

Municipality of Chatham-Kent
Infrastructure & Engineering Services
Parks, Fleet and Facilities

To: Mayor and Members of Council
From: Rob Pollock, Director, Parks, Fleet and Facilities
Date: January 27, 2025
Subject: Tennis Dome Facility Update

Recommendation

It is recommended that:

1. The Mayor and Clerk be authorized to execute an agreement amendment(s), satisfactory to the Director, Legal Services, leasing a portion of the St. Clair College Community Park to Tennis Clubs of Canada and 1000476522 Ontario Inc. (TCC) for its construction and operation of a year-round domed tennis facility.

Background

In 2022, Mark and Stephanie Chapados made a presentation to Council advocating for the creation of an indoor tennis facility in Chatham. Mark and Stephanie Chapados have fundraised for the project and were seeking a contribution from the Municipality of \$200,000 for additional capital costs of the facility. Council allocated this \$200,000 amount in the 2022 budget.

On May 29, 2023, Council approved the donation of 19.5 acres of land from St. Clair College of Applied Arts and Technology. The terms of the donation were to allow the Municipality to develop the land into a regional park.

On August 14th, 2023 Council approved the landscape plan for the park, allocated \$2,000,000 from the Community Benefit Contribution Reserve to Phase 1 of the park development, and for administration to enter into an agreement with TCC to construct and operate a tennis dome at the new park. Administration successfully entered into an agreement with TCC and they will be responsible for installing the tennis courts and installing the tennis dome above the tennis courts to permit for year-round use. The agreement stipulated the construction of the tennis dome would be completed in the Fall of 2023 and the tennis dome to be operational by 2024.

On April, 29th, 2024 Council Approved 'Tender Award – Contract T24-186 – Bear Line Regional Park – Phase 1' which included the servicing for the park including water,

sanitary, electrical, design fees, and parking lot with lights. This phase of the project has been completed.

Figure 1 – Drone photo of the park during Phase 1 construction.



Comments

As per the land donation agreement with St. Clair College, the college is allowed to name the park. The park was previously referred to as Bear Line Regional Park and will now be known as St. Clair College Community Park.

TCC informed administration they were unable to fulfill the agreement timelines due to delays in equipment which would not allow them to meet the construction period for 2024. TCC has indicated they are committed to constructing and operating the tennis dome and have given a timeline to fulfill their commitments to Chatham-Kent. TCC has provided a construction schedule for the tennis dome which will have the construction starting in June 2025 and be completed by the middle of October 2025.

Tennis Canada had given a grant of \$200,000 towards the tennis dome construction and they have agreed to extending this grant into 2025 as they are committed to this project and want to be able to assist in providing indoor tennis to Chatham-Kent.

Administration will be bringing a report back at the end of the first quarter of 2025 in regard to Phase 2 of the St. Clair College Community Park.

Council Term Priorities

This report supports the following Council Term Priorities:

Consultation

			
Deliver Excellent Service	Promote Safety & Well-Being	Grow Our Community	Ensure Environmental Sustainability
1.1	2.3, 2.4		

Legal Services and Engineering was consulted on the agreement amendments.

Communication

Administration will communicate with TCC and associated user groups the outcome of the report.

Diversity, Equity, Inclusion and Justice (DEIJ)

Administration will include DEIJ considerations in its approach to developing the Regional Park so that needs of equity-deserving communities using the proposed recreational facilities are reflected. Accessibility will be a significant consideration in all facility and land development.

Financial Implications

There are no financial implications resulting from the recommendation.

Prepared by:

Rob Pollock, Director, Parks, Fleet and Facilities

Reviewed by:

Edward Soldo, P.Eng., General Manager, Infrastructure and Engineering Services

Consulted and confirmed the content of the consultation section of the report by:

Marissa Mascaro Amyotte, P.Eng., Director, Engineering

Dave Taylor, Director, Legal Services

Attachments: None