



City of
Peterborough

To: Members of the General Committee

From: Sheldon Laidman, Commissioner, Community Services

Meeting Date: August 25, 2025

**Report: Multi-Use Sport and Event Centre RFQ and RFP Process,
Report CSD25-008**

Subject

A report to approve the preferred location of the Multi-Use Sport and Event Centre and the next step in the project approval process.

Recommendations

That Council approve the recommendations outlined in Report CSD25-008, dated August 25, 2025 of the Commissioner of Community Services as follows:

- a) That the presentation from Sierra Planning and Management be received for information;
- b) That Council approve the use of the property located at 182 Townsend Street as the preferred location of a future Multi Use Sport and Event Centre;
- c) That Council direct staff to undertake a multi-phased RFQ and RFP process as described in this report to facilitate the next step in this process; and
- d) That the RFQ include not only 182 Townsend Street but also;
 - i. the portion of the Townsend Street right of way between Aylmer and George Streets,
 - ii. municipally owned properties on Wolfe Street; and
 - iii. the existing Memorial Centre property east of Roger Neilson Way as described further in the report.

Executive Summary

- Various reports have provided Council with the scope of work completed to date for a new Multi-Use Sport and Event Centre (MUSEC).
- This report identifies the preferred site for the MUSEC to be the Bus Garage/Public Works property located at 182 Townsend Street.
- The report recommends that the original project plan be amended to include a two phased RFQ and RFP to identify the opportunities as a wider district plan for this area of the downtown and to reduce overall project risk to the City.

Background

The Multi-Use Sport and Event Centre (MUSEC) project was initiated in 2018 and originally divided into two phases. [Report CSAD18-003](#), Major Sport and Event Centre Feasibility Study Phase One, Executive Summary and Presentation detailed the Phase One Feasibility Study, which included stakeholder and community consultation to determine market and community needs to justify a MUSEC for the City and broader region beyond what is provided currently in the existing Peterborough Memorial Centre (PMC). Analysis and highlights included:

- Proposed capital costs with seating expected to be 5,800 in an approximate 155,000-square-foot overall building.
- Expected project timeline.
- Functional assessment of the PMC along with a cost benefit analysis of upgrades to the PMC versus a new building and when construction should occur.
- Market definition, current status of the market and future market opportunities.
- Potential components of a new facility.
- Existing financial performance of the PMC versus a new facility's potential financial performance.
- Locational considerations for a new facility and potential economic impacts.

[Report CSAD18-005](#), Major Sport and Event Centre Feasibility Study Phase Two Final Report and Presentation detailed the Phase Two Business Case and provided specific recommendations on the requirements for a new Major Sport and Event Centre based on the information gathered in Phase One including the development of location criteria and an assessment of possible site options for further consideration in Phase Three. The Locational Analysis included in this phase included a long list of candidate sites.

Given the scope of work involved several additional reports have been generated on this project and are provided here for reference to ensure Council understands the full scope of work undertaken to date on this project.

- [Report CSD15-004, Arena Development Update](#)
- [CSAD18-001 Major Sport and Event Centre Feasibility Study Presentation](#)
- [CSAD19-001 Major Sport and Event Centre Project Evaluation](#)

At the June 19, 2023 meeting, [Report CSACH23-002](#) provided an update for Council on the history of the project and the following motion was passed:

That Council approve the recommendations outlined in Report CSACH23-002, dated June 19, 2023, of the Commissioner, Community Services as follows:

- a) That an update on the status of the Multi-Use Sport and Event Centre Study Project be received for information.
- b) That the preferred location of a Multi-Use Sport and Event Centre shall be in the Central Area in accordance with the "Downtown First" public investment strategy described in Section 4.3.1 x. of the Official Plan.
- c) That a reassessment of the original September 2018 Feasibility Study be undertaken to include:
 - i. Updating capital works completed and providing new estimates of future capital needs that will be required at the Peterborough Memorial Centre;
 - ii. A review of the changing landscape of competitive venues with a smaller project scope given a community ice pad is no longer necessary;
 - iii. Review and revisions of financial operating projections;
 - iv. An update to the economic impact model of operations and spending multipliers to the regional economy; and
 - v. Revisiting the scope of the project and updating the current cost analysis.
- d) That Council approves the award of a single source consulting assignment for the next phase of the Multi-Use Sport and Event Centre to Sierra Planning and Management, 206 Laird Avenue, Suite 200, Toronto, Ontario within the preapproved budget of \$353,000.

At the meeting of June 26, 2023, Council added item e) as follows:

- e) That land assembly options be considered.

Council reviewed Closed Report CSAC24-004 Site *Selection for Multi-Use Event Centre* (MUSEC), which identified the preferred location for the project supported by the consultant team, advisory committee, and City staff as the City's Public Works/Bus Garage site on Townsend Street. Following Council's review of the Report, staff undertook further due diligence on the preferred site and undertook to report back to Council on a revised timeline and project next steps.

Preferred MUSEC Location

The property is currently used as the City's Bus Garage as well as a secondary public works site. The site itself would become surplus to the City's core service needs once the bus garage is replaced with the planned new facility on Romaine Street. The property contains the following advantages and benefits:

- Site is fully in City ownership and does not rely upon land assembly;
- The property is situated adjacent to other City-owned lands as well as large privately-owned parcels which could enhance the MUSEC project as part of a wider redevelopment project;
- Significant regeneration potential exists of both adjacent parcels and the broader area over the long-term relative to other sites;
- Proximity to the downtown core. The site is easily accessible to the core of the downtown so that downtown businesses can see the benefits of its location;
- Offers additional potential design opportunities including the usage of the Townsend Street road allowance adjacent to the site;
- The location does allow for the usage of the significant parking supply in the downtown area on off peak hours;
- Design options are available with respect to daylighting Jackson Creek which will enhance site aesthetics and be a positive contribution environmentally; and
- Provides an opportunity to ensure an existing city owned brownfield site can be redeveloped into a positive community benefit.

The property has included different former industrial uses. An environmental analysis has been undertaken by Cambium Environmental which is attached as Appendix C documenting the expected cleanup requirements. Below is a summary of the findings.

The Phase II ESA for 182 Townsend

The laboratory analysis of bore hole and groundwater samples indicated that for the municipal transit bus depot at 182 Townsend Street, soil and groundwater concentrations of contaminant exceeded the applicable standards over much of the site – largely petroleum and fill-related contamination due to the historic use of the site.

As a result, the report indicates that with the exception of certain types of contamination (generally petroleum products in liquid form in the west and northeast portions of the site),

site contamination can likely be managed in place using various risk management measures (RMMs). RMMs are a typical approach where site conditions allow.

Potential Risk Management

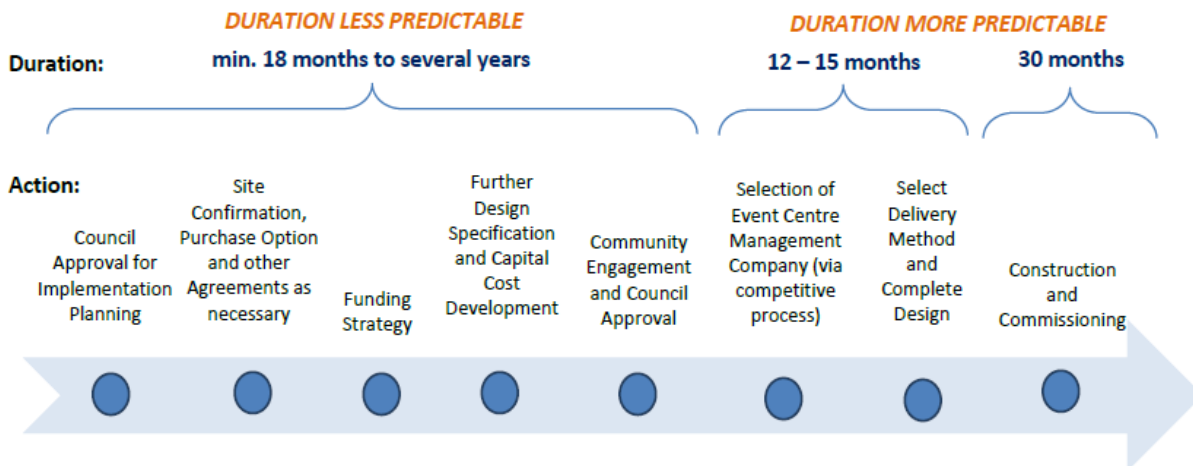
Based on these results, an analysis of procedures to ensure that contamination managed in-situ is successful, included the recommended development of a soil fill or hard cap to act as a barrier across the site; the development of protocols for health and safety (including soil vapour monitoring) and likely the removal of some soils from the site to minimise the impact of contamination.

Geotechnical Design Considerations

The use of boreholes for ESA work enabled a preliminary assessment of geotechnical conditions of the site and the implications of such for the form of development. The site comprises considerable amounts of fill material and the nature of the soils varies throughout the site. The likely implications are that deeper excavation is required with the related necessity of dewatering the site during construction. The main finding, as expected, is that conventional foundation design comprising strip and spread footings is not feasible and deeper foundations using a range of methods (H-Piles or caissons for example) are likely required. It should be noted that buildings of this scale are more likely to necessitate non-conventional foundation engineering.

Proposed Next Step

The below graphic represents the steps identified in the original project reports for completion of this project.



This MUSEC project will have a significant budgetary and long-term capital debt planning impact on the City. However, the location and magnitude of the project in the downtown area has the potential to have significant positive implications for this entire district of the City. The City has been approached by those in the arena management,

residential development, and district planning industries about possible partnership opportunities as they relate to the MUSEC project.

Based upon these factors, staff are recommending that the original work plan be amended to instead do a two-stage Request for Qualifications and Proposals process. This would be done for the following objectives:

- Stage 1 RFQ to further define the City's interests and options regarding funding, delivery method, and risk transfer through partnerships;
- Opportunity of alternative partnerships with private sector risk involved in actual funding and operations of the MUSEC;
- Seek out private sector strategy for delivery associated with real estate development of the surrounding district;
- Determination of how the private sector would leverage use of associated municipal properties in a real estate backed partnership including 182 Townsend Street, municipally owned property on Wolfe Street, Townsend Street right of way, and the Peterborough Memorial Centre property east of Roger Neilson Way;
- The first stage would not involve any detailed design specifications for the MUSEC;
- An RFQ process is used to understand the market and to identify potential partners but is not binding. A report as outlined in the timeline will be brought to Council to approve moving to the next RFP stage.

Proposed Timeline

Council approval to proceed - September 2, 2025

Request for Qualifications process (Stage 1)

- preparation and release by end of September 2025
- 6-week period for submission
- Staff evaluation by January 2026
- Council approval of successful submission February 2026
- Council report would lay out full timeline, objectives, and submission expectations for the Stage 2 RFP process

Request for Proposals (Stage 2)

- Includes a wider range of submissions such as detailed design submissions, real estate agreements, public consultation, and operational agreements

- Expected to be spring 2026

Strategic Plan

Strategic Pillar: Growth & Economic Development

Strategic Priority: Leadership in effective and sustainable growth that supports Peterborough's current as well as future economic, physical, and social needs. Proactively supporting and encouraging business development to boost the local economy, provide new work opportunities, and improve the quality of life for the entire community. Facilitate diversified economic growth through innovative and sustainable policies, practices, and partnerships

Strategic Pillar: Community & Well-being

Strategic Initiative: Foster community resiliency, neighbourhood identity, civic pride, sense of belonging, and intercultural harmony. Provide robust, affordable accessible sports, recreation, wellness, the arts, and social programs for people of all ages

Engagement and Consultation

A project Steering Committee has been in place since the inception of this project providing valuable input and was comprised of staff and representatives from the Peterborough Petes, Peterborough Lakers, Peterborough Kawartha Economic Development and Downtown Business Improvement Area. This Committee has gone through a number of iterations of membership. It would be expected as part of the RFP process that public consultation would be included.

Budget and Financial Implications

A capital project budget to cover the first three phases of this project was originally set and has \$85,000 remaining in its budget. The anticipated cost of the RFQ process can be accommodated in the remainder of this budget. However, for the RFP stage to occur in spring of 2026 there will be a need for additional funding into this project which will form part of that next Council report in February 2026.

Attachments

Appendix A: Preferred Location of MUSEC

Appendix B – Sierra Planning and Management Funding Gaps and Strategies

Appendix C – DRAFT Phase II Environmental Site Assessment 182 Townsend Street

Submitted by,

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