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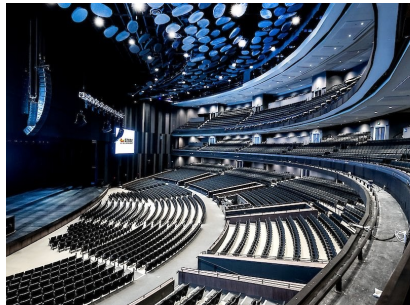
# CALEDON CENTRE FOR THE ARTS

Theatre Accomodation Study

# NOVITA TECHNE



- Brandon Booker: Principal
  - Matt Frankish: Project Manager
- Theatre Consultants and Designers
- Established 1982
- 450 projects, 600 studies



OLG Stage



Sudbury Place Des Arts



West Niagara SS



Seven Oaks PAC

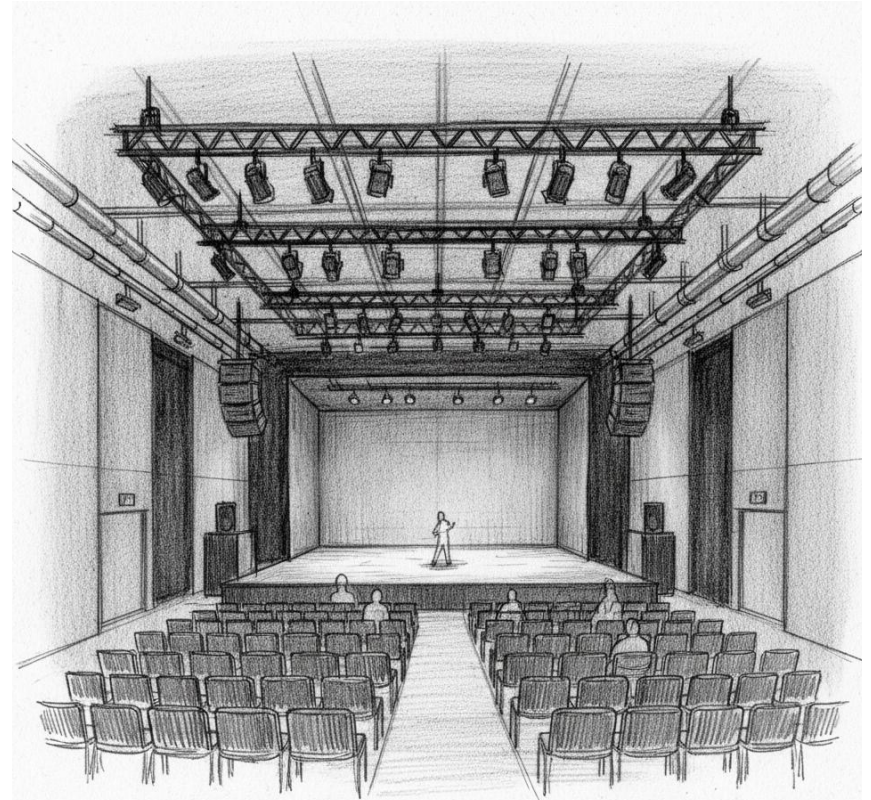


Ancaster Arts Centre

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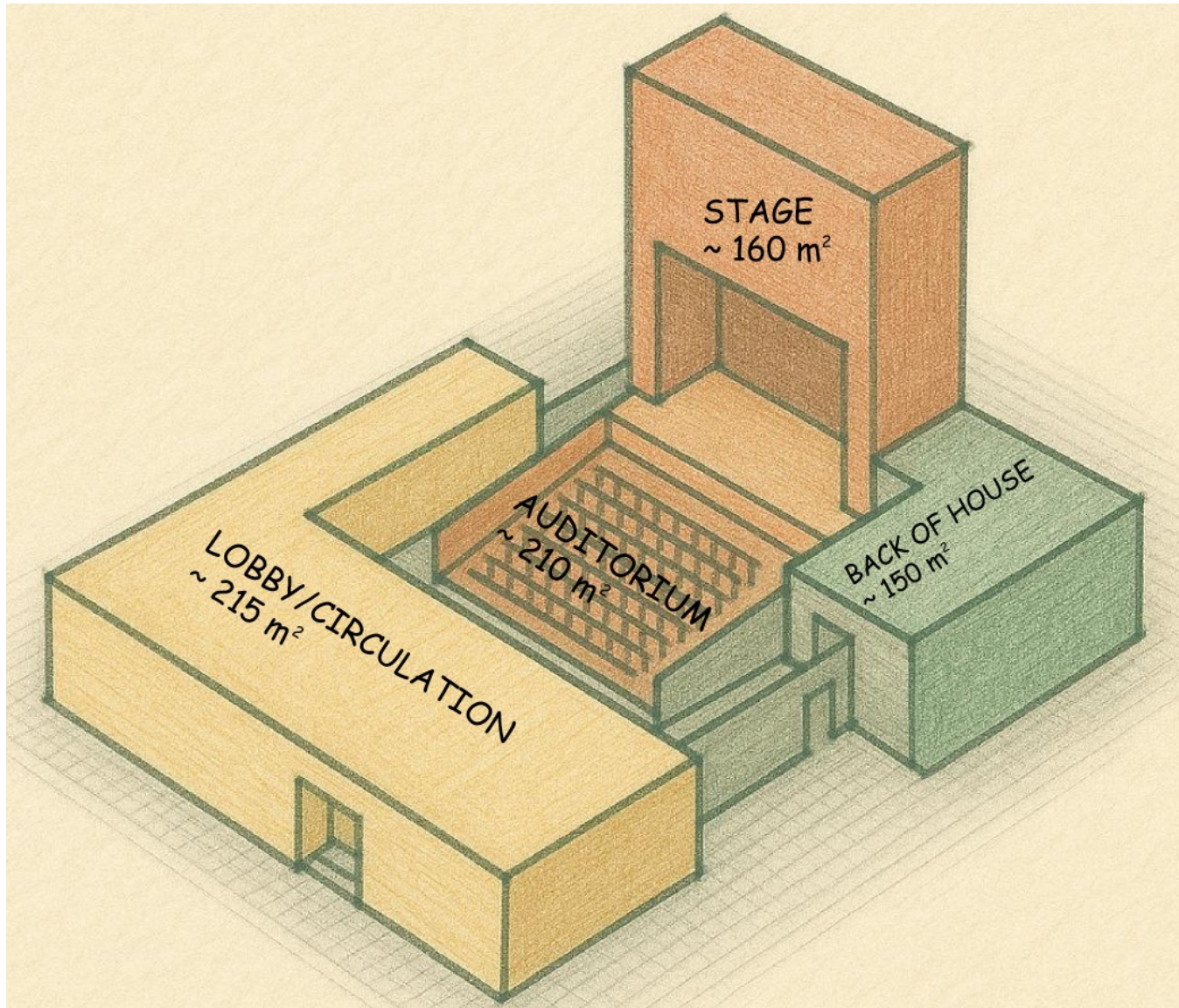
# INTRODUCTION

- Considering sites for a future Caledon Centre For The Arts
- Previous study of existing buildings in 2017 found no suitable sites
- Five sites inspected
- Proposed facility:
  - 200+ Seats
  - Multi-purpose performance space for drama, dance and music



# SPACE FUNCTION PROGRAM

	# of People	200pp Theatre					
		Sq. Ft.	Sq. M.				
<b>FRONT OF HOUSE AREAS</b>							
<b>LOBBY/CIRCULATION</b>							
Lobby	200	1600	148.6				
Accessible Washrooms	1	75	7.0				
Mens Washrooms	3	150	13.9				
Womens Washrooms	8	400	37.2				
<b>Front of House Support Areas</b>							
Box office		0	0.0				
Manager's office/FOH Manager Area/First aid room	2	100	9.3				
<b>Administrative Offices</b>							
Manager's office suite		0	0.0				
Storage room/Copying area/Mail-work room		0	0.0				
<b>AUDITORIUM</b>							
Fixed seating with AODA	200	2000	185.8				
Movable seating							
Sound/light vestibules		200	18.6				
Live mixing area	3	80	7.4				
<b>STAGE</b>							
Stage deck		1750	162.6				
<b>BACK OF HOUSE</b>							
<b>On Stage Support Areas</b>							
Sound/light vestibules for personnel/loading					100		9.3
<b>Support Areas Adjacent to Stage</b>							
On-stage Tech storage					100		9.3
Offstage restrooms accessible	2				150		13.9
Production lighting rack room					0		0.0
<b>Audience Chamber Technical Support Level</b>							
Audio rack room					50		4.6
Control area	4				150		13.9
							0.0
<b>Backstage Entry and Circulation</b>							
Stage door vestibule					0		0.0
Loading dock (3.5T truck)					200		18.6
Receiving room					0		0.0
<b>Performers' Areas</b>							
1 person dressing room	1				100		9.3
Four person dressing rooms with ensuite	8				600		55.7
<b>Production and Operating</b>							
Technical Director/Facility Operator office	2				150		13.9
Personnel lounge/Green Room	10				0		0.0
<b>Workshops and Storage</b>							
Repair Shop with tool and hardware storage	2				0		0.0
					PAC Space Subtotal	7,955.0	739.0



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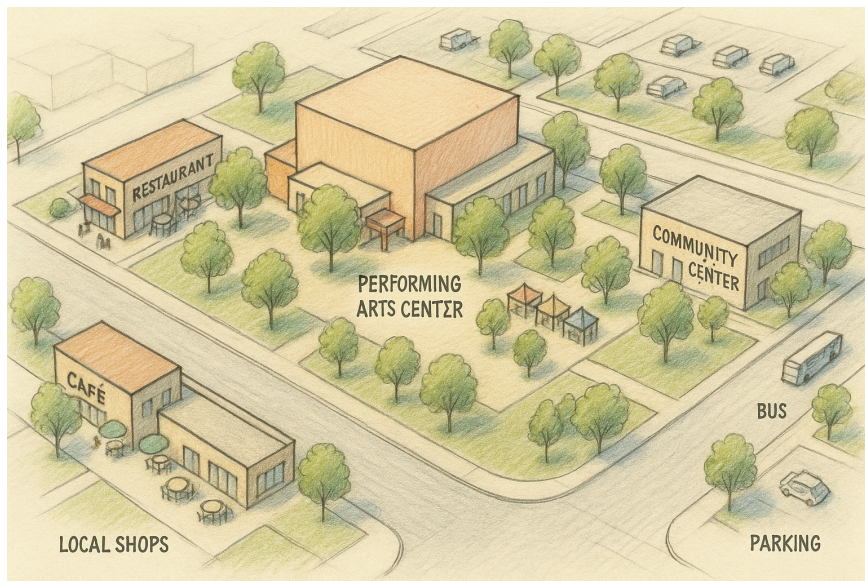
## SPACE FUNCTION PROGRAM

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- Total: 739 m<sup>2</sup>
- Gross up factor: 1.85
- Total required: 1365 m<sup>2</sup>
- Min. Footprint: 1000 m<sup>2</sup>

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# MEASURE OF COMMUNITY THEATRE SUCCESS



## Amenity / Feature

Restaurants & cafés

Transit access

Outdoor plaza/public art

Local shops & artisan retail

Community centers/libraries

Pop-up markets/street vendors

Tourism/town branding support

Safety, signage & lighting

## Purpose / Benefit

Pre/post-show traffic, extended visitor dwell time

Equitable, accessible audience/performer and parent reach

Community gathering, seasonal use

Economic vibrancy, cultural atmosphere

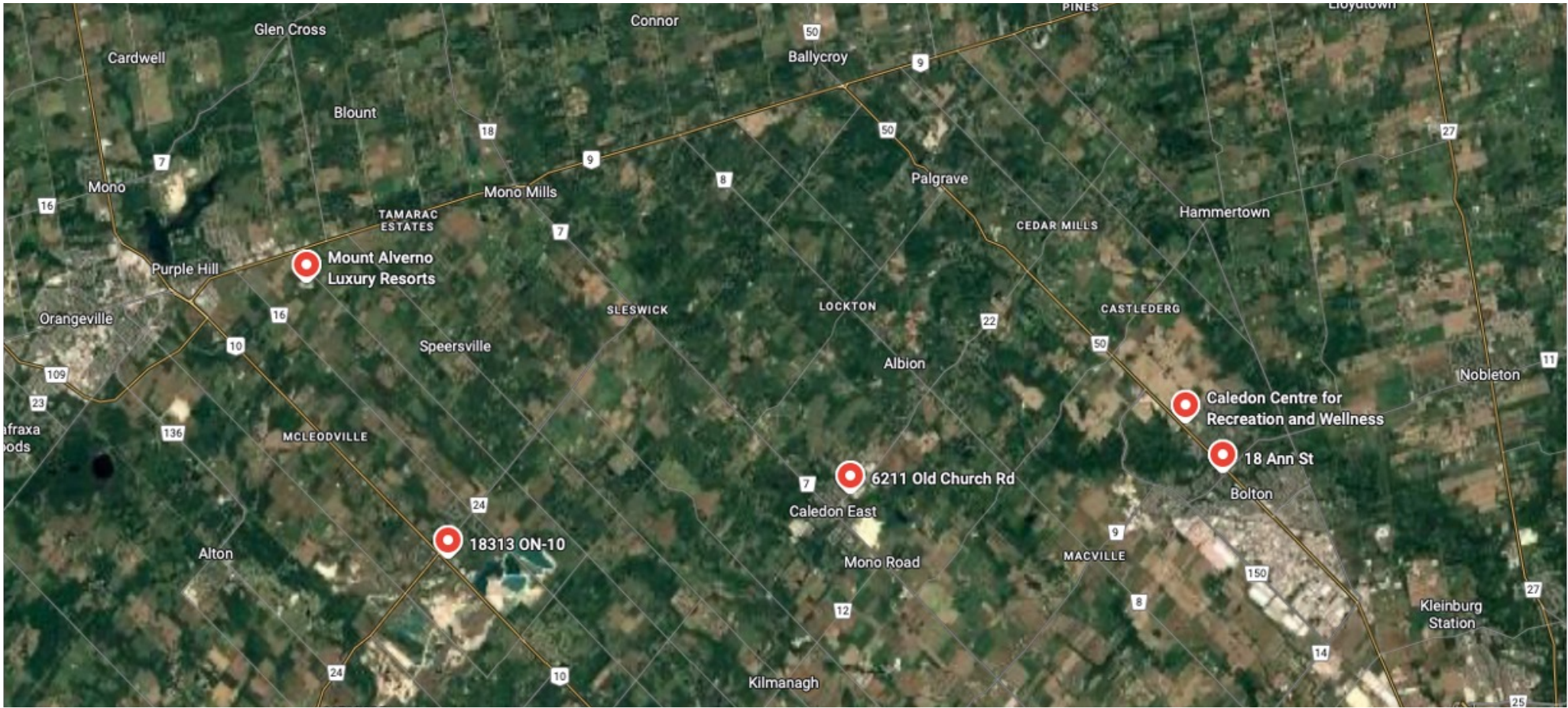
Cross-programming, shared education outcomes

Activation, grassroots business opportunities

Destination marketing, itineraries, available accommodation

Wayfinding, welcoming experience day & night

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# LOCATIONS

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# SITE #1: 18 ANN ST, BOLTON

- Next door to Humber River Centre
  - 650m<sup>2</sup> Available – no ability for expansion in future without acquiring adjacent land
  - Excellent access to restaurants, cafes, stores and transit links
  - Parking and traffic congestion a concern
  - Some access to recreation facilities and nearby parking
  - Potential noise interference from and to local businesses
  - Humber River Centre presents some opportunities for shared resources
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## SITE #2: 14111 HIGHWAY 50

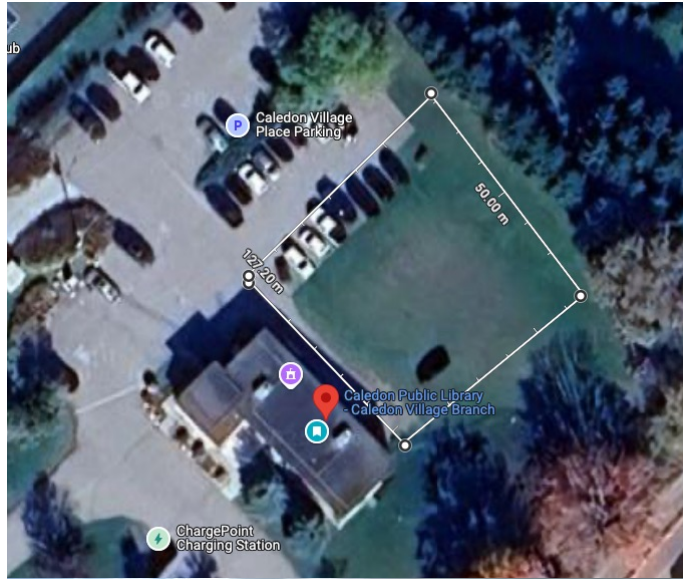
- Caledon Centre For Recreation and Wellness site
  - 1500 m<sup>2</sup> + usable space at south entrance
  - Excellent access to recreation, visibility from a main road, onsite parking
  - Access to restaurants, cafes and stores within 1.5km
  - Transit within 400m
  - Potential shared facilities with Caledon Centre for Recreation and Wellness
  - Offers greatest potential for expansion in future if required
  - Nearby seniors centre, high schools and elementary schools are all potential users.
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# SITE #3: 6211 OLD CHURCH ROAD

- Caledon East Community Complex site
  - 1300 m<sup>2</sup> available beside fire department parking lot
  - Excellent access to recreation, visibility from a main road, onsite parking
  - Some access to restaurants, cafes and stores within 0.5km
  - Potential shared facilities with Caledon East Community Complex
  - Nearby high school and elementary schools as potential users
  - Most central location
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## SITE #4: 18313 HURONTARIO STREET

- Caledon Village Place site
  - 1300 m<sup>2</sup> usable space behind library
  - Excellent access to visibility from a main road
  - Some access to restaurants, cafes and stores within 0.5km
  - Limited onsite parking
  - Highway 10 access a significant concern
  - No current sewer facilities
  - Close to Caledon Townhall Players building
  - Potential shared facilities with Caledon Village Library
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# SITE #5: 2076 HEART LAKE ROAD

- Mount Alverno Resort site
  - Potential for Public Private Partnership (P3)
  - 1500 m<sup>2</sup> + available, potentially beside existing structure
  - One onsite restaurant, others in Orangeville (4km)
  - Attractive setting
  - Potential to add to existing structures.
  - No access to sewerage, mains water service or main road visibility.
  - Remote location. No transit access
  - Competes with Orangeville Opera House
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# BUDGET

- Approx. 1400 m<sup>2</sup> facility
- Costs have increased significantly in last 6-7 years
- Estimated costs now approx. \$10,000/m<sup>2</sup> (\$1000/sqft)
- Some sites would require additional site works
- FF&E costs of \$1.5-2m
- Costs estimated at class D level (+/- 30%): \$18-22m depending on site selected





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## CONCLUSION AND RECOMMENDATIONS

- 18 Ann St is likely too small to accommodate the required program
  - Caledon Centre for Recreation and Wellness and Caledon East Community Complex sites offer similar features
    - Caledon Centre for Recreation and Wellness has better access to nearby businesses and transit
  - Caledon Village Place site has potential traffic issues and requires wastewater facilities. Construction would have negative impact on library
  - Mount Alverno site is interesting but ultimately too remote, requiring extensive site works and is the furthest location from 95% of the Caledon residents
  - **Caledon Centre for Recreation and Wellness** site is the best site examined to accommodate a 200-person performing arts centre.
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# CALEDON CENTRE FOR RECREATION AND WELLNESS

- Site south of secondary entrance
- Potential to add to existing building
- Excellent visibility from main road
- Ample parking
- Access to local businesses and clients in Bolton (1.5km)
- Schools and seniors centre nearby





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## NEXT STEPS



Commit to location



Business Feasibility study



Explore funding options



Design project



Construct facility

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THANK YOU

**NOVITA**