



City of
Peterborough

To: **Members of the Arenas Parks and Recreation Advisory Committee**

From: **Sue Warrington, Manager of the Arenas Division**

Meeting Date: **January 21, 2014**

Subject: **Report APRAC14-007
Presentation of the Arena Needs Assessment Project Draft
Final Report**

Purpose

A report recommending endorsement of the final Arena Needs Assessment Study and request for approval to continue to a Feasibility Study.

Recommendations

That the Arenas Parks and Recreation Advisory Committee approve the recommendations outlined in Report APRAC14-007, dated January 21, 2014, of the Manager of the Arenas Division, as follows:

- a) That the presentation of the Draft Report on the Arena Needs Assessment Study by Robert Lockhart, Rethink Group be received for information;
- b) That the final Arena Needs Assessment Study be circulated to all neighbouring arena operators for review and that the Arenas Parks and Recreation Advisory Committee be encouraged to hold a forum with the regional operators to better understand the potential impact of the Needs Assessment;
- c) That the Arena Needs Assessment Study be endorsed as a planning tool to inform and guide the feasibility study stage; and,

- d) That advancing the project to the feasibility study stage for a new twin pad as a replacement facility for Northcrest Arena be endorsed; and that staff be directed to bring options back to APRAC for endorsement and to City Council for approval that address:
 - i) Location
 - ii) Development Partners
 - iii) Concept plan (which may include complementary facilities)
 - iv) Detailed costing and funding plan
 - v) Timing and implementation plan.

Budget and Financial Implications

The cost of the Feasibility Study can be accommodated within the uncommitted balance of \$65,754 of the approved 2012 Business Evaluation—Needs Assessment Capital Budget (reference #6-4.14).

The Needs Assessment provides a preliminary cost estimate of \$20 to \$26 million for a twin pad facility and \$27 to \$36 million for a triple. The Arena Division's Capital Budget for this project (6-6.04) acknowledges this proposed development cannot proceed without a strong community partner and a major contribution (at least 50%) from senior levels of government.

Background

In April 2013, the City embarked upon a study of arena facilities, with the objective of assessing the use and functionality of existing facilities and determining the current and future needs for community arena facilities.

In the summer of 2013, a temporary ice pad solution was installed to extend the use of the Northcrest arena until a new facility has been planned and constructed. Staff estimates that in the next four to five years Northcrest Arena will have reached its maximum life span and would require substantial additional capital funds to further maintain. The Arena Needs Study was undertaken to understand the specific needs of community ice users currently and in the next 20 years.

The Arena Needs Assessment Study was done by Rethink Group. Through Report CSAD13-002 dated July 29, 2013, Robert Lockhart from Rethink Group provided an update on the process and the key findings to Committee of the Whole on July 29, 2013. The final report is now complete (attached as Appendix A) and Robert will attend the January 21, 2014 meeting to present the final results.

Executive Summary – The Current and Future Needs

The Arena Needs Assessment Study has been underway for the past year. Community consultation has taken place in public forums, user surveys, community surveys, stakeholder interviews, workshops and individual submissions. The study team heard a number of things that included:

1. The existing four arenas (six pads) do not adequately service the needs of the community and there are no opportunities to expand programming currently.
2. That the Northcrest Arena is inadequate to serve community ice users as it possesses deficient ice surface size, inadequate changeroom space, insufficient spectator areas, inconsistent ice and environmental conditions, etc.
3. That a new twin pad should include other complementary facilities that support the activities of ice users and their families.
4. That in 2013, if the City had replaced the Northcrest Arena (single pad) with a twin pad, there would still be enough local demand to support a third ice surface for 50% of the time of use.

Staff believe that Northcrest Arena should be closed in the next five years and the City should be preparing now for the development of a replacement facility. The new facility could include a twin pad with complementary facilities (as justified through a strong business case). The service level of 1 ice surface per 11,000 residents is recommended in the needs assessment study and reflects a realistic service level to strive for. Staff recommends the facility should be situated and designed so that it can be expanded beyond a twin pad to address the future needs of community arena users over the next 20 years.

Memorial Centre Needs

This study does not include major capital projects at the Peterborough Memorial Centre to address the on-going needs of the Petes and Ontario Hockey League facility guidelines. A joint City-Petes Facility committee has been formed to identify and prioritize which needs can be met through on-going capital improvement projects and which ones will need to be addressed in later phases of the Morrow Park Master Plan, which recommended the construction of an additional pad on site. There is still ten years of debenture payments remaining on the PMC renovation project completed in 2004.

Next Steps – Feasibility Study

The needs analysis identified a shortage of ice surfaces in Peterborough and justified a replacement facility for Northcrest Arena as a twin-pad ice surface in the immediate future. Additional work is still required to identify and assess all the options identified in the Needs Assessment moving forward.

Staff recommends a feasibility study as a next step. The feasibility study will include the following elements:

- a) Investigate and identify the potential partners, both private and public sector, who may wish to work with the City on the development of a new twin pad;
- b) Recommend a partner and viable site(s) that will maximize community access to the facility;
- c) Prepare a concept plan on a preferred site that identifies the core elements of a new facility in the immediate future, and further, identifies potentially longer-term elements that could be considered in a phased expansion;
- d) Identify the capital project budget (design, construction and equipment) on the immediate facility needs;
- e) Identify all sources of capital funding to finance construction;
- f) Investigate and prepare management options for a new facility and recommend a sustainable operating plan.

The study will examine the viability of a new twin pad and selected complementary facilities so that Council's decision to move forward can be based on an objective analysis.

The retro-fit to the Northcrest Arena has extended the life of the facility by three to five years. Undertaking a feasibility study in 2014 means the City can be ready to seek senior government level funding in advance of provincial and federal elections, should infrastructure programs be announced. This will lessen the burden on local taxpayers for a replacement facility for Northcrest Arena. Typically, however, this will also require that the project detailed design phase be advanced to the point that the project is "shovel-ready" when funds become available.

If all the elements of funding and partnership come together with Council's endorsement, a new facility could be under construction early-2016 and ready to open by January 2018. At that time, the Northcrest Arena will be decommissioned and the facility and property made available for another use.

Summary

The Northcrest Arena's (single-pad) life span has been extended for an additional three to five years with the sand pad. Based on a comprehensive Needs Assessment, the project Consultants have identified the need for the construction of at least a new twin-pad arena to address community user group current needs and expectations as well as to provide for some modest program growth without taking too much business away from neighbouring arenas.

Authorization to advance to the feasibility study stage is a critical next step. It will determine final project scope, community partner(s), location, capital funding needs, and projected operating costs.

Submitted by,

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Attachment

Appendix A – Draft Report - Arena Needs Assessment Study