs to develop the infrastructure and facilities
- Definitions of the areas that will benefit from the infrastructure and facilities
- Apportionments of costs to the benefitting areas

A set of objectives were developed for the Community Amenities Off-Site Levy Study:

- Provide specific technical feasibility analysis and costing information to support a new Community Facilities Levy in the form of a comprehensive background report (for an update of the Town's Off-site Levy Bylaw)
- Evaluate community needs and existing level of service for indoor recreation facilities
- Determine future facility requirements using:
 - Regional comparisons for larger municipalities
 - Comparative review of municipalities of 40,000 - 60,000
 - Population to be served
 - Timing of new facilities
 - Benefits of new facilities to growth and region
 - Scoping of future facility
- Evaluate feasibility of building a new facility vs. upgrading the existing facility.
- Consideration for elevation changes/setbacks and land needs
- Concept artistic renderings of the preferred option

The Town of Okotoks engaged a multi-disciplinary team of consultants to address the complexity of issues required for the project such as needs and preferences, recreation and facility planning, architecture, and capital costing. The team was led by HarGroup Management Consultants Inc. and was supported by GEC Architecture, Costplan Ltd., K. K. Knights and Associates Ltd. and Planvision.

Methods used by the consulting team to address the purpose and objectives of the Study included:

- **Determine Needs and Opportunities:** Building on the preliminary program that was developed for the community in previous planning initiatives such as the 2017 Town of Okotoks, Recreation, Parks, and Leisure Master Plan and Defining a Potential New Community Recreation Centre, 2020, a gap analysis was undertaken to clarify and ascertain the community's needs and determine the kinds of programming, services and amenities that will provide the greatest benefit in a new or upgraded facility.
- **Plan for the Future:** Extrapolating facility requirements into the future and preparing an analysis of the timing and the kinds of programming that will ultimately be needed to support a local population of 40k - 60k as well as regional catchment through a review of current facility utilization and service levels and a comparative review of facilities and services provided in large communities across Canada.
- **Evaluate New Facility versus Upgrades:** Reviewing the feasibility and assessing issues associated with either upgrading the current facility or constructing a new building on a comparison of each option's capacity for attracting growth and investment to the Town.

- **Refine a Strategy for the Off-Site Levy:** Using program analysis and cost estimates to determine an appropriate approach for the 'Community Facilities Levy' that provides the best balance between impacts to developers and benefits to the public.
- **Leverage Effective Consultation:** Meeting with stakeholders and solicit feedback to inform the feasibility review and provide input into the design, service offerings, and the levy itself.

This report presents the findings and conclusions of the assessment for the Community Amenities Off-Site Levy Study. Initial sections of the report examine contextual issues around community characteristics and recreation needs, which are followed by functional planning for indoor recreational facilities and capital costing. The final section examines benefits allocations and implications to the Town of Okotoks Off-site Levy Bylaw. The results of the Study will contribute and inform the 2022 update of the Town of Okotoks Off-site Levy Bylaw.

Contributing to a Thriving Community

As already stated, the vision of the Town of Okotoks is to foster a culture of resiliency, "where people, businesses, and ideas and sense of community thrive." Recreation is an important influence of this vision and is integral to fulfilling the values established within the Town's principles associated with wellbeing, connectedness, prosperity, innovation, sustainability, and responsibility and responsiveness.

To achieve these tenants, the fundamentals of recreation need to be considered. The Canadian Parks and Recreation Association defines recreation as "the experience that results from freely chosen participation in physical, social, intellectual, creative and spiritual pursuits that enhance individual and community wellbeing." Given this definition, the recreation needs within every community are diverse and immense. Public recreation fosters capacity to help address needs and achieve positive outcomes within the community, which is consistent with the values that have been established in the Town's vision and principles.

Town of Okotoks

Vision

The Town of Okotoks is resilient, where people, businesses, ideas, and sense of community thrive. Grounded by the Sheep River valley and supported by thoughtful planning and design, a strong local economy and a vibrant civic culture, Okotoks offers exceptional quality of life at every stage of life. Respect for each other and the natural environment makes Okotoks home.

Principles

Okotoks is a Healthy, Safe, and Inclusive Community
Policies, developments, and design prioritize the safety, wellbeing, connectedness, and prosperity of our residents.

Okotoks is a Sustainable, Green, and Resilient Community

Okotoks is supported by infrastructure, buildings, ecological systems and community networks that can withstand and adapt to changes in climate and extreme weather, and contribute to community sustainability and resilience.

Okotoks has a Vital, Prosperous, Innovative Economy
Okotoks has the means to attract, retain and support economic development that promotes health, well-being, learning, sustainability, and builds community resiliency.

Okotoks Council is a Fiscally Responsible and Responsive Government

The local government of Okotoks is fiscally stable, has well-managed assets and works in the best interests of its environment, residents, and businesses.

Source: Uniquely Okotoks, Municipal Development Plan, 2021.

Understanding the needs and expectations of the community is a critical step for a municipality to be able to effectively manage and contribute to the recreation system. Over the past few years, the Town of Okotoks has conducted several recreation studies to gain insights into residents' and stakeholders needs within the community.

- Recreation, Parks, and Leisure Master Plan - In 2017, the Town conducted a Master Plan that set forth a strategic road map for the delivery of recreation, parks, and leisure services in the Town and surrounding areas that it serves. The Plan was founded on a vision, goals, and specific strategies within areas such as delivery system analysis and enhancement, opportunities and programs, recreation infrastructure, and funding sources and strategies. Research and public engagement were conducted to inform the Recreation Master Plan and was presented in a State of Recreation, Parks, and Leisure Report (developed in 2016).



- Defining a Potential New Community Recreation Centre - A further planning initiative involved a memo that was prepared to help define a facility program for a new community recreation centre within Okotoks. It was developed in 2020. The program was developed from the recommendations and direction put forth in the Town of Okotoks Recreation, Parks, and Leisure Master Plan, which had recommended the development of a new community recreation centre, preferably located in south Okotoks. At the time, there was no land specifically available for the proposed new facility. Land for the facility would need to be acquired by the Town of Okotoks.



Through these planning initiatives, strategies for the development of recreation infrastructure in Okotoks evolved. The key premise of these planning initiatives was based on building a new recreation centre within the community. Information from all these planning initiatives has been used to refine needs and strategies for new indoor recreation facilities for Okotoks. Building upon this work, additional research was conducted with comparative communities and analysis was undertaken to examine options for addressing indoor recreation facility needs within the community.

Recreation Master Plan Amenity Strategy Summary (10 to 15 Years)
Short Term (2017 - 2025) <ul style="list-style-type: none"> Indoor child playgrounds Gymnasium type spaces Climbing gyms
Medium Term (2025 - 2030) <ul style="list-style-type: none"> Leisure swimming pools Service centres Youth centres 25m swimming tanks Ice arena facilities Event spaces (e.g., Amphitheatre)
Long Term (2030+) <ul style="list-style-type: none"> Leisure ice surfaces (non-hockey) Walking/running tracks Community halls/ banquet facilities Indoor field facilities Curling rinks

Defining a Potential New Community Recreation Centre Facility Program (2020 to address Okotoks as population of 60,000)	
Amenity	Description
Phase One (timing: when the Town's population reaches 45,000)	
Indoor child play	Indoor playground equipment, two story
Climbing wall	Indoor climbing and bouldering walls
Leisure swimming	Zero depth entry tank, waterslides, lazy rivers, hot tubs, etc.
25m swim tank	Rectangular program tank
Fitness/wellness facilities	Cardio and strength training areas
Gymnasium type space	Multipurpose dryland areas, dividable into three areas
Walking/running track	Indoor track spaces
Community hall/banquet facility	Banquet facilities to accommodate 450 people with kitchen
Multipurpose program rooms	Meeting/program rooms
Foyer/circulation/social gathering	Social gathering and circulation (hallways, stairways, etc.)
Administration space	Facility administration and operations work areas
Support space	Mechanical and operation support space
Phase Two (timing: when the Town's population reaches 50,000)	
Ice arena	NHL sized ice surface, 300-400 spectator capacity
Indoor field	Non-boarded indoor turf accommodating all field activities

Recognizing the Benefits of Recreation Services and Development

The benefits of municipal investment in the provision of public recreation are diverse, yet significant. Public recreation substantively builds strong individuals, families, and communities, enhances mental, physical and

social wellbeing, connects people, and contributes to the appeal of communities for new residents, job creation, and tourism. Essentially, strong public recreation systems strengthen the quality of life, character, and resiliency of communities, which attracts residents to communities. Investment in public spaces is a prerequisite for growing neighbourhoods and communities.

Benefits of Recreation

Personal



Recreation promotes physical and mental health and fitness. It also helps to develop life skills and abilities, and creativity and intellectual opportunities.

- Enhances physical health
- Improves life expectancy
- Improves mental health
- Improves learning
- Increases self-awareness and personal growth
- Prolongs independent living
- Essential to the development of children and youth
- Enhances creativity
- Expand intellectual capacities

Economic



Communities benefit from direct and indirect economic of recreation. From increased property values that contribute to local tax bases, to resident, business, and tourism appeal, the economic benefits to communities are significant and momentous.

- Shapes the competitive character of a community
- Increases perceptions of quality of place
- Provides positive financial impacts to governments
- Provides drivers for economic output
- Improves work performance
- Attracts businesses to the community
- Generates tourism to the community

Societal



Strong communities are those that put effort into building sense of community, inclusion and equity, and engagement among residents.

- Fosters community leadership
- Fosters stronger sense of community
- Enhances community spirit
- Reduces self-destructive and anti-social behaviour among youth
- Builds strong families
- Builds self-sufficient communities
- Promotes understanding and appreciation among neighbours
- Builds pride in a community

Environmental



Recreation opportunities enhances sustainability and infrastructure costs and affords public spaces within communities.

- Increases public spaces within communities
- Increases sustainability and lowers long term infrastructure costs
- Enhances attitudes towards conservation and preservation
- Enables stewardship ethics

Modeling Indoor Recreation Amenity Development

To explore possible opportunities for indoor recreation amenity development in Okotoks, a framework was employed for modelling potential options that might optimally address needs that exist. The model recognizes that public recreation facilities throughout Canada, and particularly Alberta, are typically developed around one or more anchor amenities associated with Water, Hard Surface, Ice, and Turf spaces or playing surfaces. In some cases, a municipality may decide to construct a recreation centre that accommodates various amenities within a single location. However, circumstances don't always allow for these kinds of all-in-one developments to occur. As such, other factors need to be considered to determine how best to develop and configure recreation facilities within the community.

Characteristics of this model has been used as a framework throughout the planning process to identify facility development opportunities for Okotoks.

Anchor Amenities

- **Water** - Natatorium facilities involving flat, leisure, and therapeutic water opportunities.
- **Hard Surface** - Hard surface flooring spaces, which can be comprise rectangular gymnasiums, fitness/dance/martial arts studios, fitness centres, running tracks, climbing/bouldering amenities, banquet/meeting, multifunctional rooms, etc.
- **Ice** - Boarded sports rinks, tracks, leisure ice, and curling rinks, all of which require an artificial or natural sources to make the indoor ice.
- **Turf** - Boarded and unboarded artificial turf fields that accommodate various types of sport and fitness activities.

Configuration Factors

- **Market demand** - Number of users, latent demand, price elasticity, customer leakage, etc.
- **Targeted service levels** - Criteria used to determine number of users that can effectively be addressed within given circumstances.
- **Industry and historical trends** - Patterns of use, change, emergence, performance, practices, etc. that have been historically observed or are developing within the recreation sectors.
- **Economies of scale** - Advantages obtained based on use and production of services, scale of operations, service location, etc.
- **System** - Network of users, service providers, partners, collaborators, etc. that contribute to and interact in the delivery of facilities, programs, and services within a local recreation sector or community.
- **Operational logistics** - Organizational practices, procedures, and systems used to develop and deliver recreation services.
- **Partnerships** - Available arrangements and collaborations among organizations that contribute to the development and delivery of recreation facilities, programs, and services.
- **Financing** - Availability of capital and operational funds to develop and deliver recreation facilities, programs, and services withing the community.
- **Community values** - Shared principles, priorities, standards, behaviors, etc. that are established by a community and its residents for why and how recreation services and opportunities are developed and provided.

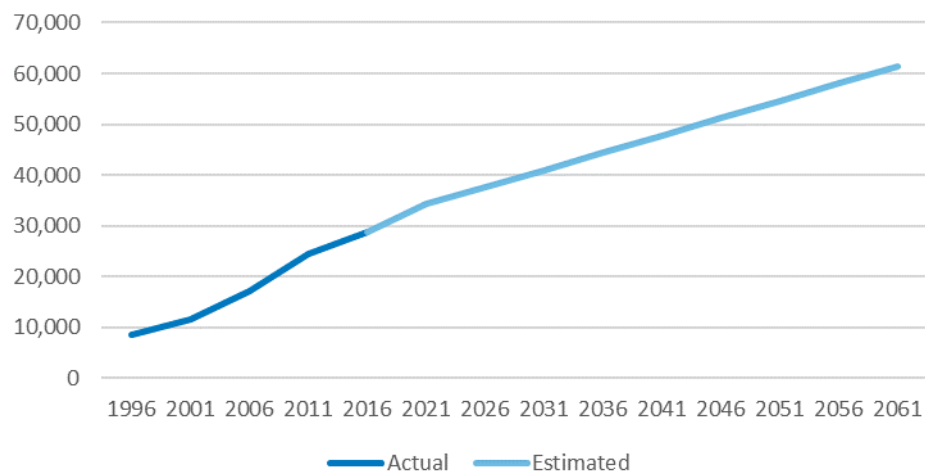
Recognizing the Unique Character of Okotoks

Okotoks is a vibrant, youthful, and developing community that offers a variety of public spaces, services, and opportunities that help its residents maintain healthy, safe, and engaged lifestyles. It has retained a small-town atmosphere that has appealed to many new residents that have chosen Okotoks as their home.

While the current population of Okotoks is around 30,000 (30,405 based on the 2021 Federal Census), it has grown significantly over the past few decades. Annual population growth

rates over this time have been approximately 12%, which is considerable compared to other populations such as Alberta and Canada (3% and 1%, respectively during the same period). Estimates of future population growth rates are expected to be less dramatic with the community population achieving 60,000 residents in approximately 40 years. Still, recreation demands from the recent population surge combined with expected needs of future growth will need to be addressed by the community.

Population of Okotoks - Historical and Estimated

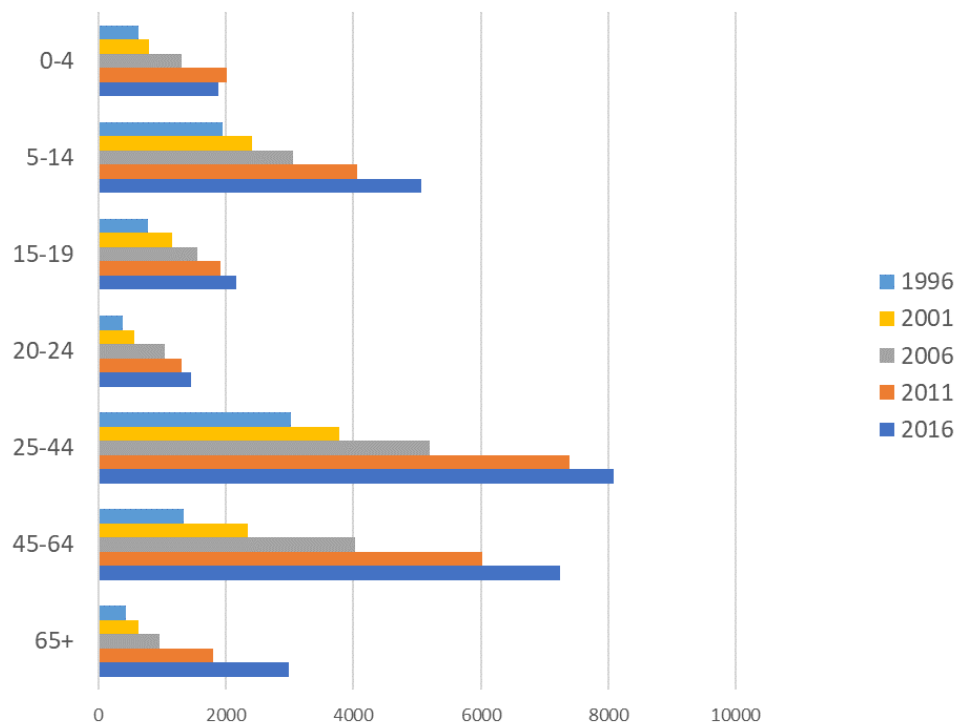


Sources: Existing - Statistics Canada Federal Census; Estimated - Town of Okotoks

Much of the recent growth has been from families with children or youth that have chosen to live in Okotoks. There has also been increases among older adults and seniors. It is expected that the latter is representative of residents who have lived and aged within the community, while the former represents many

new residents that have moved into residential areas that are currently developing in Okotoks. For future population growth, similar patterns are expected, which is likely to result in Okotoks continuing to have a considerable younger population.

Okotoks Population - Age Distributions 1996 to 2016



Source: Statistics Canada Federal Census

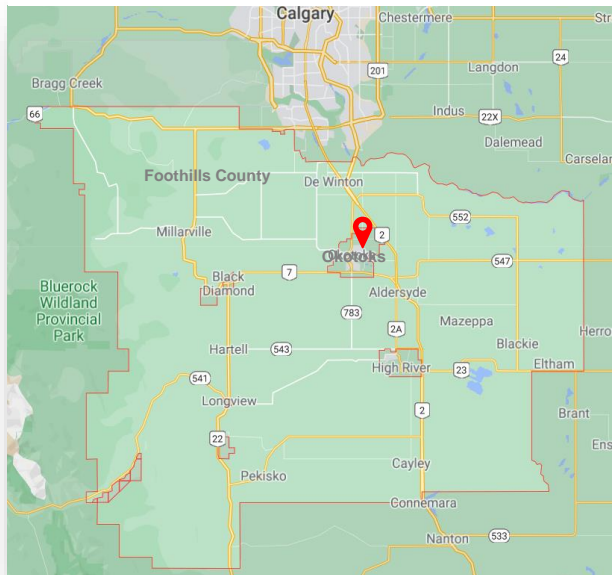


The regional area where Okotoks is situated includes Foothills County, Calgary, and other towns such as High River, Black Diamond and Turner Valley. Within this area, Okotoks has a distinctive population. For instance, it is comprised of larger household family sizes, mainly due to high proportions of households with children and youth. Indeed, the average age of Okotoks residents is lower than other communities in the region and almost a third of the population is under 20 years of age.

Also, diversity related to immigrants and visible minority is lower in Okotoks compared to other communities, particularly Calgary.

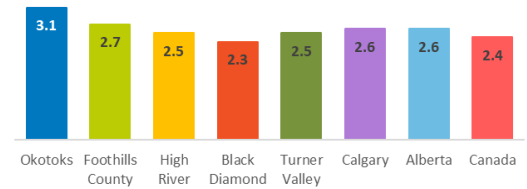
Further, household income is higher in Okotoks compared to some of the other communities.

Okotoks and Region

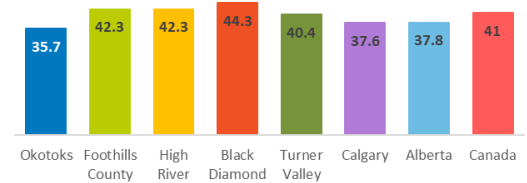


Demographic Characteristics - Okotoks and Region

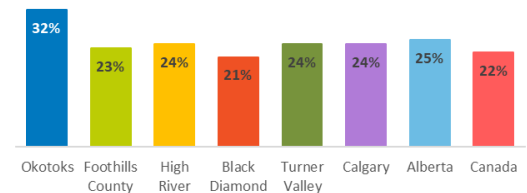
Average household size



Average age



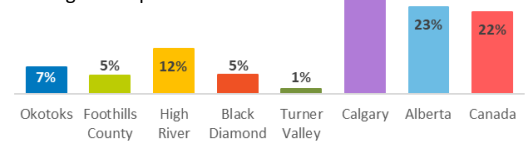
Under 20 years of age



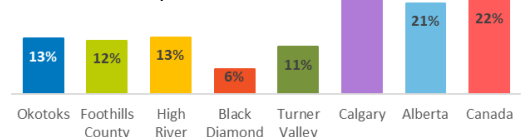
Diversity



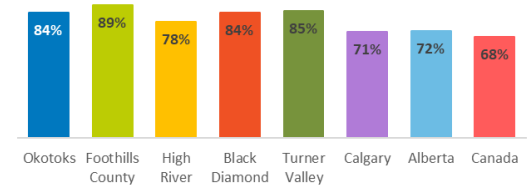
Immigrant Population



Visible Minority



Housing ownership



Median household income



The implications of these characteristics have influence on expected needs and demands for recreation facilities and services. Based on analysis conducted with well over 100 community recreation surveys by the consultants over the past few decades about uses of facility categories, it is apparent that some recreation facilities are more likely to be used by certain

age groups than others. Having a younger population in the community will likely result in higher demand for certain types of amenities. In subsequent sections of this report, facility categories that commonly appeal to families with children and youth have been identified as being needed within the Okotoks.

Observed Likelihood of Use of Facilities among Age Groups							
Facility Categories	Age Groups						
	0 to 4	5 to 14	15 to 19	20 to 24	25 to 44	45 to 64	65+
Water	✓✓✓	✓✓	✓	✓✓	✓✓	✓	✓✓
Flat	✓	✓✓✓	✓✓✓	✓✓	✓	✓	
Leisure			✓	✓✓	✓✓	✓✓	✓✓
Therapeutic							
Climbing gym		✓✓	✓✓✓	✓✓	✓		
Community hall/banquet		✓	✓	✓	✓	✓✓	✓✓
Fitness/wellness facilities		✓	✓✓	✓✓✓	✓✓	✓✓	✓
Gymnasium type space	✓	✓✓✓	✓✓✓	✓✓	✓	✓	
Ice arena	✓	✓✓✓	✓✓✓	✓✓	✓	✓	
Indoor child play	✓✓✓	✓✓					
Indoor field	✓	✓✓✓	✓✓✓	✓✓	✓	✓	
Multipurpose rooms	✓✓✓	✓✓	✓	✓	✓	✓✓	✓✓
Walking/running track		✓	✓	✓✓	✓✓✓	✓✓	✓✓

✓ represents observed likelihood that age segment would use services and programs associated with facility category.

Identifying Existing Recreation Facilities in Okotoks

Within Okotoks, there are three primary indoor public recreation facilities including the Okotoks Recreation Centre, Pason Centennial Arenas, and Foothills Centennial Centre, all of which are operated by the Town of Okotoks.

In addition, the Town and Foothills County co-own the Foothills Okotoks Regional Fieldhouse (currently known as the Cavalry Regional Fieldhouse). The Town also contributes to the operating budget of the Scott Seaman Sports Rink, which is operated by Foothills County. Both of these facilities are situated in Foothills County.

Okotoks Recreation Centre

The Okotoks Recreation Centre is located in the north area of the community and has been a focal point for public recreation since it opened in 1982.

When initially built, the facility offered a four lane 25 metre basin leisure pool with a zero-depth entry tot area and an NHL sized boarded ice rink. A curling rink and additional NHL sized boarded ice rink were added to the facility within a couple of years. At the time, the community had a population of 4,521 (Alberta Municipal Affairs).

An expansion of the Okotoks Recreation Centre occurred in 2007 when the population of the community was 17,145 (Alberta Municipal Affairs). The expansion resulted in a six-lane metre flat water pool with a one metre diving board, a wheelchair accessible hot tub, a hard-court gymnasium, a studio, and fitness centre being added to the facility. Multiple program rooms were also added to the facility in the expansion.

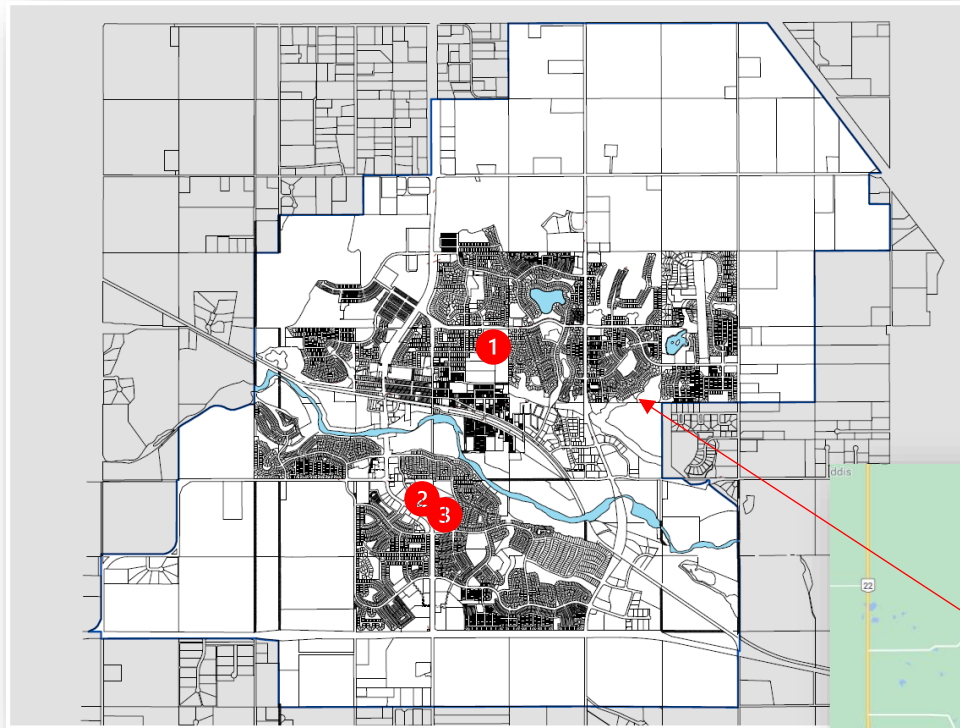
Many different arts, culture, fitness, and recreation programs and services for all ages are offered by the Town of Okotoks through the Okotoks Recreation Centre. Amenities, such as the six-lane metre pool, boarded rinks, and gymnasium are rented by local user groups to provide additional sports and recreation programs to the community.

Okotoks Recreation administration offices are situated in the Okotoks Recreation Centre.



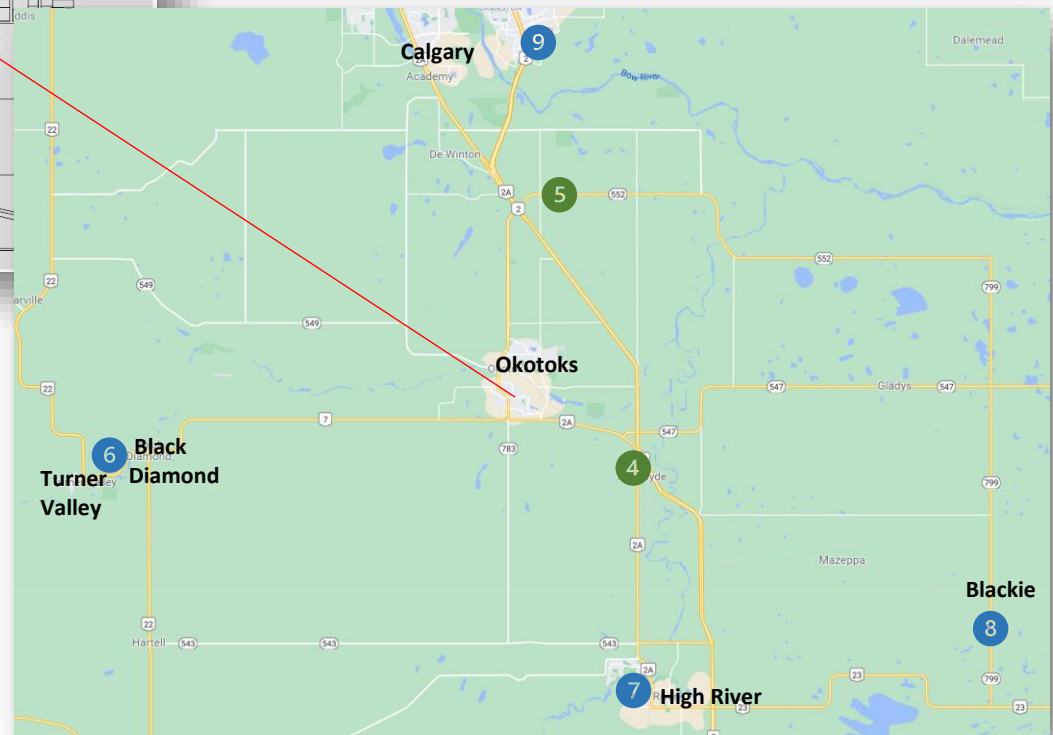
Indoor Recreation Facilities Owned by Town of Okotoks (or operated in partnership)					
Facility Category	Facility Name	Type	Description	Occupancy/ Seating	Year Built
Aquatics	Okotoks Recreation Centre	Flatwater	<ul style="list-style-type: none"> ▪ Six-lane, 25 metre, 3 metre deep end ▪ One metre dive board 	Occupancy: 300	2007
		Leisure water	<ul style="list-style-type: none"> ▪ Four-lane, 25 metre basin ▪ Zero-depth entry tot area 	Occupancy: 175	1982
		Therapeutic	▪ Hot tub, wheelchair accessible	Occupancy: 40	2007
			▪ Dry heat sauna	Occupancy: 12	1982
Ice	Okotoks Recreation Centre	Boarded rink	<ul style="list-style-type: none"> ▪ Murray ▪ NHL sized 61 metre x 26 metre (200 ft x 85 ft) 	Seating: 812	1982
		Boarded rink	<ul style="list-style-type: none"> ▪ Piper ▪ NHL sized 61 metre x 26 metre (200 ft x 85 ft) 	Seating: 350	1985
		Curling rink	▪ Six-sheets	Occupancy: 233	1983
	Pason Centennial Arenas	Boarded rink	<ul style="list-style-type: none"> ▪ Green ▪ NHL sized 61 metre x 26 metre (200 ft x 85 ft) 	Seating: 1,500	2007
		Boarded rink	<ul style="list-style-type: none"> ▪ Gold ▪ NHL sized 61 metre x 26 metre (200 ft x 85 ft) 	Seating: 300	2018
		Leisure rink	▪ Oblong freeform shape, unboarded rink	Occupancy: 75	2018
Hard surface gymnasiums	Okotoks Recreation Centre	Hard court	▪ 656 square metre (6,076 square feet)	Seating: 596	2007
	Cavalry Regional Fieldhouse	Hard-court	▪ 61 metre x 26 metre (200 ft x 85 ft)		2014
Indoor turf field	Cavalry Regional Fieldhouse	Turf field 1	▪ 61 metre x 26 metre (200 ft x 85 ft)	6v6 soccer game	2014
		Turf field 2	▪ 61 metre x 26 metre (200 ft x 85 ft)	6v6 soccer game	2014
		Turf field 3	▪ 61 metre x 26 metre (200 ft x 85 ft)	6v6 soccer game	2014
Other	Okotoks Recreation Centre	Fitness centre	▪ 102 square metre (1,100 square feet)	Occupancy: 90	2007
		Studio	▪ Spin cycle studio	Capacity:20	2007
	Pason Centennial Arenas	Walking track	▪ 200 metre, two lane track		2007
	Cavalry Regional Fieldhouse	Walking track	▪ 244 metre (800 feet), three lane track		2014
	Foothills Centennial Centre	Rooms	<ul style="list-style-type: none"> ▪ Flexible room ▪ Configurations from 130 to 929 square metres (1,400 to 10,000 square feet) ▪ Commercial kitchen 	Capacity: 400 to 800 seated, 1,100 standing	2004

Okotoks Public Recreation Indoor Facilities



- 1 Okotoks Recreation Centre
- 2 Pason Centennial Arenas
- 3 Foothills Centennial Centre
- 4 Aldersyde, Foothills County - Cavalry Regional Fieldhouse
- 5 Foothills County - Scott Seaman Sports Rink

Regional Locations of Public Recreation Indoor Facilities



- 6 Black Diamond - Oilfields Regional Arena, Oilfields Curling Club
- 7 High River - Bob Snodgrass Recreation Complex, Cargill Field House
- 8 Blackie, Foothills County - Blackie Arena
- 9 Calgary - Seton Recreation Facility

Pason Centennial Arenas

Pason Centennial Arenas was initially built in 2007 as a stand-alone boarded ice rink and located in the south area of Okotoks. It has spectator seating of 1,500. It is used as a venue for sporting events, concerts, trade shows, conferences, and local functions.

A three lane 244 metre walking track was also part of the initial rink facility. It is open for use by the public free of charge.

The facility was expanded in 2018 to include an additional boarded ice rink and an oblong freeform shape unboarded leisure rink. Other multipurpose rooms were also included in the expansion. When the expansion occurred, the population of Okotoks was 29,002 (Town of Okotoks).

The Pason Centennial Arenas is home rink of the Okotoks Junior 'A' Oilers, which play in the Alberta Junior Hockey League. Minor sports associations also use the rinks for providing programs to Okotoks residents.

The Pason Centennial Arenas is operated by the Town of Okotoks.



Foothills Centennial Centre

Located near the Pason Centennial Areas is the Foothills Centennial Centre. It is a multipurpose event facility that has a hall, meeting rooms, commercial kitchen, and senior's centre. The main hall is a flexible space of approximately 929 square metres that accommodates 400 seated banquet style and 800 theatre style. The room has retractable walls to allow customized configurations to accommodate different event and meeting needs.

The facility can accommodate various types of events such as weddings, reunions, dinner functions, and corporate functions.

The Foothills Centennial Centre was built in 2004.



Cavalry Regional Fieldhouse

The Cavalry Regional Fieldhouse is in Foothills County and has three indoor turf fields, a gymnasium, walking track and multipurpose/meeting rooms. The Town of Okotoks partnered with Foothills County in the construction and operation of the facility.

The facility is operated by a third party on behalf of the Town of Okotoks and Foothills County. Amenities are rented to local user groups that provide programming to area residents such as indoor soccer, lacrosse, pickleball, volleyball, etc. Various recreation and fitness programs, drop in opportunities, and services are also provided to area residents by the operator.

The Cavalry Regional Fieldhouse was built in 2014.



Scott Seaman Sports Rink

Foothills County operates a single NHL sized boarded ice rink that is located approximately 10 to 15 kilometres north of Okotoks.

The Town of Okotoks currently supports the operations of the Scott Seaman Sports Rink with a financial contribution to enable access to the facility for Okotoks residents and user groups.

The facility was built by Foothills County in 2013.

Indoor Recreation Facilities Located in the Regional Area

There are additional facilities throughout the region in which Okotoks is situated.

As already stated, the Cavalry Regional Fieldhouse and Scott Seaman Sports Rink are in Foothills County, but there is also another boarded rink in the County. Both ice rinks within the County support user groups such as the Foothills Minor Hockey Association, which includes players from the County, as well as High River.

High River located approximately 20 to 25 kilometres south of Okotoks has the Bob Snodgrass Recreation Centre with a flatwater pool, two boarded ice rinks, gymnasium, walking track, and curling rink. For the most part, these facilities serve the needs of residents residing in High River and southern portion of Foothills County.

Black Diamond is located about 20 to 25 kilometres west of Okotoks. It has a boarded ice rink and curling rink within the community. These amenities serve the needs of residents located in Black Diamond and Turner Valley.

Indoor Recreation Facilities Located in the Regional Area				
Amenities	Communities			
	Okotoks	Foothills County	Black Diamond/ Turner Valley	High River
Population (2016)	28,881	22,766	5,259 (combined)	13,584
Aquatic Facilities				
Leisure water	1	-	-	-
Flatwater	1 (six lanes)	-	-	1 (six lanes)
Ice (surfaces)				
Boarded rinks	2	2	1	2
Leisure rinks	-	-	-	-
Hard surface				
Gymnasiums	1	1	-	1
Studios	1	-	-	-
Indoor turf fields	-	3	-	-
Fitness centre	1	-	-	-
Walking track	1	1	-	1
Curling Rink (sheets)	6	-	4	4

In Calgary, there is the Brookfield Residential YMCA at Seton recreation centre, which is located approximately 20 to 25 kilometres from Okotoks. It has an aquatic facility with a 50-metre pool, diving centre, and leisure water; two boarded ice rinks, three gymnasiums, a fitness centre, a walking track, multipurpose rooms, and a 300-seat theatre. These amenities serve the recreation needs of Calgarians living throughout southeast Calgary; however, some of the specialty facilities such as the 50-metre pool, diving centre, and theatre offer opportunities for residents from the broader geographic area to engage in activities. Within Calgary, which has a population of over 1.3 million, there are three 50 metre pools (University of Calgary in the

northwest, Repsol Sport Centre in the downtown, and Brookfield Residential YMCA at Seton) that offer training and competition facilities for aquatic sports.

Also in Calgary is the Cardel Rec South and Shawnessy YMCA, which, again, is approximately 20 to 25 kilometres from Okotoks. These amenities are located within the same building and include a 25m 6 lane swimming pool, fitness studio, indoor running track, indoor climbing wall, four boarded ice rinks, and a gymnasium. This facility also serves south Calgary residents, more so in the southwest area of the community.

Utilizing Okotoks Facilities

Aquatic, arena, and gymnasium amenities operated by the Town of Okotoks have high utilization rates during Prime-Time hours. Comparing utilization rates over the past five years reveals increasing demand for recreation facilities in the community, particularly for aquatic and boarded ice rinks. It is expected that the growing population, particularly among children and youth, in the community is responsible for the increasing demand for these amenities and the programs and services that they accommodate.

In terms of the ice rink, an additional ice sheet was added to the inventory in 2018. Still, demand for boarded ice rinks has remained significantly high within the community.

Within the 2017 Recreation, Parks, and Leisure Master Plan, utilization for the indoor field and gymnasium spaces at the Cavalry Regional Fieldhouse was approximately 68% during Prime-Time hours between October and April, with the highest rate being in February with 85%. It should be noted that this facility was built to accommodate future growth in the region. In the initial feasibility assessment of the facility, existing demand suggested 3 fields were needed. At the time, the Town and Foothills County decided to build 4 playing surfaces to accommodate future growth.

Although the utilization statistics do not reflect full capacity during Prime-Time hours, openings generally involve short timeframes dispersed throughout the schedule, which effectively results in near capacity under current conditions.

Utilization of Prime-Time Hours at Town of Okotoks Facilities		
Amenities	2015/16*	2021/22 [†]
Aquatics (Okotoks Recreation Centre)*	82%	89%
Arenas [^]	96%	94%
Gymnasium(s) (Okotoks Recreation Centre)	63%	71% [‡]

Rates developed using methods from 2017 Recreation Master Plan

* Based on actual bookings

• Based on 15 minute increments.

† Estimated based on current bookings/schedule – additional rentals are possible

^ There were 3 rinks in 2015/16 and 4 in 2021/22

‡ Much of the booked times are public drop in

Prime time:

- Aquatics – 5:30 am to 11:00 pm weekdays and 7:00 am to 7:00/8:00 pm on weekend days
- Arenas – 4:00 pm to 11:00 pm and 6:30 am to 7:30 am weekdays and 7:00 am to 11:00 pm weekend days
- Gymnasiums - 4:00 pm to 11:00 pm weekdays and 7:00 am to 11:00 pm weekend days

Comparing Recreation Facility Provision in Other Communities

A comparative review was conducted with 15 other communities across Canada to gain insights into the provision of indoor recreation facilities and amenities that are typically present in communities of similar size and characteristics to Okotoks (see Appendix for methodology to identify comparative communities).

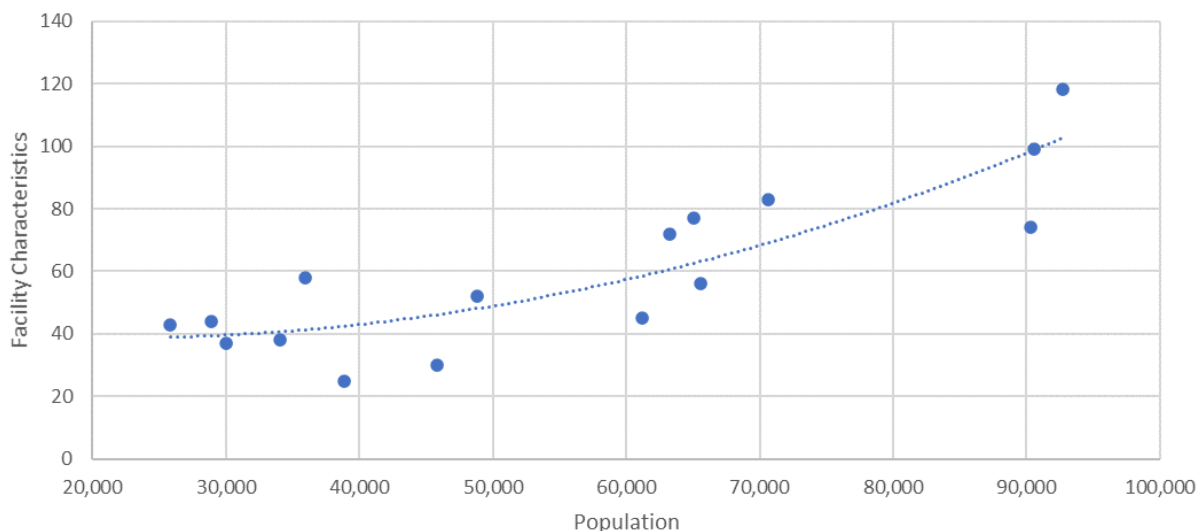
Communities with populations ranging from approximately 30,000 to 100,000 were examined to identify those that have similar demographic characteristics to Okotoks. However, Okotoks is somewhat unique in its composition, particularly in terms of the proportion of children and youth living in the community. As such, it is challenging to find communities that can be directly compared to Okotoks.

Alberta communities are more likely to have similar demographic profiles to Okotoks compared to communities in other provinces. In

a few cases, Alberta communities have also experienced rapid population growth over the past few decades and have deficits in recreation facilities. For example, Airdrie doubled in population size between 2006 and 2016 (28,872 to 61,581) and is currently planning for the development of additional recreation facilities to address community demand.

Nevertheless, the comparative review provides a general understanding of how indoor recreation facilities develop within communities and assists in identifying gaps for facilities in Okotoks. For instance, analysis of the data gathered through the comparative review shows that there is a distinct increase in the number of indoor recreation amenities and playing surfaces available in communities as they increase in population, particularly once communities reach 60,000.

Amenities and Playing Surfaces by Population



Facility Characteristics - Data points involve number of amenities and playing surfaces.



The next two pages show the findings of the comparative review for Water, Ice, Hard Surface, Turf (indoor), and other amenities.

These data further show the kinds of increases in facilities and amenities that arise when communities have over 60,000 population. After this threshold, the number of facilities, amenities, and playing surfaces tend to increase. For instance, there is typically more than one aquatic facility and the number of 25m equivalent lanes tends to increase, as does the availability of leisure water opportunities. The number of sheets of boarded ice rinks tends to increase, as do the number of hard-court gymnasiums that are operated by municipalities or partners (not including gymnasiums in elementary to high schools).

Amenities	Water Comparisons															
	Cochrane, AB	Okotoks, AB	Leduc, AB	Spruce Grove, AB	Prince Albert, SK	Mission, BC	Whitchurch-Stouffville, ON	Brandon, MB	Airdrie, AB	Grande Prairie, AB	Medicine Hat, AB	St. Albert, AB	Sherwood Park, AB	Kamloops, BC	Red Deer, AB	Lethbridge, AB
Population (2016)	25,853	28,881	29,993	34,066	35,926	38,833	45,837	48,859	61,581	63,166 (+1,922)	63,260	65,589	70,618	90,280	90,564	92,729
Number of locations	1	1	1	1	2	1	1	2	1	1	2	2	3	2	4	5
Flatwater																
25m lanes	8	6	6	10	13	6	6	4	6	4	4	8	26	6	15	28
50m lanes								6		10	8			8		8
Total 25m lane equivalents	8	6	6	10	13	6	6	16	6	24	20	8	26	22	15	44
Diving boards/tower/tank	✓				✓ (2)			✓	✓	✓	✓	✓	✓	✓	✓ (2)	✓ (2)
Leisure water																
Zero entry leisure/teaching/tot/warm water	✓ (2)	✓	✓	✓	✓	✓ (2)	✓ (2)	✓	✓	✓	✓ (2)	✓ (3)	✓ (3)	✓	✓ (4)	✓ (2)
Spray park/play structures	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓ (2)	✓	✓	✓ (2)	✓
Water slide	2		*	1	1	2	1	1	2	1	2	3	1	1	4	2
Swing rope		✓									✓		✓	✓		
Water climbing wall			✓									✓		✓		✓
Flow rider										✓						✓
Lazy river	✓				✓			✓	✓	✓	✓	✓	✓		✓	✓
Log walk										✓						
Wave pool	✓				✓						✓		✓		✓	✓
Therapeutic																
Hot tub/whirlpool	✓	✓	✓	✓	✓	✓		✓	✓	✓		✓ (2)	✓ (3)	✓ (2)	✓ (3)	✓ (3)
Steam room				✓				✓	✓	✓	✓	✓	✓ (3)	✓ (2)	✓ (3)	✓
Sauna		✓				✓				✓		✓		✓ (2)		✓

Planning

* * *

Amenities	Ice Comparisons															
	Cochrane, AB	Okotoks, AB	Leduc, AB	Spruce Grove, AB	Prince Albert, SK	Mission, BC	Whitchurch-Stouffville, ON	Brandon, MB	Airdrie, AB	Grande Prairie, AB	Medicine Hat, AB	St. Albert, AB	Sherwood Park, AB	Kamloops, BC	Red Deer, AB	Lethbridge, AB
Population (2016)	25,853	28,881	29,993	34,066	35,926	38,833	45,837	48,859	61,581	63,166 (+1,922)	63,260	65,589	70,618	90,280	90,564	92,729
Number of locations	2	2	1	1	4	1	2	2	3	4	5	2	5	4	5	7
Boarded ice rinks																
Non-Standard (under 190ft x 85ft)			1		2									1		1
NHL sized	4	4	2	2	4	2	4	4	5	6	6	5	7	4	6	7
Olympic sized														1		
Total	4	4	3	2	6	2	4	4	5	6	6	5	7	6	6	8
Performance		1	1	1	2			1		1	1	1	1	1	1	1
Seating		1,500	1,200	1,259	3,299 - 4,500			5,102		2,939	7,000	2,023	1,800	6,000	7,819	5,900
Junior A, AA, AA		AJHL		AJHL	WHL			WHL		AJHL	WHL	AJHL	AJHL	WHL	WHL	WHL

Leisure rink

Surfaces		✓		✓								✓	✓			
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Planning

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Note: Planning indicates community is in process of planning new facilities. Prince Alberta, SK., is in the process of developing facilities, which have been included in the comparisons.

*Okotoks has tot and 8ft slides, but these are not comparable to the larger leisure water slides that are present at other facilities.

Hard Court Gymnasium Comparisons																	
Amenities	Cochrane, AB	Okotoks, AB	Leduc, AB	Spruce Grove, AB	Prince Albert, SK	Mission, BC	Whitchurch-Stouffville, ON	Brandon, MB	Airdrie, AB	Grande Prairie, AB	Medicine Hat, AB	St. Albert, AB	Sherwood Park, AB	Kamloops, BC	Red Deer, AB	Lethbridge, AB	
Population (2016)	25,853	28,881	29,993	34,066	35,926	38,833	45,837	48,859	61,581	63,166 (+1,922)	63,260	65,589	70,618	90,280	90,564	92,729	
Number of locations	1	2	1	1	2	1	1	2	1	3	3	1	2	1	4	4	
Surfaces	1	4	2	1	2	1	1	4	2	3	4	3	2	3	6	6	
Indoor Turf Comparisons																	
Amenities	Cochrane, AB	Okotoks, AB	Leduc, AB	Spruce Grove, AB	Prince Albert, SK	Mission, BC	Whitchurch-Stouffville, ON	Brandon, MB	Airdrie, AB	Grande Prairie, AB	Medicine Hat, AB	St. Albert, AB	Sherwood Park, AB	Kamloops, BC	Red Deer, AB	Lethbridge, AB	
Population (2016)	25,853	28,881	29,993	34,066	35,926	38,833	45,837	48,859	61,581	63,166 (+1,922)	63,260	65,589	70,618	90,280	90,564	92,729	
Unboarded					1		1			1					1		
Total	0	0	0	0	1 1/2 size regulation field		1 2/3 size regulation field		0	1	0	0	0		1 3 all privately run	0	
Other Comparisons																	
Amenities	Cochrane, AB	Okotoks, AB	Leduc, AB	Spruce Grove, AB	Prince Albert, SK	Mission, BC	Whitchurch-Stouffville, ON	Brandon, MB	Airdrie, AB	Grande Prairie, AB	Medicine Hat, AB	St. Albert, AB	Sherwood Park, AB	Kamloops, BC	Red Deer, AB	Lethbridge, AB	
Population (2016)	25,853	28,881	29,993	34,066	35,926	38,833	45,837	48,859	61,581	63,166 (+1,922)	63,260	65,589	70,618	90,280	90,564	92,729	
Climbing gym/walls	1				1					1	1		1	Private	1	1	
Curling rinks (sheets)	1(6)	1(6)	1(8)	1(6)	1(8)	1(4)	1(6)	1(8)	1(8)	1(8)	1(8)	1(6)	1(8)	2(14)	2(16)	1(10)	
Fitness centre(s)	1	1	1	1	1	1	1	2	1	2	3	1	1	2	4	3	
Indoor child playground(s)	1		2	1	Private		Private	1		1	Private	2	2	Private	Private	Private	
Studio spaces	5		2	2	3	1	1	1	2	2	2	3	3	4	4	6	
Walking/running tracks	1	2	1		1			1	1	2	1	1	1	1	2	1	

The data also show several notable gaps in amenities and playing surfaces within Okotoks ahead of the community reaching a population of 60,000.

- **Water** - Within the Okotoks Recreation Centre, there is a small zero-entry leisure pool that is adjoined to four lanes of 25m in length. This was part of the initial aquatic facility in Okotoks, which addressed general program and fitness needs for the community at that time. In 2007, the flatwater 25m 6 lane pool was built to provide further aquatic program, fitness, and sport opportunities for the community.

Missing within this mix was leisure water opportunities such as spray park/play structures, water slides, lazy rivers, and

wave pools. These kinds of features have become common offerings within public recreation Water facilities. Any new Water facility developed by municipalities similar in size to Okotoks typically have leisure water features in addition to or, in some cases, instead of flatwater pools. Communities without leisure water features in their aquatic facilities typically have older pools that were built more than two or three decades ago. As will be shown in the next few pages of this report, Okotoks residents identified leisure water as being the main indoor recreation amenity gap within the community. These expectations are likely a result of the prominence of children and youth within Okotoks that find leisure water opportunities appealing for their swimming activities.

Notable Gaps in Leisure Water - Up to 60,000 population

Amenities	Cochrane, AB	Okotoks, AB	Leduc, AB	Spruce Grove, AB	Prince Albert, SK
Leisure water					
Zero entry leisure/teaching/tot/warm water	✓(2)	✓	✓	✓	✓
Spray park/play structures	✓		✓	✓	✓
Water slide	2		1	1	2
Swing rope		✓			
Water climbing wall			✓		
Flow rider					
Lazy river	✓				✓
Log walk					
Wave pool	✓				✓

- *Ice* - The data presented in the comparative review shows that after approximately 50,000 population, communities typically have 5 or more sheets of boarded ice rinks. However, given the high proportion of the Okotoks population that is under 20 years of age, the popularity of ice sports within the community such as hockey, ringette, and figure skating, and the existing facilities operating at near capacity, the need for at least one additional boarded ice rink is expected before the community reaches 50,000 population.
- *Other Indoor Amenities* - The review also shows some notable gaps for other amenities such as climbing wall/gym, indoor child playground(s) and studio spaces. Again, the climbing wall/gym and indoor child playground(s) are appealing to households with children and youth. Studio spaces facilitate opportunities for fitness programs and services and have become more common within public recreation facilities to generate revenues.

Notable Gaps in Other Amenities - Up to 60,000 Population

Amenities	Cochrane, AB	Okotoks, AB	Leduc, AB	Spruce Grove, AB	Prince Albert, SK
Climbing gym/walls	1				1
Curling rinks (sheets)	1(6)	1(6)	1(8)	1(6)	1(8)
Fitness centre(s)	1	1	1	1	1
Indoor child playground(s)	1		2	1	Private
Studio spaces	5		2	2	3
Walking/running tracks	1	2	1		1

The existing 25m 6 lane pool is used by local competitive swimming, water polo, and artistic swimming groups to provide programs and competitions for residents. Swim Alberta has approved the current Okotoks Recreation Centre as being eligible to host local and regional competitions. In order to host provincial and, possibly, national swimming competitions, the flatwater pool would need to have at least 25m, 8 to 10 lanes, and appropriate depth specifications.



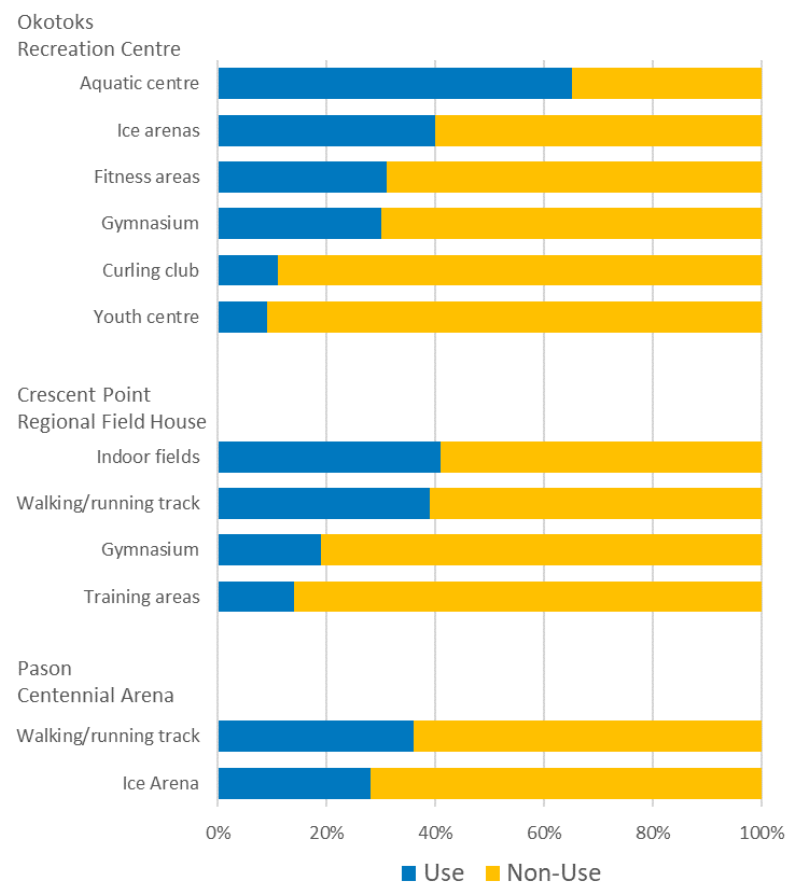
Understanding Residents' Perceptions of Indoor Recreation Facility Needs

For the 2017 Recreation, Parks, and Leisure Master Plan, a survey was conducted with residents of Okotoks and Foothills County, in which a total of 1,194 responses were gathered. Respondents to the survey were asked about use of facilities and preferences for services. The responses to the survey reflect some of the gaps that are noted from the comparative review.

When asked about use of indoor recreation amenities located in and around Okotoks, the aquatic centre at the Okotoks Recreation Centre was most used among residents, which reveals the importance of the aquatic centre to the community.

Additional amenity use included the indoor fields at Cavalry Regional Fieldhouse⁴ and ice rinks in general (either at the Okotoks Recreation Centre or the Pason Centennial Arena).

Residents' Use of Indoor Recreation Facilities in Okotoks

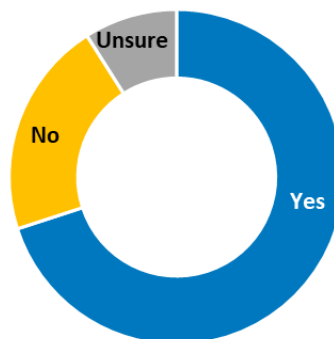


Source: The State of Recreation, Parks and Leisure Research Report (2017).

⁴ Note: The Cavalry Regional Fieldhouse was called Crescent Point Regional Field House at the time of the survey.

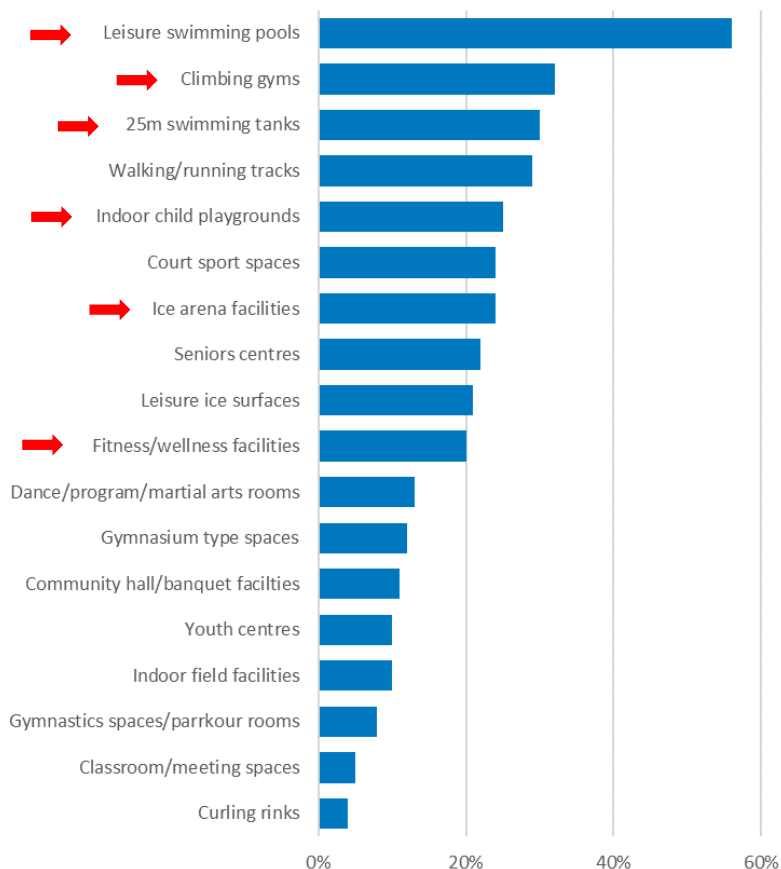
Most respondents (70%) to the survey stated that there was a need for new or enhanced recreation, parks, and leisure facilities and spaces in Okotoks. The top priority for indoor recreation facilities was leisure swimming pools with over half of respondents (56%) indicating a need within the community. Other amenities identified as notable gaps within the comparative review such as climbing gyms, 25m swimming tanks, indoor child playgrounds, ice arena facilities, and studios were also acknowledged by residents as being needed within Okotoks.

Residents' Perceived Need for New/Enhanced Recreation, Parks, and Leisure Facilities or Spaces



Source: The State of Recreation, Parks and Leisure Research Report (2017).

Residents' Perceived Need Indoor Recreation Facilities or Spaces



Source: The State of Recreation, Parks and Leisure Research Report (2017).

Identifying Targeted Service Levels

A set of Targeted Service Levels were developed in the 2017 Recreation, Parks, and Leisure Master Plan (see table to the right). These service levels addressed a variety of indoor recreation amenities based on analysis of amenity per resident in Okotoks and other Alberta communities.

Detailed analysis of the data provided in the Comparative Review conducted for this study reveals further aspects to be considered for service levels of indoor recreation amenities in Okotoks.

When considering information from all the communities that were part of the Comparative Review, the existing service levels within Okotoks are lower than the averages observed in other communities (except for those amenities that do not exist in Okotoks).

However, further analysis shows that there are many cases where other communities have lower service levels to those of Okotoks. Quite a few of these communities have populations of less than 60,000. As such, analysis was conducted to determine service levels for communities with populations up to 60,000. When this was done, many of the averages were closer to or lower than Okotoks.

Targeted Services Levels - 2017 Recreation, Parks, and Leisure Master Plan

Indoor Amenities	Targeted Service Levels
Child playgrounds	1 per 30,000 residents
Leisure ice surfaces	1 per 30,000 residents
Fitness/wellness facilities	1 per 15,000 residents
Gymnasium type spaces	1 per 15,000 residents
Climbing gyms	1 per 30,000 residents
Leisure swimming pools	1 per 20,000 residents
Walking/running tracks	1 per 15,000 residents
Community hall/banquet facilities	1 per 25,000 residents
Indoor field facilities (# of surfaces)	1 per 15,000 residents
Seniors Centre	1 per 20,000 residents
Youth Centres	1 per 20,000 residents
Parkour rooms	Dependent upon partnership opportunities
25m swimming tanks	1 per 20,000 residents
Ice arena facilities (# of surfaces)	1 per 12,500 residents
Classroom/meeting rooms	To be included in facility development projects
Dance/program/martial arts rooms (studios)	To be included in facility development projects
Curling rinks	1 per 40,000 residents

Analysis of Service Levels based on Comparative Review				
Amenity	Service Levels			
	Okotoks	Other Communities Average	Low End of Range	Up to ~ 60,000 Average
Anchor Amenities				
Water				
Flatwater - Lanes per 25 m equivalent	2,888	4,181	2,107	4,307
Zero entry leisure/teaching/tot/warm water	28,881	37,222	12,927	26,304
Spray park/play structures		51,814	25,853	35,588
Water slide		38,743	12,927	29,150
Swing rope		71,330	61,161	
Water climbing wall		69,648	29,993	29,993
Flow rider		78,909	65,088	
Lazy river		62,054	25,853	36,879
Log walk		65,088	65,088	
Wave pool		63,158	25,853	30,890
Ice Arena (rinks)	7,200	12,022	6,463	11,972
Hard court gymnasiums (surfaces)	14,441	34,080	14,441	28,927
Indoor turf fields	9,627	27,271	9,627	23,558
Other Amenities				
Climbing gym/walls		58,552	25,853	30,890
Curling rinks (sheets)	4,814	6,958	3,749	5,812
Fitness centre(s)	28,881	36,823	21,087	32,977
Indoor child playground(s)		36,709	14,997	30,944
Studio spaces		25,210	5,171	26,101
Walking/running tracks	14,441	51,281	14,441	31,014

Denotes Okotoks existing service levels are lower.

Taking into consideration all the information gathered in the Comparative Review, the current utilization levels, and the characteristics of the community (such as a much younger population than other communities), the Targeted Service Levels have been revised for anchor amenities of Water, Ice, Hard Services, and Turf (indoor) facilities and playing surfaces.

Service levels for other amenities should be dependent upon specifications of facility development projects, partnership opportunities, and public benefit (e.g., private sector unwilling to provide services).

Revised Targeted Service Levels

(For community up to 50k to 60k)

Anchor Amenities

Water

- Flatwater – Lanes – ~ 1 lane per 3,000
- Zero entry leisure/combined flat/teach/tot /warm – ~ 1 basin per 20,000 residents
- Other leisure amenities – part of a key aquatic facility located in community

Ice

- Rink sheets – 1 per 10,000 residents

Hard surfaces

- Hard court gymnasiums – 1 per 20,000

Turf

- Fields (boarded or non-boarded subdivided) – 1 per 20,000

Other Amenities

- Other amenities dependant upon facility development projects and/or partnership opportunities

Defining Recreation Amenity Needs in the Community

Using information from the revised Targeted Service Levels and Comparative Review, as well as community expectations for new indoor recreation facility development in Okotoks, a definition of recreation amenity needs has been established.

Within the expected Off-site Levy window of the next 25 years, leisure water features, a flatwater lane/teaching/competitive pool, and one to two boarded NHL sized rinks are needed. When the Water amenities are developed, other amenities such as a climbing wall/gym, indoor child playground, and studio spaces should be included.

Timeframes for development are different for each of the needed amenities. The leisure water features should be developed now or within five years. The flatwater pool will be dependent upon population growth, as will the boarded rink. Other amenities should be developed in conjunction with a customer service-oriented facility (e.g., facilities that have consistently staffed service desks such as an aquatic centre).

Benefits associated with the new amenities will be dependent on need of existing or new developments. Since the leisure features do not currently exist in the community, the benefit will be realized by existing and new development; as will other amenities such as a climbing wall/gym, indoor child playground, and studio spaces. An additional flatwater pool and new boarded ice rinks will address new demand from increased population in the community and, as such, the benefit will be realized by new developments in Okotoks.

Definition of Recreation Amenity Needs
Water <ul style="list-style-type: none"> Leisure <ul style="list-style-type: none"> ▪ Fun water - Spray park/play structures/water climbing wall/water slide/lazy river/etc. ▪ <i>Timeframe:</i> Now (within 5 years) ▪ <i>Benefit:</i> Existing and New Development Flatwater <ul style="list-style-type: none"> ▪ Lane/teaching/competitive water ▪ <i>Timeframe:</i> Required soon (within 10 years) ▪ <i>Benefit:</i> New Development
Ice <ul style="list-style-type: none"> Arena <ul style="list-style-type: none"> ▪ Boarded rink - 1 NHL sized rink ▪ <i>Timeframe:</i> Likely within levy window - 40,000 population and every 10,000 thereafter ▪ <i>Benefit:</i> New Development Leisure ice <ul style="list-style-type: none"> ▪ No notable service level gaps identified.
Hard surfaces <ul style="list-style-type: none"> Gymnasium <ul style="list-style-type: none"> ▪ No notable service level gaps identified.
Indoor turf fields <ul style="list-style-type: none"> ▪ No notable service level gaps identified.
Other <ul style="list-style-type: none"> Climbing wall/gym Indoor child playground Studio Spaces <ul style="list-style-type: none"> ▪ <i>Timeframe:</i> Should be part of amenity development initiative involving a customer service facility (e.g., Water facilities) ▪ <i>Benefit:</i> Existing and New Development

Developing Facilities to Address Recreation Needs

Considering Development Options

Coordination and development of the defined recreation amenity needs within the Town's future recreation infrastructure requires consideration of various key issues. Some of these issues were highlighted in the Town of Okotoks Recreation, Parks, and Leisure Master Plan and were used to suggest a high-level strategy of building a multipurpose indoor facility at a new location within the community. However, additional issues have surfaced since the Plan was adopted, which have contributed to identifying several options for addressing recreation amenity needs within the community.

The Recreation, Parks, and Leisure Master Plan acknowledges that ongoing acquisition of new Municipal Reserve lands from developing areas of the community will not be sufficient to meet future recreation facility needs. At the time, it was recommended that the Town consider purchasing or acquiring land for specific recreation infrastructure purposes.

The Master Plan acknowledged the benefits of creating community "hub" sites, where recreation amenities are concentrated to provide valuable gathering places for residents. It also recognized that that:

- Priority should be given to placing new amenities on existing sites as opposed to stand alone venues,
- Indoor recreation facilities should be strategically distributed throughout the Town,
- Phasing should be considered when developing "hub" facilities to attain benefits and efficiencies, and
- Clustering of recreation amenities should be considered to realize operational efficiencies.

Other issues that may need to be considered for the acquisition of land for recreation facilities, as well as facilitating community hub sites, include:

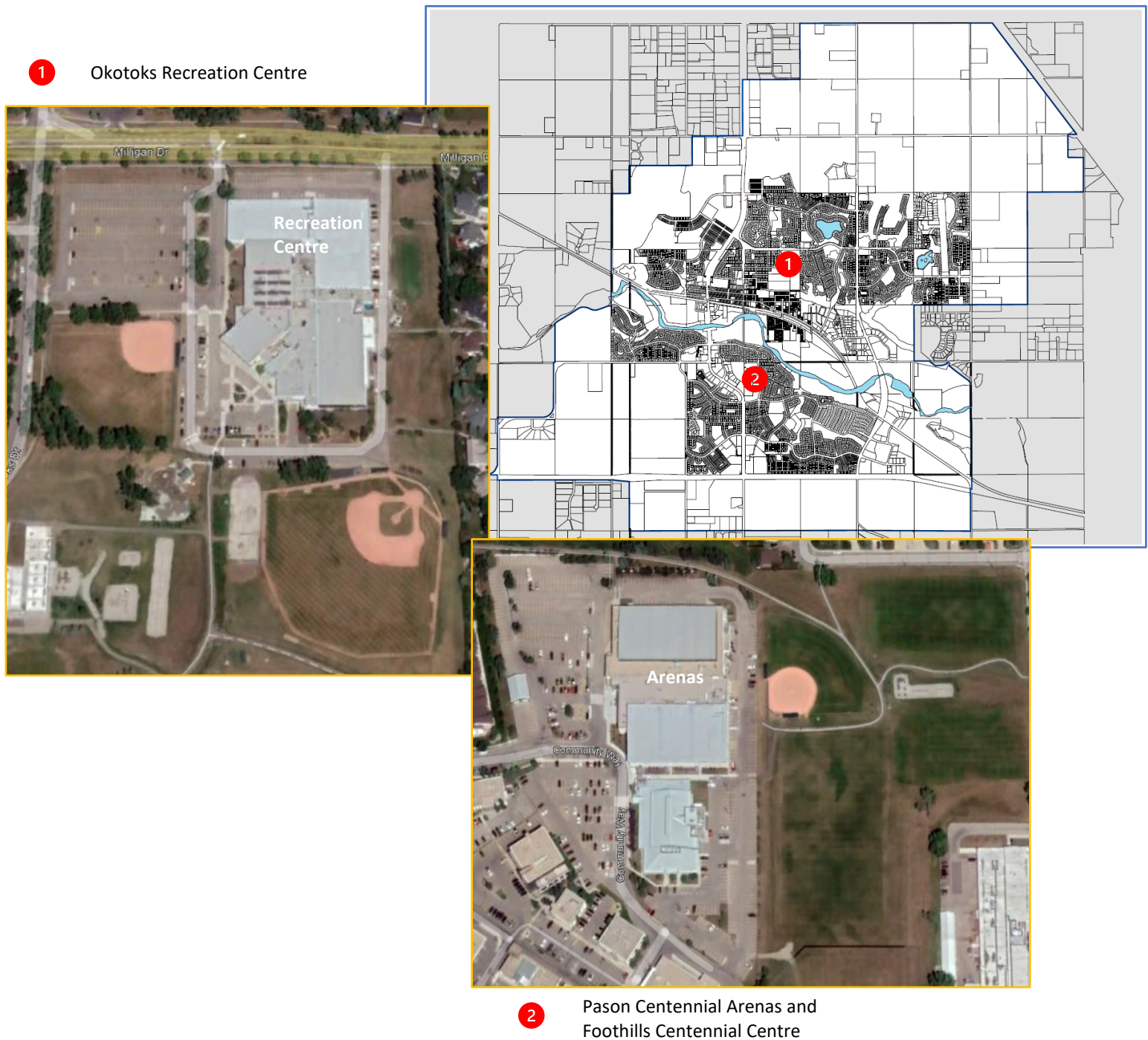
- Being sized appropriately to incorporate all associated facilities (indoor and outdoor) with consideration for potential future facility expansion,
- Being adjacent to public roads that can accommodate required traffic volumes,
- Having safe public access points from roadways that also allow efficient access for emergency vehicles,
- Being accessible to existing or future public transit and active transportation routes (e.g., pathways and trails),
- Being in proximity to compatible facilities and developments such as schools, other community facilities, retail amenities, and residential areas,
- Fostering operational efficiencies with other public recreation facilities,
- Having compatibility with the planning schemes of surrounding neighbourhoods,
- Minimizing site development costs and re-zoning and development approvals, and
- Allowing visibility that would appeal to potential sponsorship donors.

Currently, there are two indoor recreation community hubs within the Town including the Okotoks Recreation Centre and the Pason Centennial Arenas/Foothills Centennial Centre (see figures on next page). In terms of available land for development at these locations, there are limitations for further expansion at the Pason Centennial Arena /Foothills Centennial Centre, but opportunities for expansion exist at the Okotoks Recreation Centre.

With these issues and possibilities, the following options were considered to address the recreation amenity needs of the community:

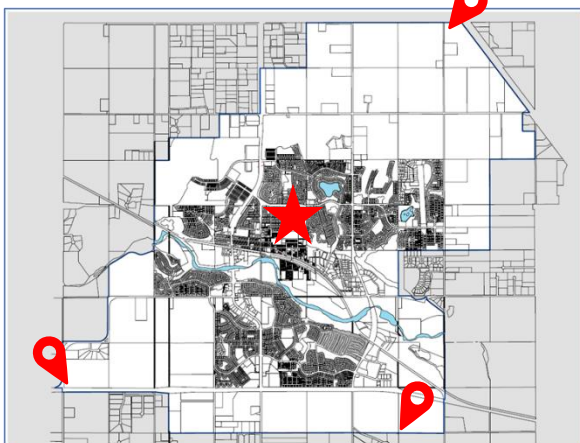
- Concentrate all recreation amenity development needs at the Okotoks Recreation Centre site (no additional land needed)
- Develop all recreation amenity needs at another site (additional land needed)
- Develop additional Water/Other needs at Okotoks Recreation Centre and Ice at another site (additional land needed)

Locations of Okotoks Recreation Centre and Pason Centennial Arenas/Foothills Centennial Centre



- Concentrate All Recreation Amenity Development Needs at Okotoks Recreation Centre Site
 - The existing Okotoks Recreation Centre is already a community hub of both indoor and outdoor recreational activity in the community. It provides a diversity of opportunities for Okotoks residents to participate in recreation activities. The new amenities would increase the mix of opportunities and add further development capacity at the location, which would enhance its relevance and scope as a recreation hub for the community.
 - One of the existing benefits of the Okotoks Recreation Centre is its centralized location within the community. With current vehicle transportation routes in the Town, the Okotoks Recreation Centre is accessible from all areas of the community. As the Town expands to the north and south, it will continue to be accessible. Studies have shown that recreation participants are willing to travel between 15-40 minutes to access recreation opportunities depending on the activity.⁵ The Okotoks Recreation Centre would remain a 10-minute drive from development that extends to the existing boundaries of the Town.

📍 *Approximately 10 Minute Drive to Okotoks Recreation Centre*



- There are efficiencies to having multiple amenities at a single location. Staff can be shared among various programming initiatives and operational responsibilities. There can also be synergies in terms of facility operations and shared equipment and resources. These kinds of efficiencies can result in operational cost savings. Further, it is convenient for users to have access to various activities within one location. For instance, if a child is attending a skating session, a parent can go for a swim or use a fitness centre.
- Recreation amenities needs are required due to future development and population growth within the community. In Okotoks, future developments will occur in the north and south areas of the community. Expanding and enhancing facilities at the Okotoks Recreation Centre will likely be perceived as equitably beneficial to developments in both areas; particularly since travel time to the Okotoks Recreation Centre will be approximately the same for the north and south extremes of the community. Developers contributing to the Community Amenities Off-site Levy can be assured that residents in their area are receiving similar benefits to the new recreation amenities as residents living in other new areas.
- While all the recreation amenity needs could be accommodated at the Okotoks Recreation Centre, it might be challenging to achieve an acceptable configuration. With existing ice rinks and the curling club located on the north and east sides of the existing building, it may be challenging to find a practical configuration to add further ice rinks. It is also recognized that additional parking will be needed at the facility to accommodate the new amenities, and this might create challenges for facility access (for customers, deliveries, etc.) if all amenities are accommodated.

⁵ Source: Defining a Potential New Community Recreation Centre, Town of Okotoks, 2020.

- It is acknowledged that both existing ball diamonds at the Okotoks Recreation Centre would need to be relocated if all recreation amenity needs are located at the facility.
- All Development Occurring at Another Site
 - Additional land would need to be acquired to address the recreation amenity needs at another site. Currently, there is limited Municipal School Reserve lands available in the community and existing Municipal Reserve lands would be insufficient in size to accommodate a multipurpose recreation facility. Town of Okotoks Recreation, Parks, and Leisure Master Plan specifies that 16 to 24 hectares of land would ideally be required to integrate major indoor (and outdoor) amenities/facilities.⁶ Given the recreation amenity needs defined within this study, as well as ensuring provision for future expansion and development including outdoor amenities, it would be prudent to plan for a land parcel of this size to develop facilities at another location within the community.
 - Land for another site would likely need to be located in newly developing areas of Okotoks. New recreation facilities situated in these areas would increase their appeal to potential home buyers. Developers of these areas would likely appreciate the advantages of having new recreation facilities in or in proximity to their communities. However, the tradeoff is that developers of areas in the opposite side of the community would not perceive the same advantages.
 - Costs associated with the purchase and servicing of additional lands would need to be included in the calculations of Off-site Levy benefits.
- There are synergies associated with providing combined services involving aquatic facilities, fitness centres, walking/running tracks, and other related admissions/membership-oriented amenity/services such as public skating. Admissions and memberships are afforded opportunities to use various services when customers use multiple amenity recreation facilities. These opportunities are appealing and appreciated by users. On its own, a Water recreation facility will have some appeal, but would be less attractive to users. It might be considered more of a destination facility if it did not have a fitness centre and other admission/membership-oriented amenities/services for customers to use. These additional services could be provided but would increase the capital costs to build the new recreation facility.

⁶ Source: Town of Okotoks, Recreation, Parks, and Leisure Master Plan, 2017, page 79.



- Develop Additional Water/Other at Okotoks Recreation Centre and Ice at Another Site
 - If this option were developed, Water and Other recreation amenities needed within the community would be centrally located. Further, amenities that are needed due to population growth such as the flatwater pool would be central to both the north and south areas where residential development is going to occur. As revealed earlier, all the new residential development areas would have comparable access to the new amenities at the Okotoks Recreation Centre. Indeed, at full build-out of the existing Town boundaries, residents living near the outskirts of the community would have similar travel time to the Okotoks Recreation Centre.
 - There would be operational efficiencies for having all Water amenities at a single location. Managing human resources would be more efficient being in a single location. There are also the advantages of having the aquatics at the same location as the fitness centre, studios, etc.
 - It is not uncommon for Ice recreation facilities to operate independently of other amenities. Ice rinks, particularly those with at least two ice sheets, can be operated efficiently on their own.
 - It may be beneficial to have Ice located near junior or high schools to facilitate opportunities for facility use by the schools, as well as academies. There is a trend for sports academies to partner with educational institutions to provide training and development programs for young athletes. As such, joint-use sites involving junior or high schools might be considered, if this option was developed.

- It is acknowledged that configuration of Water and Other amenities at the Okotoks Recreation Centre may still be challenging. However, initial conceptual planning suggests that the new facilities could be accommodated and allow for appropriate access and parking. One of the existing ball diamonds would need to be relocated.
- A minimum of 4 to 6 hectares would likely be needed to accommodate a twin ice arena. Costs associated with purchasing and, possibly, servicing land for the would need to be included in Off-site Levy calculations.

With the various issues of each option considered, it was determined that developing additional Water and Other amenities at the Okotoks Recreation Centre and Ice at another location would be the most favorable option.

Expanding the Okotoks Recreation Centre would keep Water and Other amenities centralized within the Town as the community grows, which would benefit residents who move into newly developed areas in both the north and south areas of Okotoks. There would also be efficiencies associated with operations and costs to provide aquatic programming in one location.

Having Ice at another location would reduce challenges with configuration planning at the Okotoks Recreation Centre. Further, costs associated with purchasing and servicing land for just Ice amenities would be lower than for a whole separate multipurpose recreation facility. There would also be opportunities for junior/high schools and, possibly, sports academies to use the facilities during Non-Prime hours, if a twin ice rink was built at a joint-use site.

Developing a Functional Program

With the recreation amenity needs being established and potential locations being identified, a preliminary functional program has been prepared for the expansion of the Okotoks Recreation Centre and development of a community twin ice pad arena.

The aim of the functional program presented in this document is to provide a description of the proposed facilities prior to initiating architectural design. It will provide the future architectural design team with an understanding of the activities to be accommodated and functional criteria to be met during the design process. It also provides the Town with a reference manual for evaluating design schemes, as they are generated and for use when commissioning, operating, and evaluating the new facility.

It is acknowledged that future detailed design will further clarify specifications and requirements of the amenity components proposed within this preliminary functional program. The descriptions presented within this document can be used to guide future detailed design.

The functional programs for the Okotoks Recreation Centre could be organized into the following components:

WATER

- 1.1 Leisure water – slides, lazy river, spray features, wave pool, etc.
- 1.2 Flat water – laned competition pool

PROGRAM/SUPPORT

- 2.1 Dry Sport – fitness centre and studios for yoga, dance, and aerobics
- 2.2 Play Area – children's play area
- 2.3 Climbing Wall
- 2.4 Support Space – such as administration offices, public washrooms, and general storage space
- 2.5 Dressing Rooms
- 2.6 Community Hub – public gathering space for unprogrammed events
- 2.7 Circulation Space

The community twin ice pad arena has been programmed separately.

PRELIMINARY PROGRAM *

WATER

1.1 LEISURE WATER

- 25,000 SQUARE FEET - FROM RECREATION MASTER PLAN;
- 2 SLIDES;
- LAZY RIVER;
- SPRAY FEATURE;
- WAVE POOL

1.2 FLAT WATER

- TOTAL OF TEN, 25M LANES IN RENOVATED AQUATIC CENTRE;
- FUTURE EIGHT LANE, 25M COMPETITION POOL

PROGRAM/SUPPORT

2.1 DRY SPORT TWO STUDIOS

- YOGA, DANCE, AEROBICS (NOT SPIN)
- FITNESS CENTRE**

2.4 SUPPORT SPACE

- CONSOLIDATED ADMINISTRATION SPACE
- FACILITY STORAGE
- PUBLIC WASHROOMS

2.2 PLAY AREA

- 3000 SQUARE FEET;
- INDOOR, SUPERVISED BY PARENTS
(NOT CHILD MINDING)

2.5 DRESSING ROOMS

- NEW CONTROL DESK;
- NEW PUBLIC AND STAFF DRESSING ROOMS FOR LARGER PROGRAM OFFERING

2.3 CLIMBING WALL

- 2000 SQUARE FEET;
- INDOOR, CONTROLLED ACCESS

2.6 COMMUNITY HUB

- CRUSH / LOBBY SPACE

2.7 CIRCULATION SPACE

- ENTRANCE
- HALLWAYS



Functional program tables have been developed for both the Okotoks Recreation Centre expansion and the community twin ice pad arena and provide the total required area of a component in two ways:

- Net Area

The floor area for each activity or use is listed in square meters. This area is the total net square metres (NSM) for the space that directly accommodates an occupant or use. It refers to the area of a functionally assigned space measured to the inside face of the enclosing walls; excluding any interior partitions, structure, internal circulation, or any other un-assignable spaces that contribute to the overall area.

- Gross Area

The gross floor area of a building adds in areas for elements such as structural components, the thickness of partitions, shafts, and smaller building service rooms such as janitor closets and electrical rooms. At this stage of the development of a building, the gross area is determined by applying a grossing factor to the net area of each component. For example, the grossing factor of a gymnasium court may only be 1.05 the net area as it is adding only enclosures and partition gross area, whereas an office suite may have a component gross of 1.40 as it is adding internal circulation, as well as partition gross area.

The tables present the two projects: the renovation and expansion of the existing Okotoks Recreation Centre and the community twin ice pad arena facility that will be developed at a separate location.

The detailed breakdown of spaces for each component are listed in the following tables. As this project will consist of the renovation and expansion of the existing building, some of these spaces are within the existing building and some are new construction.



OKOTOKS RECREATION CENTRE - PRELIMINARY FUNCTIONAL PROGRAM

FACILITY COMPONENTS		UNITS	NET AREA PER UNIT (sq.m.)	NET AREA TOTAL (sq.m.)	Description
1.0	WATER (AQUATICS) PROGRAM				
1.1	Leisure Water			1,089	Includes deck area
	Liesure Pool				
	2 Water Slides				
	Lazy River				
	Tot Pool/Spray Feature				
	Vortex				
	Hot tub				
1.2	Flat Water				
	25 m pool - 10 lanes			961	10 x 2.5m lanes, includes 3.0m deck area on all sides
	Spectator bleachers			400	700 spectators, including circulation space
1.3	Off Deck Support				
	Storage	1	150	150	
	Party Room	1	100	100	
1.4.	Pool Mechanical				Included in gross up
Subtotal				2,700	Town of Okotoks Rec Master Plan identified 2300 sq.m.; spectator bleachers were not included in the Rec Master Plan
2.0	PROGRAM/SUPPORT (Preliminary/Conceptual)				
2.1.1	Studios				
	Yoga, Dance, Aerobics, Spin Studios	3	120	360	Pulastic Flooring for versatility 20 bikes; replacement for displaced existing spin studio
2.1.2	Fitness				
	Weight Training Facility	1	550	550	Free weights; weight machines, cardio equipment: treadmills, exercise bikes (not spin), ellipticals, stairmaster
2.2	Play Area	1	300	300	Supervised by parents/guardians; not Child Minding
2.3	Climbing Wall	1	180	180	Controlled Access; c/w belaying equipment
2.4	Support Space				
	Offices, board rooms, staff spaces, storage, washrooms	1	1,200	1,200	Consolidation and expansion of current admin spaces Event/furniture Storage; central in building if possible
2.5	Dressing Rooms				
	Control Desk, Front Desk, Office Storage	7	10	70	
	Mens/Womens/Universal Dressing Rooms	1	1,250	1,200	Sized for new and existing programs (excluding ice programs); Separate change rooms or a single universal change to be determined during design phases.
2.6	Community Gathering Space	1	300	300	Unprogrammed crush space/ad hoc community gathering space
2.7	Circulation Space				
	Existing Main Entry to Curling, New Main Entry	1	1,360	1,090	Existing corridor beginning adjacent to existing fitness, continuing towards curling. Adjacent to gymnasium, accessed from community hub.
Subtotal				5,250	
Subtotal Net Assignable Floor Area				7,950	
Gross Factor				1.25	Includes service room spaces (mechanical, electrical, pool mechanical), wall thickness, structure, washrooms and custodial spaces
Total Gross Floor Area				9,938	

LEGEND

NEW PROGRAM:

RENOVATED EXISTING:

PROGRAM IN ADDITION TO IDENTIFIED AMENITY NEED:



**OKOTOKS RECREATION CENTRE - SUMMARY OF CHANGES TO BUILDING
BEFORE AND AFTER IMPLEMENTATION OF FUNCTIONAL PROGRAM**

	Total Gross Floor Area m ²
Existing building	12,220
Building after new spaces and development/renovations	18,320
New spaces	
Water	3,375
Program/Support	2,725
Development/renovations to existing building for new and updated Program/Support areas	3,838
Existing building with no changes	8,383

OKOTOKS COMMUNITY TWIN ICE PAD - PRELIMINARY FUNCTIONAL PROGRAM

	FACILITY COMPONENTS	UNITS	NET AREA UNIT (sq.m.)	NET AREA TOTAL (sq.m.)	Description
1.0	ICE				
1.1	Community rinks, circulation	2	1,579	3,158	
2.1	Seating 250 seats	2	502	1,003	
3.1	Change, auxiliary, referee rooms	12	19 - 46	465	
4.1	Support spaces	20	9 - 185	1,145	Concessions, washrooms, storage, custodial, other support, etc.
	Subtotal Net Assignable Floor Area			5,771	
	Gross Factor			1.25	Includes service room spaces (mechanical, electrical, pool mechanical), wall thickness, structure, washrooms and custodial spaces
	Total Gross Floor Area			7,214	

LEGEND

NEW PROGRAM:



Expanding the Okotoks Recreation Centre

The expansion of the Okotoks Recreation Centre would add new and complementary programs to the existing facility (see existing floor plan on next page). Program offerings could be developed for all segments of the population (all ages and abilities) and would include introductory activities and basic skill development, as well as competitive sport in the expansion of the aquatic components and the existing hockey and curling rinks.

Conceptually planning the Expanded Okotoks Recreation Centre

The intent of the concept design is not to design the building, but rather to verify and offer a functional program and test how the program areas might fit on the site. The concept design is a starting point in which the functional program objectives are explored and tested. The functional program informs the concept design, which in turn informs the future detailed design phase. The concept design has been developed to facilitate discussion and feedback on the functional program (see subsequent pages for conceptual plan).

The Okotoks Recreation Centre is an important hub for the community, functioning as a place where people of all ages and abilities can come together to play, learn, exercise, relax and have fun, while providing a blend of community, leisure and recreational amenities for individuals, families, and competitive sports groups alike. A number of important conceptual ideas underlie the thinking on the design of the Okotoks Recreation Centre expansion.

Primary Circulation

- A new main entrance could open into a large, light filled, programmable circulation space – the Community Hub. Conceived to be highly transparent, this physically and visually permeable area ties the major components of the facilities together.
- A consolidated point of control could be located in the programmable circulation space, controlling user access to the change rooms and activity areas.




Visual and Spatial Interconnection

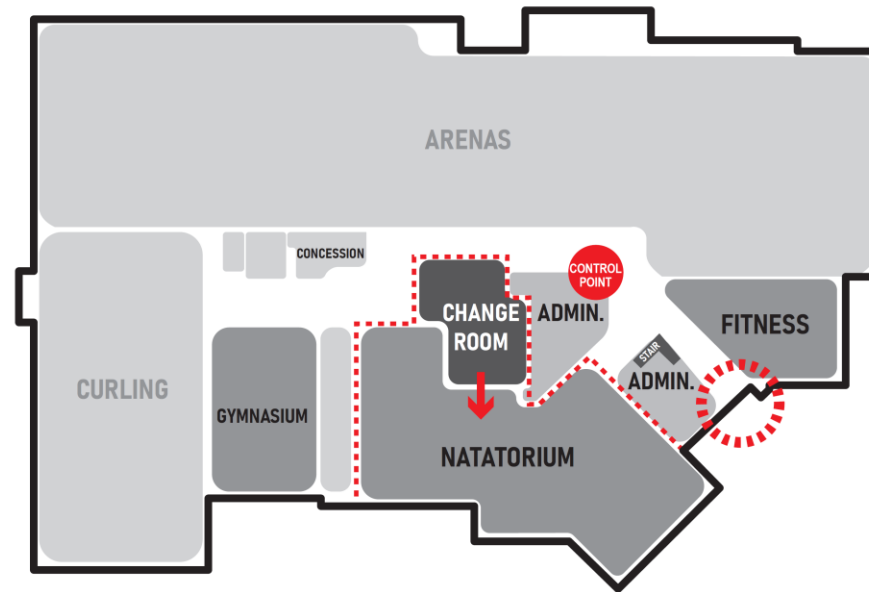
- The recreation facilities should be organized to maximize visual and spatial connections between program elements. Large openings and windows interconnect spaces, placing the activities in each program on display.
- Connectivity is reinforced by a common unifying roof form that shelters and contains all of the spaces.
- Components requiring separations for environmental reasons (wet/dry, cold/warm) are divided from one another by large expanses of windows, promoting visual interconnectivity.
- A strong and open relationship between sport and recreation is forged, providing an extroverted, engaging, and unified interior environment, where the public can socialize, view, play, learn and interact.
- By virtue of emphasizing an open contiguous facility, the user experience is intuitive, enhancing legibility and way-finding, and decreasing the requirement for signage.

Combined Wet/Dry Change Rooms

- Combined change rooms are proposed in a central wet/dry concept, with the aquatic elements accessed through the wet portion of the change facilities, and dry activities accessed from the dry area of the change rooms.

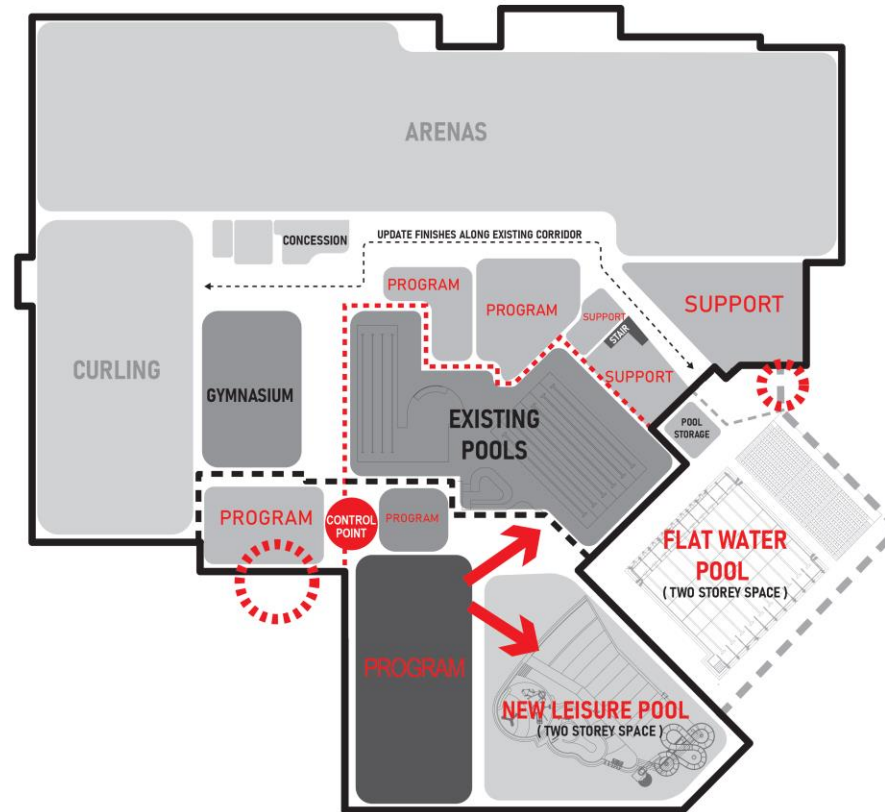
EXISTING FLOOR PLAN

-  FRONT ENTRANCE
-  EXISTING BUILDING EXTENT
-  FUTURE NATATORIUM EXPANSION



PROPOSED MAIN FLOOR PLAN

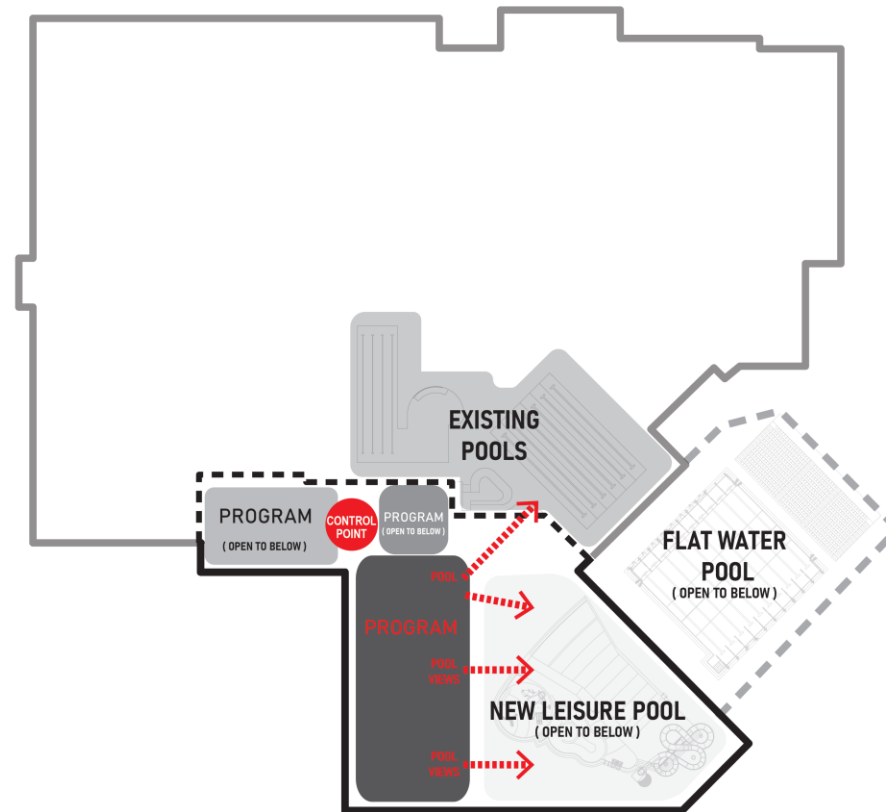
-  FRONT ENTRANCE
-  EXISTING BUILDING EXTENT
-  FUTURE NATATORIUM EXPANSION



OKOTOKS RECREATION CENTRE
99 OKOTOKS DRIVE

PROPOSED SECOND FLOOR PLAN

-  FRONT ENTRANCE
-  EXISTING BUILDING EXTENT
-  FUTURE NATATORIUM EXPANSION



OKOTOKS RECREATION CENTRE
99 OKOTOKS DRIVE



The following summaries present descriptions of a potential functional program for the Okotoks Recreation Centre. Further opportunities are likely to be explored in future planning of water and program/support amenities that will be developed. These descriptions offer potential guidelines for future detailed design and planning initiatives.

Water (Aquatic Centre)

The largest component of the potential expansion of the Okotoks Recreation Centre is the new leisure pool and the planned future FINA⁷-compliant flat water lap pool. These new pools would add complementary programming to the existing aquatic centre. The new pools would be built as expansions to the existing building, on the west and south sides of the existing natatorium. The new leisure water could be to the west and the future flat-water pool to the south, adjacent to the existing lap pool. This layout would allow swim meets to be staged while the leisure pool remains open to the public.

With the addition of the new pools, the Okotoks Recreation Centre could expect an increase in the number of users. However, higher traffic and the locations of the new pools would create a requirement for the existing public change rooms to be replaced with larger change rooms adjacent to the new leisure pool and new front entrance. Building new change rooms would also allow the existing change rooms to remain open during the construction of the expansion, minimizing the down time of the facility.

The detailed programming of the new leisure pools has not been undertaken in this study. This study has relied upon the Recreation, Parks, and Leisure Master Plan, which identified a total of 25,000 square feet for the new aquatic centre space. This will consist of a FINA-compliant, 10-lane 25m lap pool for racing, fitness training, springboard diving, and other sports. It is contemplated to have a 3.6m depth at one end to allow for springboard diving, and a minimum 1.2m depth at the other end. It could include starting blocks and lane markers, and be sized for touch pads for competition. Access to the pool would include stairs and a pool lift.

The leisure water could include a wave pool, zero entry tot's pool with play structures, lazy river, vortex, and water slide. The final selection of pool sizes and amenities can be evaluated during the design phase; however, it should include a variety of activities to appeal to as broad an age range as possible.

Program/Support

Dry Sport

The Okotoks Recreation Centre expansion could include a relocation of the existing fitness centre and new studios.

The fitness centre is a large draw for this type of recreation facility. The current fitness centre could be relocated within the facility. Inclusions within the fitness centre might involve strength and cardio machines, fitness studios, and stretching areas. The new studios might be earmarked specifically for yoga, dance, and aerobics, although their design will allow programming to evolve as fitness trends change. The existing spin studio could be relocated to the fitness centre, since it will be displaced by the new corridor from the new front entrance to the existing concession.

The fitness centre could be relocated to the second floor above the new change rooms. A set of stairs and an elevator might be located behind the customer service desk, to provide easy and quick access. The fitness centre could have daylight and views to outside on its north and west sides, and views into the new aquatic centre on its south side. It would feel like a generous, open, and inviting space. Relocating the fitness centre from its current location, on the south side of the Okotoks Recreation Centre, would provide space for expansion and better proximity to the customer service desk.

⁷ FINA - Federation Internationale de Natation is the world government body for aquatic sports.

Principle Entrance and Community Hub

The expansion presents the opportunity to create a new front façade and main entrance facing Milligan Drive. Not only could this make the Okotoks Recreation Centre appear more approachable and welcoming, it might also make the location of the entrance more apparent to first time users.

The new entrance could include a large Community Hub. This is an important space in Okotoks: it provides a welcoming, safe space for the citizens of the community to gather and hang out or enjoy unprogrammed events, such as ad hoc community presentations and activities. The Community Hub could be a large and high space, with ample daylight and easy access from outside, furnished with loose furniture so that it is not specialized for any one use. It would, also, provide crush space near the new customer service desk to ease congestion during peak periods.

In order to connect the new front entrance with the existing building, the existing service rooms between the gymnasium and the existing pool is expected to be repurposed as a large corridor. The functions these rooms provide today would either be relocated into the expansion (in the case of the spin studio) or are no longer required (in the case of the aquatic service rooms and the mechanical room, all of which would be resized due to the expansion of the building).

The new entrance and customer service desk would allow today's front entrance to remain operational throughout the construction phase.

Customer Service Desk and Change Rooms

The new customer service desk and change rooms could be located between the new entrance and Community Hub and the new aquatic centre. This would provide quick, convenient, and supervised access to the aquatic centre, fitness centre and climbing wall.

The customer service desk is the control point, where patrons can check in for the day's activities, sign up for classes, and talk to staff members. It is where memberships, tickets or revenue are collected. It is also an important part of the overall safety and enjoyment of the facility by its users. Other than the existing gymnasium,

all drop-in uses would be behind this control point. The rinks and other public areas, such as the concession, are not behind control. This is either because their access would usually be scheduled (in the cases of the rinks) or part of the public space of the ORC (in the case of the concession).

Access to the change rooms would be behind the control point. Many community recreation centres today are designed with a single "universal change room" rather than the traditional men's, women's, and family change rooms. The principle of a universal change room is to remove barriers and decision-points that have the potential to discriminate between users, such as gender (such as a father taking their daughter to swimming lessons, non-binary and transgender individuals or a large mixed group of friends), cultural or religious differences. This is achieved through the design of a shared change room where all the changing and showering is done in private cubicles. The central locker room is designed to be open for supervision, so that users know not to undress at their locker and feel that they are in a public space at all times. Well-designed universal change rooms have been demonstrated to reduce bullying and other negative behaviours as users are not sequestered from view.

The overall size of the change room is a function of the number of people using the facility. In this way, a universal change room also better accommodates peak usership. However, since the total area of the change room is a result of the total number of users, a universal change room is not substantially more efficient in size than traditional change rooms. Therefore, the decision on change room design can be made during the design phase of the project.



Play Area

The expanded Okotoks Recreation Centre could include an indoor play area for small children. This would be is an enclosed area along one of the major interior circulation routes, where children can play, supervised by their parents or guardians. The play area is proposed to be located in the area of the current change rooms.

Climbing Wall

The Okotoks Recreation Centre could include an indoor climbing wall. Climbing is a rapidly growing and popular sport, with particular interest by teens and young adults. The expansion could provide the height needed for the climbing wall, and can put this interesting activity on display for other users of the building. The climbing wall could be located behind the control point, and would require secure access to the wall, since climbing must be supervised by trained staff members. The climbing wall could include a small storage room for harnesses, ropes, and belays.

Support Space

The Okotoks Recreation Centre requires several support spaces in order to operate. These include an administration area for staff, public washrooms, and general storage. These support functions could be located in the existing fitness centre, change room area and the existing administration area.

The existing, south-facing main entrance could remain in use in its current configuration until the future 25m lap pool is built. This would allow a secondary entrance for the Okotoks Recreation Centre, as well as a safe public entrance during the construction phase of the new work.

Hockey, Curling and Gymnasium

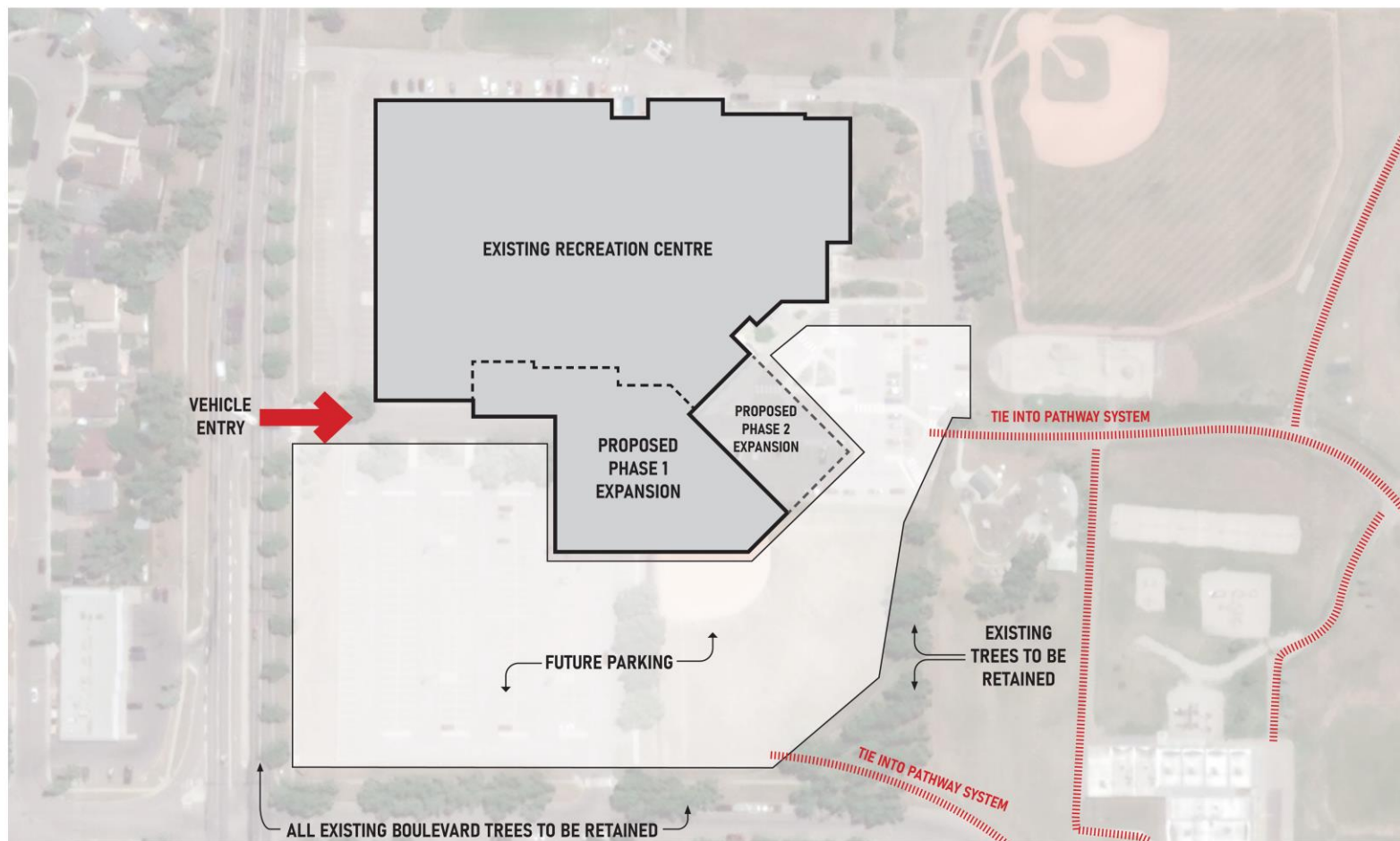
The hockey rinks, curling rink, gymnasium and concession would not be modified as part of this expansion. The interior architectural finishes of the public corridor and washrooms could be replaced and refinished so that these public spaces match the aesthetic and condition of the new and renovated areas.

Site

While there are no outdoor areas programmed into the Okotoks Recreation Centre expansion, the project would require substantial work on the parking lots. Not only would the expanded programming drive the need for more parking, but the expansion would also displace some of the existing parking. The new principal entrance might need a layby and drop-off, which would reconfigure the current access road. As a result, the existing baseball diamond to the west of the Okotoks Recreation Centre might be repurposed for expansion of the parking lot. The existing driveways on to Milligan Drive and Okotoks Drive might remain as is. We note that this study did not include a Traffic Impact Assessment (TIA). This would be a necessary next step in right sizing the parking lot and reconfiguring its traffic patterns.

The Okotoks Recreation Centre site would require upgrades to the site services to accommodate the expansion of the building and parking lot. In particular, the sanitary line would be replaced with a new 200mm line, and the existing storm water lines under the area of the parking lot being built over by the expansion would need to be removed and new storm water system built in the new parking lot. At this time, the incoming water, power, and communications systems appear to be sufficient for the expansion of the building. Their sizing would need to be validated during the design phase of the project.





Community Twin Ice Pad Arena

The new community twin ice pad arena would be a competitive tournament facility, with a focus on team and individual based ice sports such as ice and sledge hockey, ringette, and figure skating. During off-season, the ice rinks can be used as dry pads for other activities such as box lacrosse, inline hockey, etc.

It is expected that program offerings would serve all segments of the population and may include opportunities such as learn to skate, learn to play sport, drop-in skating, shinny, birthday parties, as well as competitive sport competitions and development. A twin ice rink is complementary for attracting tournaments.

The community twin ice pad arena is not expected to address the needs of higher performance levels of sport in the way that Pason Centennial Arenas (PCA Green) is home to the Okotoks Junior "A" Oilers of the Alberta Junior Hockey League.

Since a site has not been identified for the arena at this time, this study has completed the functional programming based on a typical green field site. A potential floor plan for a twin ice arena has been included on the next page.

Entrance/Lobby and Circulation

- A main entrance should be established for the facility that opens to a light filled lobby or vestibule area that is sufficient in size to accommodate athletes and spectators from both ice rinks. This area should provide access for athletes and spectators to all public areas within the facility and tie components of the arena together.
- An operator's room would have a service desk and office equipment for three full-time staff and should be situated adjacent to the lobby area to enable public access. This area may also accommodate some modest Town of Okotoks office space.
- A food service component (or concession) will further the capacity for the arena to be a tournament facility and generate revenues. A proshop or skate sharpening room may also be associated with the food service component.
- Public washrooms for the facility would be accessible from the lobby.

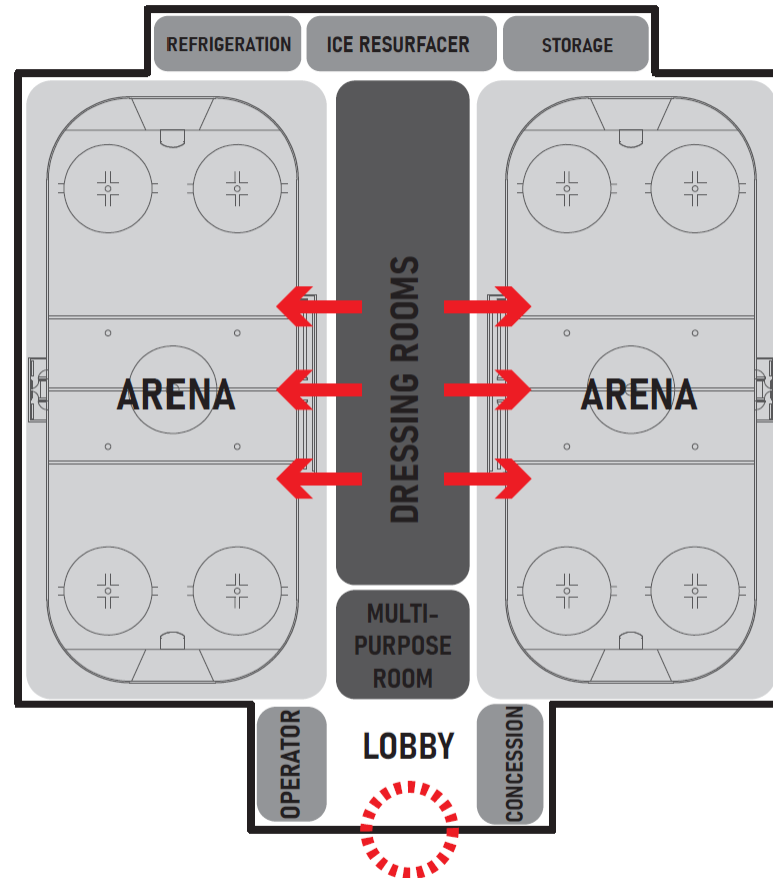
Ice Rink Components

- The facility would consist of two standard NHL regulation-sized boarded ice hockey rinks with surfaces of 61 metre x 26 metre (200 ft x 85 ft).
- Ice pads would be comprised of concrete, insulation, piping, and ground layers.
- Each ice rink would have home and visitor players' benches, each of which would accommodate 20 players and coaches/trainers and be situated on the same side of the rink. Each bench should have two doors, one at either end.
- On the opposite side of the rink from players benches should be a scorekeeper's bench and penalty boxes.
- The ice rinks would be contained with white boards (as well as kick plates) and have protective glass above the boards made of Plexiglas or acrylic material.
- A protective netting should be suspended above the protective glass around the rink to shield spectators from potential injuries.
- The ice surface will have markings to address the technical needs of ice hockey, ringette, and other sports for which the rinks are used. Ice pad may have permanent markings for activities such as box lacrosse.



POTENTIAL FLOOR PLAN

 FRONT ENTRANCE





Dressing and Auxiliary Rooms/Spaces

- Each ice rink should have a minimum of 5 team dressing rooms with one being a flex room to accommodate athletes of all genders. Each dressing room should have toilets, showers, and, possibly, lockers for personal items.
- Dressing rooms should also be available at each rink for officials (referees/linesmen).
- A first aid/isolation room should be situated with each ice rink for athletes/officials/spectators/staff that may need medical attention.

Spectator Seating

- Spectator viewing will be important aspect of ice arenas, particularly tournament facilities, and the functional program includes 200 fixed seats for each rink.
- Seating would likely be situated on one side of each ice surface above the dressing and auxiliary rooms and spaces.

Multipurpose Room/Space

- Increasingly, multipurpose rooms or spaces are being included in ice arenas to support various activities and facilitate tournament organization and functions. Multipurpose spaces should have sinks/water taps, easy clean flooring, etc.

Support Spaces

- A refrigeration room and ice resurfer ("Zamboni") room are part of the functional program and will serve both rinks.

- Support spaces such as mechanical and electrical rooms, janitor's room, garbage and recycling room and loading area, ice plant room, elevator machine room, and information and security room, etc. have all been allocated space in the functional program. These spaces would support the whole facility.
- The ice arena should have modern automation systems that enable operations of various systems and controls for ventilation rates, air temperatures and humidity, ice temperatures, etc.
- A staff/lunchroom is also a component of the functional program.

Basic Technical Elements

- Basic technical elements of the community twin ice pad arena include:
 - Insulated walls and ceiling - Enables control of indoor environments regardless of outdoor climate.
 - Refrigeration plant - Needed to make and maintain ice on the rinks and typically includes a compressor, condenser, evaporator, and rink piping. With appropriate planning, heat from the condenser can be used to assist in heating the facility to save energy and money. The refrigeration unit should have the capacity for two sheets of ice.
 - Mechanical ventilation - Controls the indoor air quality and humidity conditions inside the facility.
 - Heating system - Some areas of the rink will require heating, which is coordinated through the ventilation system.
 - Air de-humidification - Required to dry air within the rink to mitigate corrosion and rotting of structures, growth of mold and fungi, and increase of energy consumption.

High energy costs associated with the operation of ice rinks require consideration of solutions to improve energy and operational efficiencies. In designing the community twin ice pad arena, new technologies and materials should be evaluated to take advantage of technical solutions that will improve energy efficiencies and optimize construction costs.



Estimating Capital Costs for the Functional Program

Preliminary hard construction cost estimates for the expansion and renovation of the Okotoks Recreation Centre have been developed based on historical costs for comparable facilities and/or amenities to those described in the functional program.

As the functional program presented in this document represent preliminary concepts, the capital cost estimates will likely change as part of a future detailed design project. Nonetheless, the estimates provide a foundation for budgeting and funding considerations.

Site development costs have been prepared from a civil work estimate provided by Urban Systems and site fit calculations taking into consideration requirements for fields, internal land drainage, earthworks, surface parking, landscaping, pathways, and site services.

Due to the preliminary nature of the available information, estimates should be used as 'order of magnitude,' budget guidelines only.

While estimates are shown for individual building components, these cannot be used as standalone estimates. They have been estimated based on inclusion in the total facility for each project.

The estimates do not capture any cost variations, either up or down, that may result from the COVID-19 pandemic, which may include material shortages, supply disruptions, exchange rate fluctuations, delays, or labour premiums.

The current material supply uncertainty and material price escalation in the Canadian economy has created an unstable and unpredictable market that the authors have no control over. Given the current market conditions, the authors cannot, and do not guarantee that tenders will not vary significantly from this estimated value.

Notes and assumptions associated with the cost estimates include:

- Unit rates were developed based solely upon the space descriptions shown.
- All costs are shown in current 2021 dollars.
- As the available information is preliminary, all estimates include a 15% design contingency allowance.
- Estimates include for contractor overhead and fee based on a competitive tender approach for all work.
- Final size, configuration and stacking of functions could significantly impact the estimated construction costs.
- Furniture, furnishings and equipment is shown as an overall allowance on each budget summary.

Excluded from these estimates are:

- Hazardous material remediation, if required.
- Phasing premiums.
- Public art.
- Storm water volume control allowance.
- Land costs (acquisition, assessments, levies, etc.) & offsite services.
- Food service equipment.
- All work beyond the construction boundary lines other than service connections.
- Owner internal costs.
- Moving and relocation costs.
- Operating and lifecycle maintenance reserve fund.
- Post-disaster building requirements.
- Construction cost escalation.
- Goods and Services Tax.

**FUNCTIONAL PROGRAM - WATER (AQUATIC CENTRE) AND PROGRAM/SUPPORT
AT OKOTOKS RECREATION CENTRE**

rounded to nearest \$100,000

FACILITY COMPONENTS		ESTIMATED CONSTRUCTION COST
Facility Construction		
Water		
Leisure Water		\$14,000,000
Flatwater Water		\$11,200,000
Program/Support		\$26,100,000
	Program Area in Sq. M.	9,938
	Cost per Sq.M.	5,162
Total Facility Construction Cost		\$51,300,000
Site Development		
Site Civil Work and Servicing - Per Urban Systems		\$1,400,000
Additional Site Development (Landscaping, Electrical, Fixtures) - Allow		\$700,000
Total Site Development Cost		\$2,100,000
Total Hard Construction Costs (Facility Construction and Site Development)		\$53,400,000
Soft Costs		
Design, Testing, Permits & Project Management	(15% of Construction Costs)	\$8,000,000
Total Soft Costs		\$8,000,000
Post-tender Construction Contingency	(10% of Construction Costs)	\$5,300,000
Lands (Acquisition, Acreage Assessments, etc.) - Not Included		Not Included
Total Facility Costs		\$66,700,000
Other Funding Requirements		
Furniture, Furnishings & Equipment - Allowance (5% of Building Construction)		\$2,600,000
Replace Baseball Diamond at offsite location - Allow		\$700,000
Operating and Lifecycle Maintenance Reserve Funds		Not Included
Total Program Costs plus FF&E Allowance		\$70,000,000

*Includes service room spaces (mechanical, electrical, pool mechanical), wall thickness, structure, washrooms and custodial spaces

**Includes Renovation to areas not programmed Washrooms, Mechanical Relocation, Partition to Existing Pool, etc

Developed October 21, 2021

COSTPLAN

FUNCTIONAL PROGRAM - COMMUNITY TWIN ICE PAD

rounded to nearest \$100,000

FACILITY COMPONENTS	PROGRAM AREA IN SQ.M.	ESTIMATED CONSTRUCTION COST
Facility Construction		
Twin Ice Community Arena		\$25,200,000
Program Area in Sq. M.	7,214	
Cost per Sq.M.	3,493	
Total Facility Construction Cost		\$25,200,000
Site Development		
Site Development to Unspecified Greenfield - Allowance		\$5,000,000
Total Site Development Cost		\$5,000,000
Total Hard Construction Costs (Facility Construction and Site Development)		\$30,200,000
Soft Costs		
Design, Testing, Permits & Project Management	(15% of Construction Costs)	\$4,500,000
Total Soft Costs		\$4,500,000
Post-tender Construction Contingency	(10% of Construction Costs)	\$3,000,000
Lands (Acquisition, Acreage Assessments, etc.) - Not Included		Not Included
Total Facility Costs		\$37,700,000
Other Funding Requirements		
Furniture, Furnishings & Equipment - Allowance		\$1,300,000
Operating and Lifecycle Maintenance Reserve Funds		Not Included
Total Program Costs plus FF&E Allowance		\$39,000,000

Developed October 21, 2021

COSTPLAN

Assessing Implications of the Off-Site Levy Bylaw

In addition to identifying recreation amenity needs, evaluating location options, and developing the functional program and costing, this project will inform Off-site Levy Bylaw calculations.

Considering Off-site Levy Bylaws in Other Communities

Currently, the Town of Okotoks' Off-Site Levy Bylaw (04-20) has a provision for a Voluntary Community Amenities Contribution for community recreation, fire, police, and/or library facilities. Subdivision or development applicant can pay the Voluntary Community Amenities Contribution of \$29,708/ha.

Research was conducted for this study with other municipalities (cities and towns) throughout Alberta to determine if any had implemented off-site levy bylaws, other than Voluntary Community Amenities Contributions, since the Municipal Government Act (Alberta) was revised to include Community Facilities. Through the research, two communities, The City of Calgary and City of Chestermere, were identified as having off-site levies that include contributions for recreation facilities.

The City of Calgary has a Community Services Levy (2021) of \$80,917/ha of which \$42,770/ha is attributed to recreation. The Levy is collected for future recreation facilities generally and is not assigned to any specific future facilities.⁸

The City of Chestermere has a Community Facilities Off-site Levy Bylaw (Recreation) 013-

21, which as of July 2021 was established at \$41,808/ha.⁹ The Bylaw was originally developed in 2018 and was assigned to new recreation facilities that were planned for the community at a rate of \$33,729/ha. Due to changes to the planned facilities, the Bylaw was revised in 2021 to its current level.

- Town of Okotoks Voluntary contribution for Community Facilities:

\$ 29,708/ha

- City of Calgary Community Services Levy:

\$80,917/ha
Recreation component:
\$42,770/ha

- City of Chestermere Community Facilities Off-site Levy Bylaw (Recreation):

\$41,808/ha
increase from
\$33,729/ha July 2021

⁸ City of Calgary, Bylaw Number 2M2016, Off-Site Levies Pursuant to Section 648 of the Municipal Government Act, Amended by 41M208, 2H2019) and City of Calgary - Off-site Levies, Charges, and Fees, January 5, 2021.

⁹ City of Chestermere, Revised Off-Site Levy Bylaw 013-21.

Identifying Residential Development in Okotoks

In 2016, there were 9,840 private dwellings in Okotoks (Federal Census). In that same year, the Town of Okotoks annexed land for future growth within the community. By 2021, private dwellings within the community had increased to 10,750.

Current residential development based on Area Structure Plans has been approved in the northwest and southwest areas of the community. Longer term residential development is planned for the north, east and southwest areas of the community.

Very preliminary estimates of growth in housing units over the expected 25-year window for which the updated Off-site Levy Bylaw will occur is approximately 10,525 units with population of about 31,575. These estimates are based on approximate average annual population growth of 668 and annual residential development of 15 hectares.

Off-site Levy Bylaw 25 Year Growth Window Estimates

- ~ 10,525 units
- ~ 31,575 population

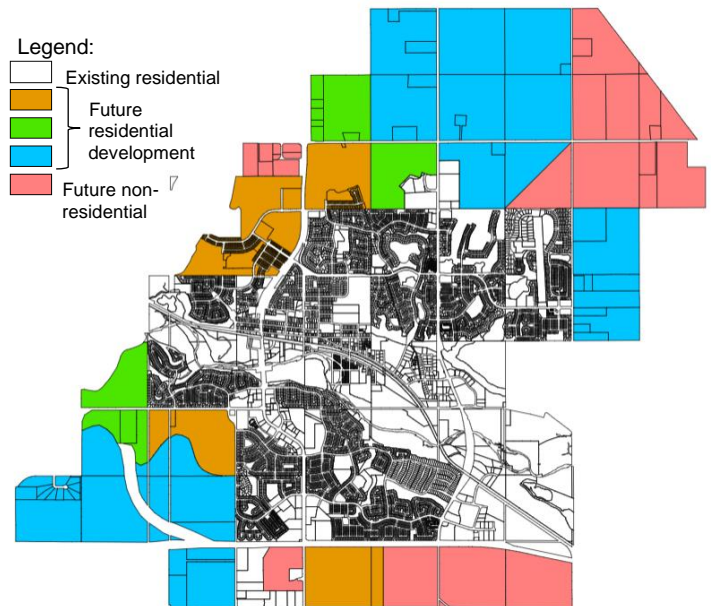
Based on approved ASPs:

- North Okotoks:
 - ~ 6,375 units
 - ~ 19,100 population

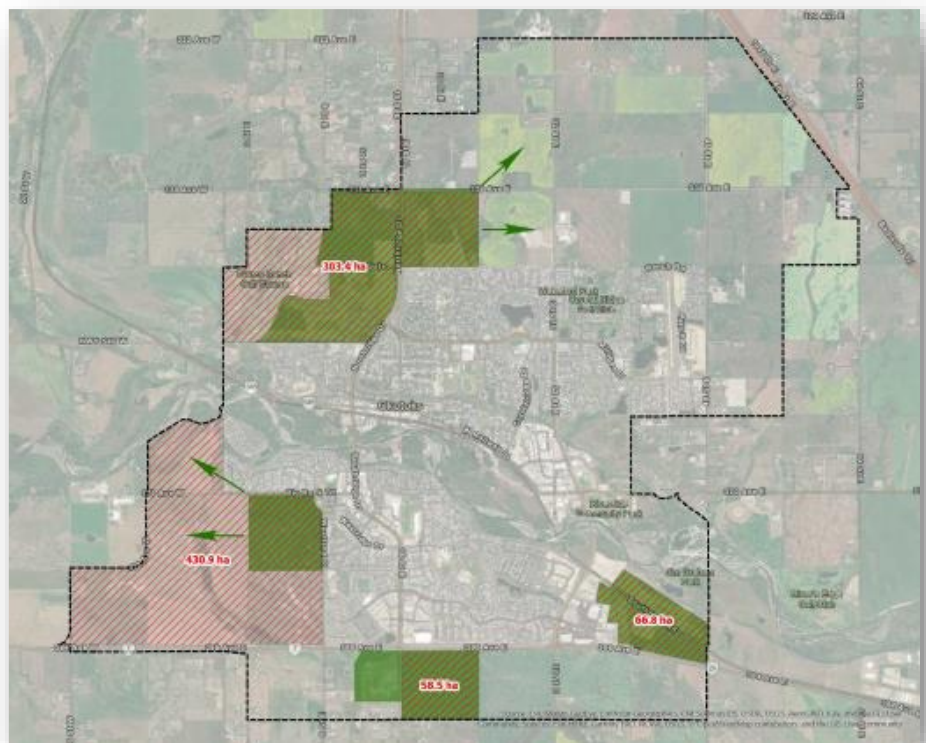
- South Okotoks:
 - ~ 13,750 units
 - ~ 41,225 population

*Note: Very preliminary estimates.

Locations of Residential Development Areas in Okotoks



Approved Area Structure Plans and Expected Development Areas in 25 Year Window



- ASP - Approved
- 25 Year Growth Window
- Town of Okotoks Boundary

Allocating Anticipated Benefits to Existing and New Developments

Section 648 of the Municipal Government Act specifies that an off-site levy may be used to pay all or part of the capital costs for new or expanded community recreation facilities (including the cost of any related appurtenances and any land required for or in connection with its purpose).

It appears that most of the recreation amenity needs correspond with the specifications of the regulations. However, it is unclear if converting the existing fitness facility to administration offices would qualify for the proposed Off-site Levy Bylaw. This component would likely need further legal investigation to determine if they can appropriately qualify.

It should be noted that the Community Hub was not identified as a recreation amenity need within the community through the needs assessment. Rather, it evolved from discussions through the conceptual planning process. There is considerable value to having a Community Hub

within the expanded Okotoks Recreation Centre to foster greater opportunities for community gathering and building social connectedness.

Expansion of Recreation Administration Offices also evolved from discussions during the conceptual planning process and was not identified as a recreation amenity need within the needs assessment.

It is also worth noting that an off-site levy bylaw may not be imposed on land owned by a school board that is to be developed for a school building project. Also, an off-site levy can only be imposed or collected if no off-site levy has been previously imposed for the same purpose with respect to the land on which the off-site levy has been imposed.

The following table identifies benefits attributed to Existing and New Development areas within Okotoks, as well as possible regional contributions.

Anticipated Allocation of Benefits				
Recreation Amenity Needs	Facility Costs*	Existing Development	Benefits New Development	Regional
Okotoks Recreation Centre Upgrade Phase 1 Leisure Water and Other Amenities	\$55,200,000	✓	✓	✓
Okotoks Recreation Centre Upgrade Phase 2 Flatwater Expansion	14,800,000	✓	✓	✓
Community Twin Ice Pad	39,000,000	✓	✓	✓
Total	\$109,000,000			

Existing amenities involved in renovation or relocation within the Okotoks Recreation Centre have been assigned to both Existing and New Development areas. Costs for the Dry Sport are allocated to New Development as the existing gymnasium serves as a similar amenity to Existing Development areas.

Costs for the Flatwater Pool and Community Twin Ice Pad are allocated to New Development with possible regional contributions as these amenities are principally needed to address future population growth.

The expanded and renovated amenities at the Okotoks Recreation Centre will serve the general recreation interests of residents living in the regional area. Swim clubs in Okotoks serve regional athletes as there are no aquatic facilities in Foothills County or Black Diamond and Turner Valley. The Foothills Minor Hockey Association serves hockey athletes situated in Foothills County and High River. The Foothills Ringette Association serves athletes from Okotoks, Black Diamond, High River, Turner Valley, Longview, and Foothills County. The Okotoks Skating Club provides programming to residents in the regional area and uses the Okotoks Recreation Centre and Scott Seaman Sports Rink to deliver programs. It is unclear if service delivery boundaries of associations that use ice rinks will affect regional contributions to the development of the Community Twin Ice Pad.

Appendices

RFP Study Objectives

A key objective of this project is to provide specific technical feasibility analysis and costing information to support a new Community Facilities Levy in the form of a comprehensive background report. Additional high-level objectives of this project are as follows:

1. Evaluate community needs and existing level of service for indoor recreation facilities
 - a. The Consultant is to review current indoor recreation center utilization and the level of service currently provided by the Town. This review is to include estimating current Town resident facility usage vs. regional usage of existing facilities based upon Town provided data.
2. Determine future facility requirements
 - a. The Consultant is to review regional comparisons of facilities and recreation requirements for larger municipalities.
 - b. The Consultant is to work with the Town to evaluate what indoor recreation facilities would be required to support a population of between 40,000-60,000 persons. It is expected that financial Town's financial capacity, regional comparisons and benchmarks, current levels of service, and potential levy impacts will help inform the discussion on future needs.
 - c. When the needs are defined, the following will need to be determined for the proposed facility:
 - i. Actual population serviced after the new facility is constructed.
 - ii. Timing requirements of new facilities. When should it be constructed?
 - iii. What is the benefit of the new facility to growth? To regional?
 - d. Scoping of future facility
3. It is anticipated that additional recreation centre capacity is required. The Consultant is to evaluate the feasibility of building a new facility vs. upgrading the existing facility. This evaluation is to include at a minimum the following:
 - a. Budgetary estimate (+/- 30%) to construct each option
 - i. For the upgrade option, include costs to relocate/construct play fields.
 - ii. Include all costs – servicing, parking lots, etc.
 - b. Plan views of concept building layout, including considerations for elevation changes/setbacks and land needs.
4. Concept artistic renderings of the preferred option

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Methods to Identify Comparative Communities

- The purpose of the comparative review is to:
 - Select communities that are similar to or larger in population to Okotoks.
 - Examine indoor recreation facilities (or amenities) to compare to Okotoks to identify gaps.
- Communities throughout Canada were researched to identify those that have populations between 30,000 and 100,000 (based on 2016 Federal Census). A total of 42 communities were identified.
- Data were gathered for these communities based on demographic characteristics (see next page):
- Demographic characteristics were examined based on statistical analysis involving standard deviation. Based on this analysis, it was determined that Okotoks has a very unique demographic profile to almost all the other communities, particularly related to age distribution.
- Priorities for selecting communities were based on the following:
 - Similar demographic characteristics.
 - Priorities given to communities located in 1) Alberta 2) western Canada 3) Canada.
 - Communities that have lower immigrant and visible minority populations.
- Communities chosen for the comparative review included:
 - Cochrane, AB.
 - Leduc, AB.
 - Spruce Grove, AB.
 - Prince Alberta, SK.
 - Mission, BC.
 - Whitchurch-Stouffville, ON.
 - Brandon, MB.
 - Airdrie, AB.
 - Grande Prairie, AB.
 - Medicine Hat, AB.
 - St. Albert, AB.
 - Sherwood Park, AB.
 - Kamloops, BC.
 - Red Deer, AB.
 - Lethbridge, AB.

Name	Population (2016)	# of Factors Outside SD	Factors						Household Tenure - % Ownership	Median Houshold Income After Tax (2015)
			Age Average (2016)	% Population Under 20	Average Household Size	Diversity (2016)				
						Immigrant Population	Visible Minority			
Okotoks	28,881		35.7	32%	3.1	13%	7%	84%	\$ 97,425	
Leduc	29,993	3	36.5	27%	2.9	10%	10%	74%	\$ 101,910	
Spruce Grove	34,066	0	35.1	28%	3.0	7%	6%	77%	\$ 107,878	
Grande Prairie	63,166	2	33.5	27%	3.0	11%	12%	65%	\$ 105,555	
Medicine Hat	63,260	4	41.1	23%	2.8	9%	7%	71%	\$ 72,806	
St. Albert	65,589	3	39.9	25%	3.0	12%	9%	84%	\$ 119,905	
Fort McMurray	66,573	5	33.0	24%	3.0	23%	28%	67%	\$ 195,656	
Red Deer	90,564	4	37.6	25%	2.9	15%	15%	66%	\$ 73,869	
Lethbridge	92,729	4	39.5	23%	2.8	14%	13%	69%	\$ 74,084	
Sherwood Park/ Strathcona County	98,044	2	39.2	26%	3.0	10%	7%	89%	\$ 126,399	
Orillia, ON	31,166	5	45.1	19%	2.7	9%	5%	62%	\$ 50,291	
Stratford, ON	31,465	5	43.8	21%	2.8	11%	6%	67%	\$ 57,216	
Campbell River, BC	32,588	5	44.0	21%	2.7	10%	5%	71%	\$ 57,019	
Stouffville, ON	32,634	2	36.4	29%	3.2	34%	44%	88%	\$ 86,228	
Penticton, BC	33,761	5	48.7	17%	2.6	14%	7%	63%	\$ 48,472	
Moose Jaw, SK	33,890	5	41.8	24%	2.8	8%	7%	69%	\$ 59,900	
Sorel, QC	34,755	6	48.1	16%	2.6	2%	2%	61%	\$ 45,486	
Prince Albert, SK	35,926	3	37.7	29%	2.9	8%	8%	60%	\$ 59,753	
Mission, BC	38,833	4	40.0	25%	2.9	15%	12%	77%	\$ 67,975	
Vernon, BC	40,116	5	46.0	19%	2.7	12%	6%	69%	\$ 59,353	
Salaberry-de-Valleyfield, QC	40,745	6	45.4	18%	2.7	2%	2%	57%	\$ 50,952	
Woodstock, ON	40,902	5	41.8	22%	2.8	11%	5%	67%	\$ 68,213	
Victoriaville, QC	46,130	6	44.4	21%	2.8	3%	3%	62%	\$ 51,462	
Cornwall, ON	46,589	5	44.3	21%	2.7	7%	6%	55%	\$ 46,564	
Châteauguay	47,906	5	41.3	24%	2.9	16%	18%	75%	\$ 66,407	
Rimouski	48,664	6	44.9	19%	2.7	2%	2%	62%	\$ 49,361	
Brandon	48,859	5	38.6	25%	2.9	16%	16%	62%	\$ 65,960	
Shawinigan	49,349	6	48.4	16%	2.6	2%	1%	57%	\$ 44,555	
Belleville	50,716	5	43.4	21%	2.7	8%	6%	62%	\$ 59,374	
North Bay	51,553	6	42.7	21%	2.7	5%	3%	61%	\$ 60,731	
Welland	52,293	6	43.7	20%	2.7	11%	5%	70%	\$ 56,981	
North Vancouver	52,898	7	42.1	18%	2.7	38%	31%	53%	\$ 67,119	
Saint-Hyacinthe	55,648	7	45.0	19%	2.7	6%	6%	51%	\$ 50,905	
Fredericton	58,220	7	41.1	20%	2.7	11%	10%	58%	\$ 60,592	
Airdrie	61,581	1	33.2	31%	2.8	12%	13%	86%	\$ 109,992	
Granby	66,222	6	43.8	21%	2.7	5%	4%	54%	\$ 52,442	
Sarnia	71,594	5	43.9	20%	2.7	13%	7%	68%	\$ 66,050	
Drummondville	75,423	6	43.0	21%	2.8	3%	3%	55%	\$ 50,390	
Peterborough	81,032	5	43.5	20%	2.7	9%	6%	62%	\$ 58,127	
Chilliwack	83,788	5	40.8	25%	2.9	13%	7%	73%	\$ 67,800	
Kamloops	90,280	4	41.9	21%	2.7	10%	8%	72%	\$ 73,822	
Nanaimo	90,504	5	44.2	20%	2.7	15%	10%	68%	\$ 61,094	
Brantford	97,496	5	40.8	24%	2.9	14%	10%	67%	\$ 62,640	

