

Draft Report

Arena Needs Assessment Study

City of Peterborough

Prepared by the RETHINK GROUP
Leisure Services Planning and Management

in association with Lett Architects Inc.

December 31, 2013





December 31, 2013

Sue Warrington, Manager,
Arena Division, Community Services Department
Corporation of the City of Peterborough
500 George Street North
Peterborough, Ontario
K9J 7J7

Dear: Ms. Warrington:

The RETHINK GROUP is pleased to submit this **Arena Needs Assessment Report**. The report determines the number of ice surfaces required to meet current needs and recommends an arena service level that indicates what should be provided today, as well as the arena facilities required as the City grows toward full build-out. The recommended arena service level accounts for unique local conditions, meets most current needs, accounts for changing demand, maintains a role for nearby township facilities and provides some leeway, in case some of the expressed and anticipated demand does not materialize.

Also recommended are the characteristics of a suitable arena facility to replace the aging Northcrest Arena, including minimum site requirements and a preliminary estimate of capital cost. The components and scale of the preferred facility will be fine-tuned and finalized in the Feasibility Study which is recommended to follow, along with conceptual design, refined site requirements, and determination of a suitable site, partners and financial implications.

The recommendations are supported by extensive research and analysis of:

- | | | |
|---|---|---|
| ▪ the community (past and present), | ▪ past and present use of arenas, | ▪ leisure trends and industry best practices, |
| ▪ anticipated population growth and change, | ▪ operating costs, | ▪ current and predicted unmet/underserved demand, |
| ▪ arena facilities within the City and those in nearby communities that are regularly used by local groups, | ▪ required capital investments to keep the remaining facilities safe and in good operation condition, | ▪ the current arena shortfall, and |
| | | ▪ the projected future need for arenas. |

The community was thoroughly consulted about City arenas, the nature of a facility to replace Northcrest Arena, and current and future arena needs.

It was a pleasure to work with municipal staff, stakeholders, the study steering committee, APRAC and the community on this collaborative effort.

Sincerely,
The RETHINK GROUP

Robert Lockhart

Project Director, Principal Consultant and Partner

Acknowledgements

Research for this study and the development of recommendations was a collaboration effort between the staff of the RETHINK GROUP and the following people:

City of Peterborough staff who provided key information, insight and direction, as well as logistical support throughout:

- ☐ Sue Warrington, Manager, Arena Division, Community Services Department
- ☐ Chris Gould, Assistant Manager - Administration, Arena Division, Community Services Department
- ☐ John Preston, Assistant Manager - Operations, Arena Division, Community Services Department
- ☐ Kelli Posavad, Administrator, Arena Division, Community Services Department
- ☐ John Salfi, Program and Promotions Coordinator, Arena Division, Community Services Department
- ☐ Ken Hetherington, Manager, Planning Division
- ☐ Terri Lynn Johnston, Permitting Recreationalist, Recreation Division, Community Services Department

Study Steering Committee members:

- ☐ Ken Doherty, Director, Community Services Department
- ☐ Sandra Clancy, Director, Corporate Services Department
- ☐ Sue Warrington, Manager, Arena Division, Community Services Department
- ☐ Chris Gould, Assistant Manager - Administration, Arena Division, Community Services Department
- ☐ John Preston, Assistant Arena Manager - Operations, Arena Division, Community Services Department
- ☐ Ken Hetherington, Manager, Planning Division
- ☐ Rob Anderson, Community Services Policy Analyst/Recreation Division Coordinator, Community Services Department
- ☐ Mary Gallop, Manager, Facilities and Special Projects, Corporate Services Department
- ☐ Robert Ballarin, Project Manager, Physical Resources Department, Trent University

We would also like to acknowledge the contributions of information and insight from arena user groups and other groups with an interest in the project; key stakeholders; individual citizens who attended the forums, responded to the survey and submitted briefs; the Arenas, Parks and Recreation Advisory Committee; and members of Peterborough City Council.

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Summary

Study Objectives

- ☐ Determine the nature of a replacement facility for the aging Northcrest Arena.
- ☐ Examine the City's arena facilities (characteristics, distribution, functionality, use, cost of operation, required capital investment over the next 20 years).
- ☐ Examine the characteristics and use of arenas in neighbouring communities where City groups rent ice.
- ☐ Identify the number of ice surfaces required to meet current needs.
- ☐ Establish a service level for arenas that accounts for unique local conditions, and provides a benchmark that indicates what to provide today and how to calculate future requirements.
- ☐ Predict future arena needs, as the City grows toward full build-out

Main Information Sources

- ☐ City files
- ☐ Statistics Canada data
- ☐ information from neighbouring municipalities
- ☐ stakeholders and user groups
- ☐ leisure trends and industry best practices
- ☐ population growth and change projections

Community and Stakeholder Consultation

- ☐ first community forum (June 19, 2013)
- ☐ user group survey
- ☐ community-wide on-line survey (362 responses)
- ☐ user group workshop (September 18, 2013)
- ☐ submissions (individuals and groups)
- ☐ interviews with key stakeholders
- ☐ second community forum (December 3, 2013)
- ☐ three presentations to the Arenas, Parks and Recreation Advisory Committee
- ☐ two presentations to City Council

Research and Analysis Activities

- ☐ Prepared a community profile of the City and area (past and current).
- ☐ Examined population growth projections to 2041, including anticipated changes in age profile and ethno-cultural composition – and implications for arena demand.
- ☐ Examined where future residential development is planned within the City and the population calculated for each area.
- ☐ Solicited public perception and opinion.
- ☐ Researched arena operating costs (expenses, revenue, net cost – past five years), and determined what impacts efficiency of operation
- ☐ Examined anticipated capital investments (to 2023 and 2033) to keep facilities safe and in good operating condition.
- ☐ Researched past and current use of City arenas (fall-winter and spring-summer seasons - hours rented by group/program over the past five years, and percentage utilization in prime and non-prime time per ice surface).

- ☐ Researched the current use of arenas in neighbouring municipalities that are used by City groups, and hours rented per week by those groups.
- ☐ Examined relevant leisure trends and industry best practices.
- ☐ Researched current and predicted unmet/underserved demand for prime ice and floor time (quantified and potential – focused on

The City's Arena Facilities

There are six ice pads, comprising four facilities, with three ice pads located in southern half of the City. The newest facility is the Evinrude Centre (twin pad, 1996). The other three arena facilities include: the Peterborough Memorial Centre (single pad, 1956), Northcrest Arena (single pad, 1967), and the Kinsmen Civic Centre (twin pad, 1972). Northcrest Arena has been identified for closure, as soon as a replacement facility is available. The PMC and Kinsmen Civic Centre have undergone major upgrades in the past decade. Compared to contemporary arenas, shortcomings have been identified in all four facilities, and the three remaining facilities will require significant investments over the next decade and beyond to ensure they remain safe and in good operating condition.

prime time in the fall-winter season, but also researched unmet demand for spring-summer ice and floor time).

- ☐ Calculated current arena shortfall and predicted likely future need for arenas.

City arenas are operating at full capacity in prime time and at 25% capacity in non-prime time during the fall-winter season. During the spring-summer season, City arenas are used more than is the case in most communities – due to much higher than typical demand for box lacrosse. The other spring-summer uses of arenas are similar to other medium size communities.

Prime time in City arenas is 4:00 pm-11:00 pm Monday to Friday, and 7:00 am-11:00 pm on weekends.

Current Fall-Winter Prime Time Ice Needs that Cannot be Accommodated in City Arenas

<input type="checkbox"/> To fully support <u>current programs</u> (half of the requested hours are rented in rural arenas)	80-81 hours/week
<input type="checkbox"/> Anticipated hours to <u>expand and/or add programs</u>	19.5-42.5 hours/week
<input type="checkbox"/> Sub-total	99.5-123.5 hours/week
<input type="checkbox"/> New fall-winter <u>tournaments</u> (167-199 hours)	<u>average of 6-8 hours/week</u>
<input type="checkbox"/> Total	105.5-131.5hours/week

In addition, there is an **undetermined amount of potential demand** for prime ice and floor time from other uses - factoring in growing trends in demand for many established and emerging activities, and a

desire to reduce the scheduled use of the PMC to better accommodate regular users, concerts and other big events.

There is also expressed demand for 5-6 prime time hours/week of fall-winter **floor time**, which is not included in the above numbers.

There are requests for additional **spring-summer ice and floor time** (20-22 hours/week of ice and up to 66 regular hours of floor time/week, plus an undetermined amount of time for other activities). However, there is considerable Friday evening and weekend time available, as well as early and later weekday evening time, which is not appealing in the summer season.

During the study, significant interest was expressed in a **year-round multi-purpose field house-type facility or an arena without ice** for lacrosse, flat track roller derby, roller skating, ball hockey, soccer, trade shows, large social events and concerts, etc. (on both carpet and concrete).

Ice Surfaces Required to Meet Current Demand

The requirement for ice surfaces to support the Peterborough market is influenced mostly by the requirement for prime time ice in the 30 week fall-winter season.

To incorporate only the quantified unmet demand for 106-132 prime time fall-winter hours/week equates to **1.7-2.1 ice surfaces @ 64 hours/week per ice surface** or about 95% utilization (**1.6-1.9 ice surfaces** without new tournaments). However, when the unquantified potential demand is considered, the current shortfall could be as high as **2.5 ice surfaces**. Based on a 2013 estimated population of 82,500, a provision level of around **1 ice surface:10,000 residents** would be required to fully meet Peterborough demand.

Use of Rural Arenas

In excess of 48 prime time hours/week is currently rented on a regular basis to City-based groups in neighbouring **rural arenas** (twelve ice pads as far away as Bewdley, Ops, Apsley and Havelock) - mostly Monday to Thursday evenings for practices. The Douro and Warsaw

arenas are used the most (39 hours/week). Although not all of the rural arenas included in the study are operating at near full capacity in prime time, there is no additional time available at the times most requested by City groups.

Implications of Population Growth and Change Projections on Demand for Arenas

Over the next thirty years, the City is expected to grow at a rate somewhere between the historic average of just under 1% and the official provincial target of 1.5% per year. That would result in a 2031 population of between 95,500 and 103,000. By 2041, the population could be between 104,500 and 115,000.

The age profile of the community will be greatly impacted by the big Baby Boom generation, the Echo generation (the children of the Baby Boom) and the children of the Echo generation (which will swell the child and youth ranks between 2018 and 2030-2035). Each of these big generations is separated by a 10-20 year period of declining population, which has resulted in and will continue to result in cycles of increasing and decreasing demand for arenas. The **age 5-19 market** is projected to increase significantly in number and percentage between 2021 and 2031, and then steadily lose its share of the population over the next decade to fall well below the 2011 level by 2041. The **age 20-44 market** is projected to increase in number and percentage until around 2021 and then rapidly lose its share of the population to fall below the 2011 level by 2031 and well below by 2041.

Therefore, demand for arenas should increase a little above overall population growth for the next 18-20 years, and then hold steady over at least the following decade, but the share of the overall population that the child, youth and young to mid age adult markets represent will decline after around 2031.

Due to small current and anticipated future numbers, the impact of the growing ethno-cultural population on demand for arenas should be small in the Peterborough and area market.

Current Ratios of Ice Surfaces to Population

- ☐ For the City, the ratio of ice surfaces to population is **1:13,750**.
- ☐ In the rural communities where Peterborough groups use arenas, the ratio varies from **1:3,100** to **1:9,000**.
- ☐ For the Peterborough CMA (City and immediate surrounding municipalities), the ratio is **1:10,600**.
- ☐ To meet all current City needs – the provision ratio would need to be about **1:10,000**.

Recommended Service Level and Requirement for Arenas

Based on current use, expressed/quantified demand, an estimate of un-quantified potential demand, and the desire to schedule the PMC less, an arena service level of around 1 ice surface:10,000 residents could be justified. That would translate into 2.25-2.5 additional ice surfaces, not accounting for the eventual retirement of Northcrest

Arena. However, since some of the expressed and estimated demand may not materialize, it would be risky to advocate that level of supply. In addition, if all or most of the demand from City groups and programs is accommodated within City facilities, there would be little demand left to make use of the rural arenas within the immediate vicinity of the City.

Therefore, a more conservative arena service level of 1 ice surface per 11,000 residents is recommended, which will:

- ☐ meet *most but not all* current unmet demand (current and expanded programs, plus growing and emerging interests for ice and floor activities, and reduced scheduled use of the PMC),
- ☐ account for the anticipated slight increase in demand over the next 18-20 years,
- ☐ maintain a role for nearby township facilities, and
- ☐ provide some leeway, in case some of the expressed and anticipated demand does not materialize.

It is recommended that this service level be used until around 2031.

The Requirement for Ice Surfaces to Meet Current and Future Needs to 2031

The recommended arena service level would produce the following requirement for ice surfaces **to 2031** (based on the upper and lower range of predicted population growth and assuming that Northcrest Arena is retired, leaving five ice surfaces in the City).

- | | |
|--|---|
| <input type="checkbox"/> 2013: (82,500) | 7.5 ice surfaces required (+2.5) |
| <input type="checkbox"/> 2018: (84,775-87,250) | 7.7 to 7.9 ice surfaces required (+2.7 to 2.9) |
| <input type="checkbox"/> 2021: (88,775-90,500) | 8.1 to 8.2 ice surfaces required (+3.1 to 3.2) |
| <input type="checkbox"/> 2031: (95,500-103,000) | 8.7 to 9.4 ice surfaces required (+ 3.7 to 4.4) |

The Requirement for Ice Surfaces after 2031

Since the portion of the population that comprises the principal markets for arenas is expected to decline after 2031, the arena service level will have to be reduced by that time. If it was reduced to **1:11,500**, the requirement for ice surfaces **after 2031** would be the following (based on the range of predicted population growth and assuming that Northcrest Arena is retired, leaving five ice surfaces in the City).

- ☐ **2036:** (100,000-109,000) 8.7 to 9.5 ice surfaces required (+ **3.7 to 4.5**) (similar requirement to 2031)
- ☐ **2041:** (104,650-115,000) 9.1 to 10.0 ice surfaces required (+ **4.1 to 5**)
- ☐ **At full build-out:** (128,000) 11.1 ice surfaces required (+ **6.1**)

‘Full build-out’ refers to the population that can be accommodated within the current boundaries of the City, based on the mix of population densities currently identified for the defined growth areas, and including an allowance for any remaining build-out of current development areas, as well as redevelopment/intensification of the downtown and other areas of the City. Refer to **Section 2.3.4** for more information.

Depending on the amount of decline of the principal markets (in proportion to the growing population) after 2031, the arena service level may have to be reduced to 1:12,000 or lower. The trend in facility utilization and hours used by group and program will need to

be regularly monitored and corresponding adjustments made to the arena service level. **Therefore, it is possible that four more ice surfaces (including the replacement for Northcrest Arena) will be sufficient to meet needs to around 2041 or even 2046, especially if the population grows more slowly than predicted in the Ontario Places to Grow Plan.**

The way in which future ice surfaces are provided and the relationship of new facilities to the remaining arena facilities will be defined by the provision strategy defined in the Feasibility Study that is recommended to follow this study.

Emerging Characteristics of a Community-scale Arena Facility to Replace Northcrest Arena

Based on opinions expressed by user groups and residents during this study, as well as the nature of contemporary arenas being built across Ontario, the following picture is emerging of a community-scale arena to replace Northcrest Arena. This picture will be further refined and illustrated by conceptual design as key deliverables of the Feasibility Study to follow.

- ☐ a twin-pad or triple-pad facility, *depending on the provision strategy recommended in the Feasibility Study* (NHL size 85' x 200' ice surfaces) – with capability for summer ice
- ☐ six adult-size, secure dressing rooms per ice surface (with stick holders and white boards), with one dressing room per ice surface dedicated to female customers, and at least two dressing rooms

associated with one of the ice surfaces to accommodate persons with disabilities

- ☐ an ample lobby with food court/cafe, social space/sitting areas, views of the ice surfaces, information boards/electronic signs and water bottle refill stations
- ☐ comfortable seating for 300-400 per ice surface - and depending on intended use, more seating may be required in one pad
- ☐ a running/walking track around the top of one of the pads
- ☐ offices and storage for major user groups
- ☐ a first aid room
- ☐ male and female referee rooms – of sufficient size to accommodate four-person crews – referee's rooms should be located in isolation of dressing rooms

- ☐ multi-purpose program and meeting rooms – initial allowance of 4-5,000 square feet
- ☐ wide hallways and automatic sliding doors (main entrance and dressing rooms)
- ☐ bright and airy – lots of windows
- ☐ an adequate sound system and an easy-to-use scoreboard
- ☐ Wi-Fi throughout the building
- ☐ air conditioning to encourage summer non-ice uses in one or more ice surfaces
- ☐ a pro shop or sports store
- ☐ an energy-efficient building
- ☐ adequate parking with a drop-off zone (including bus parking)

Potential Complementary Facilities

User groups, stakeholders and residents collectively suggested other types of facilities that could be included with the next arena or added later. The following facilities were mentioned most often. There was strong support for a multi-facility complex rather than a stand-alone arena facility. It must be emphasized that the requirement for these facilities has not been sufficiently researched to determine if they are required, nor has the scope and specifications been fully developed.

- ☐ an off-ice training facility/area – to be defined
- ☐ an outdoor turfed area and/or sports fields and a running track for summer training
- ☐ a multi-purpose facility to support a variety of floor-based sports, large assemblies, trade shows/exhibitions, etc. – available for year-round use - facility options include:
 - a large gymnasium/gymnatorium/assembly hall (double or triple gym in size, with sprung hardwood or rubberized sport floor and retractable bleachers)
 - an arena-style facility without ice - to support year-round floor-based activities suitable for that style of facility, or

- a field house (100' x 200' playing surface on a concrete floor, with removable artificial turf and possibly retractable bleachers)
- ☐ a dedicated gymnastics facility
- ☐ an indoor aquatic facility
- ☐ a child-minding facility
- ☐ a branch library
- ☐ an older adult social/recreation centre
- ☐ medical services (e.g., physiotherapy/sports injury, chiropractic)
- ☐ a restaurant (if the site size and location/exposure is suitable) – ownership and operating model to be determined

Minimum Requirements for Size of Site and Preliminary Capital Cost Estimate

Although the characteristics and scale of the emerging arena facility could change, along with associated complementary components and overall facility size, preliminary minimum site requirements and a preliminary estimate of capital cost have been provided within this 'arena needs assessment' study. And, since it is not known at this point if the centre-piece of the next facility will be a twin- or triple-pad arena, the requirements of both are outlined below.

If a Twin-Pad Arena Facility (as described above, but not including any of the potential complementary facilities)	If a Triple-Pad Arena Facility (as described above, but not including any of the potential complementary facilities)
<ul style="list-style-type: none"> ▪ Site requirement: minimum of 8 acres - more for a larger facility, additional spectator capacity, irregular-shaped site, etc. ▪ PRELIMINARY cost estimate: \$20-26 million, depending mostly on the level of fit, finish and sophistication (based on 93,180 square feet and \$210-\$275/square foot). 	<ul style="list-style-type: none"> ▪ Site requirement: minimum of 12 acres - more for a larger facility, additional spectator capacity, irregular-shaped site, etc. ▪ PRELIMINARY cost estimate: \$27-36 million, depending mostly on the level of fit, finish and sophistication (based on 129,300 square feet and \$210-\$275/square foot).

Other Recommendations

Establish a Formal Ice and Floor Allocation Policy

It is recommended that the City develop a formal policy that would establish criteria for allocation of ice and floor time based on level of play and other criteria, and that would consider the needs of new or relatively recent user groups and programs (e.g., girls hockey and Women's Flat Track Roller Derby) with the same consideration to accommodate as is the case for long-standing traditional users (e.g., minor hockey and figure skating). As arena capacity is increased, it will be easier to more equitably accommodate the needs of all groups and also include a base number of appealing hours for open public skating sessions.

Definition of Prime Time

It is recommended that the weekday 3:00-4:00 pm time slot be redefined as non-prime time and the price reduced to non-prime time rates. This price adjustment may increase use of this quiet late afternoon period.

Collect and Track Registration and Arena Use Data

As part of the seasonal rental agreement, collect comprehensive registration data from all user groups and programs. From City files, add the hours of prime and non-prime time rented per season by each group and program. Create spreadsheets to track this data annually to identify trends, and to ensure accurate information is available to support the ice/floor allocation calculations. Ask groups to predict future participation numbers, and hours of prime and non-prime ice and floor time that they anticipate will be required in the near future (along with the rationale for those predictions).

Annual Forum with User Groups

Establish an annual User Group Forum to provide information and discuss concerns, as well as policy and other matters that would impact groups.

Ongoing Meetings with the Peterborough Pete's Hockey Club

Via the recently established facility committee, continue the dialogue with the Peterborough Pete's Hockey Club to discuss and better understand their facility requirements, and other issues and concerns of mutual interest.

Morrow Park Master Plan

As part of the city-wide arena provision strategy to be included in the upcoming feasibility study, consider the viability and potential timing of adding an ice pad to the Peterborough Memorial Centre, within the context of other identified facilities proposed in the Morrow Park Master Plan.

Chapter One: Introduction

1.1 Study Objectives

The following are the main objectives of the study:

- ☐ Determine the nature of a replacement facility for the aging, and soon to be retired Northcrest Arena.
- ☐ Examine the City's arena facilities (characteristics, distribution, functionality, use, cost of operation, required capital investment over next 20 years).
- ☐ Examine the characteristics and use of arenas in neighbouring communities where City groups rent ice (including facility characteristics, degree of utilization and the amount of prime time used by City-based groups).
- ☐ Identify the number of ice surfaces required to meet current City of Peterborough needs.
- ☐ Establish a service level for arenas that accounts for unique local conditions, and provides a benchmark that indicates what to provide today and how to calculate future requirements.
- ☐ Predict arena needs, as the City grows toward full build-out.

1.2 Approach

The study encompassed the following streams of research and analysis:

- ☐ Prepared a community profile of the City and area (past and current).
- ☐ Examined population growth projections to 2041, including anticipated changes in age profile and ethno-cultural composition – and implications for demand for activities that utilize arenas.
- ☐ Examined where future residential development is planned within the City and the population calculated for each area.
- ☐ Solicited public perception and opinion (see techniques below).
- ☐ Researched arena operating costs (expenses, revenue, net cost – past five years), and determined what impacts efficiency of operation.
- ☐ Examined anticipated capital investments (to 2023 and 2033) to keep facilities safe and in good operating condition.
- ☐ Researched past and current use of City arenas (fall-winter and spring-summer seasons - hours rented by group/program over the past five years, and percentage utilization in prime and non-prime time per ice surface).
- ☐ Researched the current use by Peterborough-based groups of arenas in neighbouring municipalities, and hours rented per week.
- ☐ Examined relevant leisure trends and industry best practices.
- ☐ Researched current and predicted unmet/underserved demand for prime ice and floor time (quantified and potential – focused on prime time in the fall-winter season, but also researched unmet demand for spring-summer ice and floor time).
- ☐ Determined the current need for arena facilities in the City.

- ☐ Calculated the arena service level to be used to determine the current and future requirement for arenas.
- ☐ Calculated the current arena shortfall and predicted likely future need for arenas to 2041 and full build-out of the City.

The following were the main sources of information:

- ☐ City files,
- ☐ Statistics Canada data,
- ☐ Information from neighbouring municipalities,
- ☐ Stakeholders/user groups,
- ☐ Leisure trends and industry best practices, and
- ☐ Population growth and change projections.

The following techniques were employed to solicit input from arena customers; key stakeholders; residents; the Arenas, Parks and Recreation Advisory Committee and City Council:

- ☐ First community forum (June 19, 2013),
- ☐ User group survey,
- ☐ Community-wide on-line survey (362 responses),
- ☐ User group workshop (September 18, 2013),
- ☐ Submissions (individuals and groups),
- ☐ Interviews with key stakeholders,
- ☐ Second community forum (December 3, 2013),
- ☐ Three presentations to the Arenas, Parks and Recreation Advisory Committee, and
- ☐ Two presentations to City Council.

1.3 Report Format

The following chapters and appendices comprise the report and describe the flow of research and analysis:

- ☐ Chapter One: Introduction
- ☐ Chapter Two: The Planning Context
- ☐ Chapter Three: Supply and Use of Arenas
- ☐ Chapter Four: Demand Assessment and Requirement for Arenas
- ☐ Appendix A: Future Demand for Leisure Services and Other Key Trends and Best Practices
- ☐ Appendix B: Consultation Results
- ☐ Appendix C: Detailed Information in Support of the Planning Context/Chapter Two

Chapter Two: Planning Context

2.1 Introduction

This chapter reports on the current population, as well as anticipated population growth and change as the City grows toward full build-out. Information is also reported on the current population of the Peterborough Census Metropolitan Area.

2.2 The Current Population

Statistics Canada reported the 2011 population of the City at 78,698, which represents an increase of 4.4% since 2006 or an average of 0.88%/year). That figure does not include non-resident university and college students living in the City at the time of the census (June, 2011), which is estimated at 10-12,000. Statistics Canada recently reported that the 2011 census undercount averaged 2.9%. Factoring in the undercount, the 2011 population would have been 80,980.

The census describes a City population that is older in terms of average age than the provincial average. Compared to the 2011 Ontario population, the following differences are noted for the City:

- ☐ Lower percentage of children and youth age 0-14, as well as adults age 30-49.
- ☐ Higher percentage of young adults age 20-29, as well as older adults age 60+.
- ☐ Similar percentage of youth age 15-19, as well as adults age 50-59.

In 2011, the average number persons in private households was lower than the provincial average (2.3 compared to 2.6), reflecting an older population with an above average proportion of households containing fewer children.

2.2.1 The Principal Market for Arenas

A closer look at the age 5-19 population for the City (which represents the principal customers of arenas) reveals the following:

- ☐ This population group has recently declined in percentage from 19.5% of the population in 2001 to 16% in 2011. That represented a 9.7% decline in the number of children and youth from 13,930 to 12,585 or 1,345.
- ☐ Although the City grew by 7,252 (10.2%) during that ten year period, the aging of the big Echo generation (the children of the Baby Boom) reduced the number of potential customers for sports activities. The Echo generation is now age 19-34 and has aged out of its minor sports years. In 2001, the Echo generation was age 7-22, and in 2011, it was age 17-32.

The second largest market for arena use is young to early middle-age adults (age 20-44). Since 2001, as the Echo generation has begun to age into this market, the 20-44 age group has increased slightly to 24,925 (an increase of 1,265 or 5.4%). However, by 2011, this age group represented a lower percentage of the total population than was the case in 2001 (a decline from 33.1% to 31.7%).

Taken together, the two principal arena markets have aged significantly and declined slightly in number of potential customers and proportion of the population from 2001 to 2011 (-80 people or 0.2%), and will have declined further by 2013. Between 2001 and 2011, the percentage of age 5-44 year olds declined from 52.6% to 47.7%.

2.2.2 The Peterborough Census Metropolitan Area

The 2011 census also reported on the larger area comprising the City of Peterborough and immediate surrounding communities which includes the Townships of Selwyn, Cavan-Monaghan, Otonabee-South Monaghan, and Douro-Dummer; as well as Curve Lake and Hiawatha First Nations. This geographic area is referred to as the **Peterborough Census Metropolitan Area** or **Peterborough CMA**.

The 2011 population for the Peterborough CMA was 118,975, which represented a 2.06% increase over 2006 and a 7.3% increase over 2001. Accounting for the 2.9% census undercount, the 2011 Peterborough CMA population would be 122,425.

The Principal Market for Arenas in the Peterborough CMA (Age 5-44)

From 2001 to 2011, the 5-19 age group declined in total number and percentage, as did the 20-44 age group. The 5-19 age group declined by 14.3% and 3,265, while the 20-44 age group declined by 1.1% and 400. Overall, the 5-44 age group declined by 6.3% and 3,665. The decline in the age 5-44 population was much more pronounced in the Peterborough CMA than it was for the City (6.3% compared to 0.2%). This means that the rural communities aged more rapidly than the City during that ten year period and lost a greater proportion of their age 5-44 population, particularly their age 5-19 population. Refer to **Figure C-1** in **Appendix C** for details.

The median age of the Peterborough CMA population increased from 40.5 in 2001 to 44.6 by 2011, reflecting that significant aging of the population. For the City, the median age of the population increased less quickly during the same period (from 39.9 to 42.7), and is considerably lower (and younger) than the Peterborough CMA.

2.3 Population Growth and Change

2.3.1 Ontario Places to Grow Projections/Targets

Ontario's Places to Grow Plan for the Greater Golden Horseshoe Planning Area (which incorporates the City and the County of Peterborough) has set municipal growth targets for 2021, 2031, 2036, and 2041. The latest growth targets were released on May 20, 2013 and must be adopted as the official projections by the municipalities within the Greater Golden Horseshoe Area and incorporated into official plans.

The growth targets for the City of Peterborough are as follows:

- ❑ 2021: 90,500 (+11,800, 15.0% increase or 1.5%/year - 2011-2021)
- ❑ 2031: 103,000 (+24,300, 30.9% increase or 1.5%/year - 2011 to 2031)
- ❑ 2036: 109,000 (+30,300, 38.5% increase or 1.5%/year - 2011 to 2036)
- ❑ 2041: 115,000 (+36,300, 46.1% increase or 1.5%/year - 2011 to 2041)

Those targets represent a significant departure from the annual growth rate of the City over the past twenty years, which since 1991, has averaged 0.92%. The rationale for the anticipated increase in growth rate was not provided by the Ministry of Infrastructure. However, given past trends, the provincial growth targets appear to be optimistic. If the City grew by the average of the past twenty years, the population in 2021, 2031, 2036 and 2041 would be the following, assuming a 2011 population of 80,980 (factoring in the official Statistics Canada 2.9% undercount for the 2011 census):

- ❑ 2021: 88,750 (+7,770, 9.6% increase - 2011-2021)
- ❑ 2031: 95,500 (+14,520, 17.9% increase - 2011 to 2031)
- ❑ 2036: 100,000 (+19,020, 23.5% increase - 2011 to 2036)
- ❑ 2041: 104,650 (+23,670, 29.2% increase - 2011 to 2041)

Although the Provincial Places to Grow Plan and the Greater Golden Horseshoe Planning Area population growth forecasts provided population targets for the City and County of Peterborough to 2041, they did not isolate the Peterborough CMA. Therefore it will not be possible to project population growth or anticipated changes in the age profile for the City and surrounding area, using the Peterborough CMA. However, some clues are provided in the County projections which suggest slower growth to 2041 than projected for the City (1.04%, compared to 1.5%). Factoring in the 2.9% population undercount for the 2011 population, the following are the growth projections for the County of Peterborough to 2041 (not including the City of Peterborough):

- ❑ 2011: 57,866
- ❑ 2021: 63,700 (+5,834, 10.1% increase - 2011-2021)
- ❑ 2031: 70,000 (+12,134, 21% increase - 2011-2031)
- ❑ 2036: 73,000 (+15,134, 26.2% increase - 2011-2031)

- ❑ 2041: 76,000 (+18,134, 31.3% increase – 2011-2036)

Although growth will vary throughout the County, depending on the conditions for growth, it is likely that the municipalities immediately surrounding the City of Peterborough will grow at a faster rate than the County average, due to the influence of the City.

Factors that could accelerate population growth and business activity in the City and area - beyond the average over the past twenty years include the following:

- ❑ Completion of Highway 407 (currently scheduled for 2020);
- ❑ Initiation of the Shinning Waters Railway service through Durham Region into Toronto (date for launch revised to 2016);
- ❑ Potential for extended GO Train service along the lakeshore;
- ❑ Less expensive land and labour costs, and the high quality of life in Peterborough and area, which should continue to encourage businesses to relocate or become established within the City and surrounding area;
- ❑ Recent enhancement of the local business environment (e.g., airport expansion, innovation cluster at Trent University)
- ❑ Increasing development pressure south of the Greenbelt within the GTA (and especially Durham Region) - which may lead to development leapfrogging north over the Greenbelt into the Peterborough area, supported by improved transportation infrastructure (see **Figure C-4** in **Appendix C** for a map of the Greater Golden Horseshoe Planning Area, including the Greenbelt);
- ❑ The continued appeal of the Peterborough area as a tourist destination; and
- ❑ The continued appeal of the Peterborough area as an attractive place to retire, with increasing pressure from the aging Baby Boom generation and eventually from the Echo generation, as it ages into 'older adult'.

2.3.2 Anticipated Changes in the Age Profile

Hemson Consulting Ltd. produced population projections to 2041 for the municipalities comprising the Greater Golden Horseshoe Planning Area (including the City and County of Peterborough) - in support of population growth targets associated with the Ontario Places to Grow Plan. The Hemson report also projected population change by age categories for 2021, 2031 and 2041. See **Figure C-5** in **Appendix C**. Implications for the principal arena markets analyzed below.

The **5-19 age group**, that represents the principal users of arenas, is projected to increase by only 1,095 between 2011 and 2021, and decline in percentage from 16.0 to 15.1. However, age group is projected to increase significantly between 2021 and 2031, in both number (+4,010) and percentage share of the population (from 15.1 to 17.2), as the Echo generation has children in greater numbers. But, from 2031 to 2041, this age group is not projected to grow and in fact, will decline in percentage to 15.3 by 2041 (below the 2011 level of 16%), even though the City population is projected to increase by 12.1% during that ten-year period. See **Figure 2-1** below and **Figure C-5** in **Appendix C**.

The **20-44 age group**, which represents the second most significant market using arenas, is projected to increase significantly in number (+4,165) and percentage (from 31.7 to 32.2) between 2011 and 2021. However, between 2021 and 2031, this market is projected to decline in both number (-470) and percentage (from 32.2 to 27.8). Between 2031 and 2041, this age group is projected to increase slightly by 1,220, but continue to decline in percentage from 27.8 to 25.9 – to fall well below the 2011 level of 31.7%. See **Figure 2-1** below and **Figure C-5** in **Appendix C**.

Projected Changes in the Principle Markets that Use Arenas, 2011, 2021, 2031 and 2041

Figure 2-1

Age Group/Market Segment	2011		2021		2031		2041	
	%	#	%	#	%	#	%	#
5-19	16.0	12,585	15.1	13,680	17.2	17,690	15.3	17,600
20-44	31.7	24,925	32.2	29,090	27.8	28,620	25.9	29,840
5-44 (aggregate of both principal markets)	47.7	37,510	47.3	42,770	45.0	46,310	41.2	47,440

Notes:

1. The population projections for 2021, 2031 and 2041 are the targets for total population of the City of Peterborough - established by the **Ontario Places to Grow Plan**, amended, May 29, 2013 – and represent an average annual rate of growth of 1.5% since 2011.
2. The projected distribution by age was calculated by Hemson Consulting Ltd., 'Greater Golden Horseshoe Growth Forecasts, Technical Report (November, 2012) Addendum'.
3. If Peterborough grows more slowly at around the twenty-year historic average of 0.92%/year, between 2011 and 2041 (considerably below the projected provincial rate of growth), the population will be older, with fewer children and youth.
4. The 2011 population numbers were not adjusted for the census undercount (officially reported to be 2.9%).
5. See **Figure C-5** in **Appendix C** for all age categories.

The **45-54 age group** is projected to initially decrease in number (-800) and percentage (from 14.2 to 11.4) between 2011 and 2021. However, between 2021 and 2031, this age group is projected to increase in number (+3,380) and percentage (from 11.4 to 13.3). In the final ten year period (2031-2041), this age group is projected to continue to increase in number (+3,110) and percentage (from 13.3 to 14.6).

The **55+ age group** is projected to increase in number (+5,815) and percentage (from 33.2 to 35.3) between 2011 and 2021. Between 2021 and 2031, this age group is projected to continue to increase in number (+5,890) and percentage (from 35.3 to 36.8). Between 2031 and 2041, this age group is projected to decline slightly in percentage from 36.8 to 36.2, but continue to increase in number to 41,685 (+3,835).

2.3.3 Anticipated Changing Ethno-Cultural Profile

The visible minority and foreign-born population in the City and surrounding area are both well below the national average, and that of large and faster-growing communities. See below for some key information from the 2001, 2006 and 2011 census.

- 2001 City of Peterborough - visible minority population represented 3.3% of the total.
- 2006 Peterborough Census Metropolitan Area (CMA) – visible minority population represented 2.7% of the total (national average was 16.3%) – the townships within the CMA lower the average.

- ❑ 2011 Peterborough CMA – the visible minority population was not reported in the national census. However, the number residents reporting non-aboriginal, non-official language was 5.1%.
- ❑ 2006 Peterborough CMA had a foreign-born population of around 11,000 (9.6% of the population). The national average was 20.4%. The foreign-born population refers to persons who are, or once were, landed immigrants in Canada.

Looking ahead, a Statistics Canada study titled 'Projections of the Diversity of the Canadian Population, 2006-2031' (March, 2010), provided an estimate of what the visible minority and foreign-born population could be like in Canada by 2031. The report also provided projections for census metropolitan areas, including the Peterborough CMA.

- ❑ The Statistics Canada projections estimate that by 2031, the Peterborough CMA could have a visible minority population in the 7.8% range, with the dominant groups being South Asian, Black, Latin American and Chinese. The national average is projected to be 30.6% by 2031.
- ❑ By 2031, the foreign-born population in the Peterborough CMA is projected to increase to around 14,000 or about 10.9% of the population. Continent of birth is projected to be distributed approximately as follows: 6,000 from Europe, 4,000 from Asia, 3,000 from the Americas, and 1,000 from Africa. Nationally, the foreign-born population is projected to represent 26.5% of the population in 2031.

Although a high percentage of visible minority and non-European foreign-born residents is negatively impacting demand for skating activities in large and fast-growing communities, the much smaller current and projected numbers for Peterborough and area are not expected to have a measurable negative impact on demand for ice- and floor-based activities associated with arenas, and should increase demand for indoor soccer.

2.3.4 Amount and Distribution of New Residential Development and Redevelopment

The June 4, 2012 Hemson Consulting Ltd. background study prepared to support the update of the City's development charges by-law (planning area-specific) represents the most current planning document to identify proposed new development and redevelopment/intensification in the City. The document projects population growth to full build-out of the City, and determines that the 2041 population of 115,000 that is projected by the Provincial Places to Grow Plan can be accommodated within the current City boundaries.

In total, 14,376 residential units are proposed for eight new growth areas and 3,135 units are proposed for the remainder of the City, totalling 17,511 units and a population of 46,521. At the time of the report, the City identified 2,335 of those units as 'approved', leaving 15,176 defined as 'potential'. See **Figure 2-2**.

The density of the 14,376 units proposed for the eight growth areas has been assigned as follows:

- ❑ Low density (2.9 persons per unit): 60%
- ❑ Medium density (2.5 persons per unit): 30%
- ❑ High density (1.7 persons per unit): 10%

The density of the remaining 3,138 units that are proposed for outside of the eight growth areas has been assigned as follows:

- ☐ Low density (2.9 persons per unit): 25%
- ☐ Medium density (2.5 persons per unit): 68%
- ☐ High density (1.7 persons per unit): 7%

About one fifth (21.45% or 9,945 residents) of the proposed development is identified for the northern edge of the City, via the following growth areas.

- ☐ Carnegie East 904 units/2,402 population
- ☐ Carnegie West 652 units/1,723 population
- ☐ Chemong East 866 units/2,269 population
- ☐ Chemong West 1,353 units/3,551 population

Just over one quarter (26.3% or 12,213 residents) of the proposed development is identified for the northwestern edge of the City, via the following growth areas.

- ☐ Lily Lake 2,946 units/7,848 population
- ☐ Jackson 1,576 units/4,365 population

Two other growth areas are identified for new residential development:

- ☐ Liftlock (central west edge of the City, east of the Trent Canal from Parkhill Road south to just below Maniece Avenue and east to Television Road) 8.3%, 1,455 units/3,845 population
- ☐ Coldsprings (central south edge of the City, east of the Otonabee River to Wallace Point Road and south from the Peterborough Bypass to Driscoll Road) 26.4%, 4,624 units/12,298 population

3,135 units representing an estimated population of 8,220 have been identified for outside of the eight growth areas. That would include any other development and redevelopment that is already planned or could otherwise take place within the remainder of the City, including intensification within the central/downtown area.

Figure 2-2: Growth Areas, City of Peterborough

In total, 17,511 units are projected, comprising a population of 46,521. Combined with the 2011 census population of 80,980 (including the 2.9% undercount), that would produce a total population at full build-out (and undetermined date) of approximately 127,500.

Since the City does not have a development phasing strategy, development can occur in any of the growth areas as long as servicing exists or can be provided.

Chapter Three: Supply and Use of Arenas

3.1 Introduction

This chapter describes the City's arenas, including distribution, characteristics and features, assets, issues/shortcomings, functionality, suitability, use, operating costs and requirement for capital investment. The arenas within neighbouring communities that are regularly used by City groups are also included, focusing on key characteristics and use.

3.2 Peterborough Arena Facilities

There are four arenas within the City of Peterborough, comprising six ice surfaces – dating from 1956. **Figures 3-5 to 3-8** provide highlights and note major renovations to the PMC and Kinsmen Civic Centre, and recent upgrades to the other two facilities.

- ☐ Peterborough Memorial Centre (1956)
- ☐ Northcrest Arena (1967)
- ☐ Kinsmen Civic Centre – twin pad (1972)
- ☐ Evinrude Centre – twin pad (1996)

Based on the 2011 population of 80,980 (including the 2.9% undercount), the ratio of ice surfaces to population was 1:13,500. Assuming that the City has grown by the historical average of 0.92% per year, the current population would be around 82,500, producing a ratio of one ice surface per 13,750 people.

Distribution is concentrated in the southern half of the City, with three of the six of the ice surfaces within a two block area along Lansdowne Street.

3.2.1 Functionality and Suitability

The functionality and suitability of City of Peterborough arenas varies. Overall, none of the facilities measures up well against contemporary community-scale and most other OHL facilities across Ontario. The single-purpose nature of these facilities further reduces their functionality, suitability and appeal.

Northcrest Arena, with its four small dressing rooms, minimal support facilities, aging components, dated appearance and inefficient single-pad configuration is the least appealing of the four arenas – so much so that this 1967 vintage facility has been identified as redundant and will be decommissioned as soon as a replacement is available.

The twin-pad **Kinsmen Civic Centre** which was constructed in 1972, underwent major upgrades between 2004 and 2013 that resulted in a new ice surface floor, an enlarged lobby (including an elevator to the second level), a new roof, new exterior block wall treatment, new rink boards, new dehumidifiers, compressors A and B exchanged, and renovation to the second floor lobby (floor, concession, removal of media facilities). However, the facility suffers from a number of shortcomings including unusable ice level bleacher seating (with very poor site lines when sitting), only four small dressing rooms per side with a narrow access corridor, lack of automatic sliding doors, and compressors that are unable to support off-season ice.

The 1996 Evinrude Centre is a twin-pad arena with 11 dressing rooms, a 5,000 square foot multipurpose hall and 6,000 square feet of lobby and service areas. Although it is the newest facility, numerous shortcomings were identified by user groups and staff, including inefficient dehumidification, issues with the ice surface floors and dasher boards, a roof in need of major renovation, benches that should be on the same side as the dressing rooms, insufficient storage, lack of automatic sliding doors, lack of an off-ice training area (even for stretching and warm-up), a multipurpose hall with issues (a ceiling that is too high, a poorly located bar, a walk-in cooler in the kitchen that is too small), inadequate service areas, an inadequate electrical system, and no outdoor green space for summer training.

The Peterborough Memorial Centre was constructed in 1956 and underwent a major renovation in 2003. Comments from the community provided mixed reviews, with some residents and user groups liking its unique style and ambience, as well as the seating and sight lines, the comfortable temperature in winter and summer, location and access, parking and the intimate/friendly/homey atmosphere. However, the facility is meeting fewer OHL requirements each year (reference the OHL Arena Facility Manual, identifying standards of quality and security). Other significant and often-mentioned issues and shortcomings include: inadequate public dressing rooms, the single pad configuration, lack of full bowl seating, slightly undersized and unusual shaped ice surface, tight spectator seating with steep access, insufficient parking, inadequate sound system, lack of automatic sliding doors, limited (and for many, poor quality and unhealthy) food services, basement-level kitchen, a restaurant that can only be accessed during events, and limitations as an event venue.

Figures 3-1 to 3-8 provide photos and more detail on each facility. **Figures 3-9 to 3-11** summarize community opinions about each facility.



Figure 3-1: Peterborough Memorial Centre



Figure 3-2: Evinrude Centre



Figure 3-3: Northcrest Arena



Figure 3-4: Kinsmen Civic Centre

Figure 3-5

Peterborough Memorial Centre	
Year constructed	1956
Building size	119,286 square feet (11,082 square metres)
Major repairs, upgrades, additions, etc.	2003 major renovations included: suites, restaurant, skybox, new seating, new concession areas (West Concourse and Club Lounge), extended main lobby (north concourse) and improvements to other entrances
Number of ice surfaces and dimensions	One ice surface (85' x 190') – 16,250 square feet; the shape of ice surface corners are more 'square' than typical
Dressing rooms	Four small public dressing rooms ranging in size from 14'x19' to 14'x23' plus visitors dressing room and the Peterborough Pete's dressing room and fitness room. The four public dressing rooms share a washroom/shower area between two rooms. Dehumidifier in the dressing rooms is poor.
Referee's room	Yes
First aid room	Yes
Nature of spectator areas	3,967 – arranged in a three-sided bowl, with 378 seats at the base of the restaurant, 23 private boxes/suites (accommodating 395 seats), and the Skybox (114 seats) at the south end. Fixed and standing room seating before the renovation totalled 3,929. For shows, seating ranges from 2,300 to over 5,000 depending on placement of the stage and the number of seats sold in the private suits.
Nature of food services	Restaurant and three concession areas (Club Lounge, East Concourse and Lobby/North Concourse)
Storage	Limited
Other features/components	Green room (13'x16' with washroom – also used by Jr. Lakers lacrosse team); Sports Hall of Fame; Peterborough Pete's Alumni Room; box office and various other offices
Parking	519, including 19 accessible spaces
Major issues, concerns, problems associated with the facility	Ice surface floor, dasher boards, main plumbing line, Zamboni pit (OHL requires 2 units on-site), restaurant kitchen is well-sized, but located in the basement. Due to the dressing rooms used for lacrosse, the referee's room is located on the wrong side. Pete's dressing room is undersized by OHL standards. Four of the public dressing rooms are small and pairs share washrooms/showers. The medical room is inadequately located to offer privacy. See other issues and shortcomings identified by user groups and residents (Section 3.2.1).
Anticipated repairs and upgrades to 2023	New dasher boards and glass, new entertainment stage, new main entrance door and other doors, exterior way finding signage, new main entrance flooring, exterior windows and doors, roof coverings, benches, wall coverings, floor finishes, ceiling finishes, a low emission ceiling over the ice surface, elevator code changes, domestic water distribution, sanitary waste, rainwater discharge, water treatment system, heat generating systems, cooling generating systems (ice making and air conditioning), air circulation systems, other HVAC repairs/replacements, fire protection, lighting and electrical, communications and security, and site improvements (fencing). Estimated cost: approx. \$4.0 million.

Figure 3-6

Evinrude Centre	
Year constructed	1996
Building size	93,747 square feet (8,709.4 square metres)
Major repairs, upgrades, additions, etc.	Renovation to assembly hall, new sprinkler system (2012), kitchen upgrade (2012-13), new lighting (2013)
Number of ice surfaces and dimensions	2 ice surfaces, each 85' x 200' – 17,000 square feet each
Number of dressing rooms and size(s)	10 (5 per side), vary in size from 25' 2" x 10' 2" to 25' 7" x 15' 2", each with own washroom and showers, plus the former Lift Lock Stars dressing room
Referee's room	Yes
First aid room	No
Nature of spectator areas	Atom Pad (702 seats); IGA Pad (302 bench seats)
Nature of food services	Concession on second floor
Storage	Limited
Other features/components	Banquet facility (5,011 square feet, up to 340 capacity, depending on configuration) with kitchen and bar, boardroom (500 square feet), lobby and service areas (6,000 square feet), pro shop, office
Parking	426, including 10 accessible spaces
Major issues, concerns, problems associated with the facility	Dehumidification, arena floors and dasher boards, roof coverings and beams, benches should be on the same side as dressing rooms, insufficient storage, lack of off-ice training area (even for stretching and warm-up), ceiling too high in banquet facility, bar is located poorly, walk-in cooler in the kitchen is too small, no outdoor green space for summer training, inadequate electrical system, no main-floor concession. See other issues and shortcomings identified by user groups and residents (Section 3.2.1).
Anticipated repairs and upgrades to 2023	Rear entrance canopy, banquet hall kitchen expansion/renovation, rust proof columns and beams, exteriors doors, roof coverings, dressing room benches, washroom counter tops, stair treatment, floor finishes, elevator code changes, showers, arena glass supports, domestic water distribution and other plumbing systems, cooling generating systems, air handling systems, other HVAC systems and equipment, fire protection, electrical and lighting, communications and security and parking lot resurfacing. Estimated cost: approximately \$5.4 million.

Figure 3-7

Kinsmen Civic Centre	
Year constructed	1972
Building size	56,234 square feet (5,224.3 square metres)
Major repairs, upgrades, additions, etc.	Major front lobby and elevator addition in 2006, roof replaced in 2010, outside block wall replaced in 2011. Other recent investments include: new rink boards and arena floor renovation in 2004 and 2005, new de-humidifiers, compressors A and B exchanged, renovation to the second floor lobby (floor, concession, removal of media facilities)
Number of ice surfaces and dimensions	2 ice surfaces, each 85' x 185' – 15,725 square feet per ice surface
Number of dressing rooms and size(s)	8 (4 per side), 19' 6" x 13' 2", each with washroom and showers
Referee's room	One male and one female
First aid room	Yes
Nature of spectator areas	Bench seating for approximately 700 per side (inadequate sight lines to ice surface when seated) Upper level warm spectator space, although unable to see entire ice surface
Nature of food services	Upper level concession
Storage	None
Other features/components	Lobby (1,200 square feet), Kinsmen boardroom (600 square feet), upper level viewing area (20' x 150'), licensed bar at the rear of the upper level, elevators; adjacent ball diamond and soccer field
Parking	236, including 4 accessible spaces
Major issues, concerns, problems associated with the facility	Narrow access corridor to small change rooms, inadequate sight lines from ice-level bleacher seating (benches are too low), four small dressing rooms per side, second floor food services not ideal, compressors are undersized for off-season use, inadequate storage. See other issues and shortcomings identified by user groups and residents (Section 3.2.1).
Anticipated repairs and upgrades to 2023	Potential for solar energy generation, exterior sealing and caulking, counter tops and cabinetry repairs, completion of rubber floor replacement, dressing room upgrades, interior window and door repairs, wall finishes, floor finishes, ceiling finishes, elevators code upgrade, domestic water distribution and plumbing, heat generating systems, cooling generating systems (ice making and air conditioning for second floor), air handling systems, fire protection, electrical services and lighting, parking lot resurfacing and pedestrian walkways. Estimated cost: approximately \$1.68 million.

Figure 3-8

Northcrest Arena	
Year constructed	1967
Building size	24,681 square feet (2,292.94 square metres)
Major repairs, upgrades, additions, etc.	Installed a sand-based portable refrigeration system in fall of 2013 (\$250,000), brine pump replaced in 2013
Number of ice surfaces and dimensions	1 ice surface (80' x 180') – 14,400 square feet
Number of dressing rooms and size(s)	Four small rooms, varying in size from 16' x 12' to 20' x 12'. Each dressing room has its own toilet/sink/shower room.
Referee's room	Yes
First aid room	No
Nature of spectator areas	Bleacher seats in 1,200 square foot front lobby (accommodates 40)
Nature of food services	Vending machines only
Storage	None
Other features/components	None
Parking	120, including 2 accessible spaces plus overflow
Major issues, concerns, problems associated with the facility	Floor, dasher boards, compressor room, small dressing rooms, lobby, roof, HVAC units.
Anticipated repairs and upgrades to 2023	None anticipated.

3.2.2 Impressions about City Arena Facilities Expressed by User Groups and Residents

The following is a summary of what was most liked about each arena facility, and the issues and shortcomings that were identified at the User Group Forum, via the on-line survey and through submissions from individuals and groups. Since Northcrest Arena will be closed once a replacement facility becomes available, the consultation process did not ask for opinions about that facility. The response from all sources is summarized in **Figures 3-9, 3-10 and 3-11**. The most frequently expressed opinions are noted in bold. The full proceedings from the User Group Forum and a summary of results from the on-line survey are reported in **Appendix B**. The biggest challenge is trying to meet the full range of user expectations.

Recurring themes across all facilities included inadequate: dressing rooms and access to dressing rooms, seating and viewing, sound systems, and concessions; as well as dated facility design and associated missing components and features that are typical of many contemporary arena facilities and a preference for multi-facility recreation complexes.

Refer to **Section 4.2.1** for a description of the community's perspective of what the ideal replacement facility for Northcrest Arena should be like.

Peterborough Memorial Centre

Assets: What is Most Liked	Issues and Shortcomings
<ul style="list-style-type: none"> ▪ Seating and sight lines (good sight lines, adequate number of seats/large capacity, seating options, club area, box seats, sky boxes) ▪ Temperature (warm in winter, cool in summer) ▪ Good location and accessible (central, good access to anywhere in the City, good access to highways for out-of-town visitors) ▪ Parking ▪ Great atmosphere, intimate, friendly/homey atmosphere ▪ Unique building, not cookie cutter style, has character, openness, height, open design ▪ Rich history, age ▪ Shared connection to the Pete's and Lakers, fantastic venue for sporting events - suitable for Junior 'A' hockey and professional lacrosse – good home for both ▪ Good mid-size concert venue, floor system over the ice ▪ Decent size for smaller trade shows ▪ Multi-functional, large enough to accommodate many activities/events ▪ Lighting, bright ▪ Dressing rooms (good to reasonable size) ▪ Lobby (open and inviting) ▪ Restaurant and bar, concessions, PMC lounge, licensed area ▪ Clean (generally, washrooms) ▪ Large ice surface, good ice ▪ Great for playing lacrosse (carpet and air conditioning) ▪ Washrooms ▪ Sports Hall of Fame 	<ul style="list-style-type: none"> ▪ Dressing rooms (too small, can see into dressing rooms from the hallway, not enough for user groups, rooms are tired, not enough girls change rooms, shared/interconnected dressing rooms and showers - washrooms are not secure for children and not good with opposing teams, showers are very inadequate, many put skates on in the hallway, narrow change room hallway, crowded and dirty, doors could be wider, Pete's dressing room needs to be larger) ▪ Facility is antiquated (outdated design, can't walk all the way around, still old and outdated facility, wasted \$\$ when refurbished, see GM Centre in Oshawa or rink/pool in Belleville, should have rebuilt from scratch with basic arena bowl, enhancing the game-day image of the arena via scoreboard, ice conditions, ugly exterior, no or few bike racks) ▪ Size of facility (only one pad, too small, couldn't support NHL team even if we wanted to, not large enough for big concerts and major events, no complimentary facilities like gyms or pool, lack of full use or potential of site (Morrow Park), no other facilities associated with the Memorial Centre like Olympic size pool for swim teams and recreation and to hold provincial meets) ▪ Seating and site lines (seating not built for taller people, seats are tight/terrible leg room, segregated, number of seats that are not used, comfortable seating only in Club section and at higher cost, site lines not good, hard to see in some spots, restaurant seating not good for watching games, not enough seating for hockey or lacrosse) ▪ Lacking as an event venue (not getting larger events like Memorial Cup, concerts, not nice enough for VIP events; none of the arenas make a good impression on a visitor or regular user; don't feel like you are at an event - just a hockey game; not enough concerts; really doesn't offer anything special) ▪ Parking (not enough, no lighting, too busy, cost, congested, conflicts depending on time of day, split by road) ▪ Accessibility within the arena (difficult for those with disabilities, getting from one side to another, getting around the arena, awkward to upper areas or restaurant, elevator access, can't access friends in Club section from regular seating) ▪ Stairs to ice surface (access is issue from dressing rooms) ▪ Stairs to seats (steep stairs are hard to navigate, no traction on surface of steps/painted cement can be dangerous, need hand rails) ▪ Sound and Video Systems (sound system poor, video board is small and blurry, only visible to those sitting right in front of it) ▪ Ice surface and dasher boards (ice is too soft due to warmer temperature in the building, square ended boards) ▪ Food services (poor choice of food, no healthy choices, prices for food and drink are too high, limited concessions, no concession for non-VIP on upper level, restaurant is terrible place to watch game from, put restaurant elsewhere and have south end set up like north end, food services not open for non-spectator events) Licensed area (only in club seating for big events) ▪ Ice time availability (try to book ice, not available for booking, need to reconsider booking priorities: Pete's come first - but is it kids or adults who get the preferred times? What are the priorities? Pete's have ice time booked whether they use it or not and this impacts on tournaments lack of access to Memorial Centre) ▪ Temperature (players/kids find it too warm for playing hockey, too warm at ice level) ▪ Multi-purpose spaces (too few, no meeting room, spaces for media and off-ice officials very limited, facility not diverse enough, no 'quiet' space for one-on-one coaching) ▪ Referee's room is too small ▪ Location (too far from downtown core, no expansion available, not close to other rinks if you have multiple children playing at same time, too far south)

<ul style="list-style-type: none"> ▪ Great opportunity for sponsorship ▪ The access that minor hockey has to the facility (and the concourse) ▪ The score clock and video board ▪ Acoustics ▪ Ability to control crowd ▪ Friendly staff 	<ul style="list-style-type: none"> ▪ Agricultural Society land that surrounds the Centre ▪ Accessibility (no place to set up for one door entry for tournaments) ▪ Washrooms (public ones are crowded and cramped at events, not always functioning, dirty, doors do not always lock) ▪ Cleanliness (smell/odour, keeping it clean, mould in the dressing rooms) ▪ Maintenance (regular upgrades, fresh paint, bright lights would help) ▪ Doors (doors to ice surface from stairs are heavy to open) ▪ Signage (poor signage for events as to which doors are open, poor signage for washrooms, etc.) ▪ Box office (entrance poorly laid out, need service focus, hours should be better – sometimes you cannot get there by 4:30) ▪ Not enough storage space (poorly set up) ▪ Lobby (dark and dingy front lobby, crowded) ▪ Hallways (crowded, too narrow) ▪ Player benches are poor ▪ Congestion (movement of crowds at events, challenging leaving greys after a full event, traffic flow) ▪ No area set up for public skating ▪ No standing room for sporting events ▪ Busy venue ▪ Private boxes (too easily accessed by general public from seating area) ▪ Souvenir shop (hours need to be better, sometimes you cannot get there by 4:30) ▪ Move the Pete's to a new facility and make the PMC a dedicated lacrosse centre ▪ Inability to easily use the concrete floor in summer due to the artificial turf
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Evinrude Centre

Figure 3-10

Assets: What is Most Liked	Issues and Shortcomings
<ul style="list-style-type: none"> ▪ Multiple pads (allows for different functions, trade show use can both pads, sometimes kids in both rinks) ▪ Location and accessible (central, good access, close to hotels and shopping for visitors, also close to downtown core) ▪ Openness of interior space (lobby has lots of natural light with glass windows, entrance is bright, attractive, clean, roomy lobby, lighting) ▪ Ample parking ▪ A relatively new facility for Peterborough (more modern so users/visitors can be proud of, larger and spacious for multiple uses) ▪ Dressing rooms (size better for full team, separate dressing rooms for each pad) 	<ul style="list-style-type: none"> ▪ Spectator seating and sight lines (not enough seating, IGA pad seating is uncomfortable, individual seating on one side only and only one warm side, spectator seating is non-parent- or grandparent-friendly, lower seating needed for those who do not like heights, cannot access seating from ice surface, layout of seating a problem, terrible sight lines, no sight lines for one entire side of rink surface, not enough windows for viewing if you want to stay warm, bigger viewing windows needed in warm area/viewing windows are the worst I've seen) ▪ Dressing rooms (different size dressing rooms, oddly shaped, small, designate male/female, doors could be wider, need automatic door opener like Douro, need to be redone, no stick racks, inadequate flooring, poor showers and team washrooms, aisles to dressing rooms are way too narrow with players and staff trying to get by each other, out-of-town team should not have to wait 30 minutes when they arrived an hour before to access dressing room/not acceptable – delays game and creates bad situations, two rooms should be accessed one hour prior to every scheduled game, regular cleaning and maintenance of floors in dressing rooms is required, one dressing room with rubberized floor.) ▪ Temperature (climate control, cold to sit, heat is never on and should be for rep. games at least, warm and cold; heaters not on for all events) ▪ Parking (inadequate in winter with poorly plowed snow, too small when all areas are being used at same time, poor lighting at night, don't like all parking at front of building) ▪ Not a multi-use facility/key elements are missing (no lounge area to wait in, no warm-up area for teams, no space for kids between games or at tournament, no space for off-ice training, no other complimentary facilities to attract people to the City (swimming pool, running track, fitness facility, lots of wasted space, would like to see more in this facility - visit Barrie,

<ul style="list-style-type: none"> ▪ Seating and site lines (Atom pad comfortable seating and heating, elevated seating provides excellent vantage point and site lines, warm room vantage point, ability to watch both games at same time) ▪ Meeting rooms (ability to use) ▪ Rental capability (on-site banquet facility/kitchen, multi-purpose room rental, works great for bigger trade shows/events, great for auctions when heat is turned on) ▪ Overall layout of facility (easy to maneuver, separating players from parent areas is a good idea, user-friendly) ▪ Pleasant atmosphere (common areas provide a good point to gather and create good atmosphere for events, friendly place) ▪ Best ice (larger surface) ▪ Cleanliness of overall facility ▪ Professionalism of staff ▪ Large snack bar (variety of selections, best French Fries) ▪ Home ice for Junior 'A' hockey ▪ Serves Peterborough youth well ▪ Tim Horton's across the road ▪ Sometimes get to do roller derby there; use as practice place for roller derby if Kinsmen is booked ▪ Recreational skating for seniors ▪ Pro shop 	<p>Belleville, Owen Sound and Bracebridge)</p> <ul style="list-style-type: none"> ▪ Concession (in poor location - should be on main level, needs a restaurant, no healthy food choices, not always open when tournaments are on, lots of money being spent across the street at Tim's and should not be that way) ▪ Washrooms (never open, poor location, inadequate signage, not clean, fix dryers and eliminate hand towels, fix the taps, doors on stall sometimes broken) ▪ Stairs and railings (steep stairs to upper level, too many stairs to canteen, upper railings not safe, too many stairs) ▪ Location (no land to expand the facility and parking, too far south, distance from north end, consider a location that has expansion capability when Northcrest is closed) ▪ Accessibility (no entrance to the building from High Street parking area, vehicle access in conflict with building access, can't lock down certain areas for maintenance) ▪ Accessibility (doorways for rooms not wheelchair friendly, elevator not central) ▪ Lobby (too big, how about round tables and chairs for kids to do homework, eat or socialize) ▪ No automated front doors ▪ Not enough meeting rooms ▪ Inadequate sound system ▪ Move penalty boxes (to opposite side, they need access from timekeepers box) ▪ Media rooms (get rid of - use that space to improve sight lines if you change the angle of the seating in viewing area) ▪ Dasher boards are terrible ▪ New lighting is below standard ▪ Dehumidifiers need replacement ▪ Leaking roof ▪ No water bottle refill stations ▪ Inadequate Internet service ▪ Time clock is too complicated to operate ▪ Referee's rooms are too small (need to accommodate 12 people) ▪ Event/banquet room (too large, high ceilings, not a scalable place) ▪ A busy venue ▪ Inadequate signage ▪ Cleanliness, smell/odour, dirty, poor maintenance ▪ Back area for staff/equipment (poorly setup - Zamboni tunnel not wide enough, trouble recharging more than one machine at a time) ▪ Loading zone (small parking lot at loading area has confusing layout) ▪ Create better use of space (arcade, concession, dressing rooms) ▪ Costly to rent (price too high for dry floor use for not-for-profit sports groups) ▪ Staff (difficulty finding staff on weekends other than ice cleaning) ▪ Lack of availability for roller derby
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Kinsmen Civic Centre

Assets: What is Most Liked	Issues and Shortcomings
<ul style="list-style-type: none"> ▪ Twin pads (convenience, two lacrosse pads in summer) ▪ Location (central, close to west end) ▪ Centre hall viewing area (warm, enclosed viewing area, can see both pads from upstairs) ▪ Road accessibility (easy entrance and exit to traffic) ▪ Parking (lot size is good) ▪ Renovation upgraded the facility (updated space – has improved the facility, lobby renovation, bright new lobby, washrooms are an improvement, necessary elevator/accessible for older adults and easy to find) ▪ Dressing rooms (reasonable size, benches close to rooms) ▪ Ice surface (not too 'grippy') ▪ Smooth floors and windows between ice surfaces ▪ Clean, staff are great to work with, helpful, maintenance crew ▪ Available for roller derby (good floor, facility accessible to public transit, good for roller derby home games) ▪ Serves the community ▪ The size ▪ Atmosphere (friendly) ▪ Simple, well run ▪ Old style structure (brings back memories of childhood) ▪ Still good for minor sports (very active) 	<ul style="list-style-type: none"> ▪ Sight lines/viewing at ice level and from second floor are inadequate (very poor sight lines in both pads, spectators have to stand on benches to see, there is no area in the whole arena where you can see the whole rink, ends are ok to watch but not heated, Home and Away box blocks viewing, upstairs viewing especially bad sight lines, ice level viewing is not a good experience) ▪ Seating (no seating at ice level to watch game, have to stand to watch game on one side of rink, too cold, you have to stand in the warm area upstairs, bench seating is brutal, if you sit - you cannot see the ice surface) ▪ Dressing Rooms (size and condition for older-age players, small rooms and showers, inadequate ventilation in dressing rooms and hallway, showers too small, not enough dressing rooms, narrow hallways, all 8 rooms accessed by one corridor causes confrontations, need wider doors, washrooms poorly maintained, change rooms rarely clean) ▪ A dated facility (old/dated facility, should not have spent money on lobby, not much better since renovation, floors and roof, poor layout and not good design, dark and dreary, worst conceived arena in all of Ontario, even with upgrades - the arena is tired, nice changes to lobby and glass but major changes needed to bring up to date, main corridor to change rooms is very congested, poor circulation design when more than two hockey teams are in the building, Kinsmen has had several upgrades and is still old) ▪ Concession/snack bar (poorly located, should be on main level, outdated concession, no healthy food choices, no drinking fountain) ▪ Washrooms (poorly vented, doors missing, dirty, terrible) ▪ Important components are missing (no lounge area, no warm-up area/dry-land training area for teams, no place to sit prior to game, no meeting space, no water bottle refill stations, a swimming pool would make it more multi-purpose) ▪ Parking (lack of lighting, lack of space during tournaments, needs to be redone, bad upkeep in winter, too much sand tracked in) ▪ Temperature (too cold, turn heat on, if broken then fix it) ▪ Lighting (dark in arena, poor lighting over surfaces) ▪ Poor location of referee's rooms, rooms are too small ▪ Press box (no one uses it so adapt into use for viewing if seating were angled) ▪ Too much access to benches and player areas by spectators ▪ Poor quality ice surface ▪ Needs a better sound system ▪ Humidity problems in one pad ▪ Signage inadequate ▪ Complicated time clock ▪ Dasher boards are old ▪ Staff (smoking in back comes into dressing rooms) ▪ Lobby (small, bad entrance) ▪ Keep facility cleaner ▪ No storage space for leagues ▪ Location (not central) ▪ No air conditioning ▪ No automatic doors (2 sets of doors hard to manage)

	<ul style="list-style-type: none"> ▪ Ice time/costly to rent for non-profit groups ▪ Being able to charge to get in and monitor who is going to what game ▪ Need a back-up plan for Zamboni breakdown
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3.2.3 Facility Use

In examining facility use, two seasons were identified: i) fall-winter and ii) spring-summer. For the fall-winter season, use was further examined by prime and non-prime time. Prime time use in the fall-winter season is most significant in determining the requirement for arenas. Although use varies by ice surface and by community, non-prime time hours are seldom used beyond 50%. When regularly scheduled prime time use exceeds 90%, an ice surface is considered pretty much at capacity. That is because every hour or half hour of prime time in any given week is seldom rented on a regular basis over the fall-winter season. For this study, the fall-winter season was defined as the 30 weeks from September 1st to March 31st. Typically, in urban arenas, prime time begins no earlier than 4:00 pm on weekdays and ends at 11 pm. On weekends, prime time typically begins at 7:00 am and ends at 11:00 pm. In some communities, where demand has declined in recent years, and in rural communities, prime time hours have been reduced with weekday prime time beginning at 5:00 or 5:30 pm and ending at 10:00 pm. Sometimes weekend prime time does not begin until 8:00 am and ends at 9:00 or 10:00 pm. In some communities, arenas are open for use earlier than 7:00 am and stay open later than midnight. However, unless there is high demand, the very early and very late hours are seldom regularly rented. These late hours are particularly unpopular on Sundays.

Prime and Non-prime Time at City of Peterborough Arenas

In Peterborough, prime time is defined by rental rates and includes the period from 3:00 pm until 11:00 pm on weekdays, and the period from 7:00 am until 11:00 pm on weekends. That amounts to 72 hours of prime time per week, which is considerably more than is typical. That leaves 46 hours per week of non-prime time, if the eight maintenance hours per week are considered unavailable. To provide a more comparable analysis to what is typical in urban areas, the definition of prime time has been adjusted for this study to 4:00 pm from 3:00 pm on weekdays. The other times remain unchanged. This adjustment results in 67 hours of prime time per week and 51 hours of non-prime time. If the cost for the weekday 3:00-4:00 pm time slot was reduced to non-prime rates, more hours may be rented during this quiet late afternoon period. See recommendation in **Chapter 4**.

Although arenas open at 6:00 am every day and do not close until 1:00 am, the earliest and latest hours each day (14 hours/week) have not been counted into the analysis of prime and non-prime time, since rental of those unpopular hours is infrequent.

Fall-winter season use of the four arenas and six ice pads was examined from two perspectives: i) the weekly schedule of regular ice rentals, and ii) the total number of hours rented by each user group and program for the entire fall-winter season.

The Weekly Schedule of Regular Ice Rentals for the Fall-Winter Season

Based on the adjusted definition of prime time and the weekly schedule of regular ice rental, the following describes the percentage utilization of each ice surface for the 2012/13 fall-winter season.

Peterborough Memorial Centre		Evinrude Centre Atom Pad	
Prime Time:	64.0 hours/week regularly booked (95.5%)	Prime Time:	63.0 hours/week regularly booked (94.0%)
Non-Prime Time:	16.0 hours/week regularly booked (31.4%) – <i>includes 3.5 hours on Thursdays prior to Peterborough Pete's games that are not available for other uses</i>	Non-Prime Time:	8.5 hours/week regularly booked (16.7%) + 1.0 hour/week prior to the 7:00 am official opening
Kinsmen Civic Centre PCCHL Pad		Evinrude Centre IGA Pad	
Prime Time:	64.0 hours/week regularly booked (95.5%)	Prime Time:	63.5 hours/week regularly booked (94.8%)
Non-Prime Time:	10.5 hours/week regularly booked (20.6%)	Non-Prime Time:	22.0 hours/week regularly booked (43.1%) + 1.5 hours/week prior to the 7:15 am official opening
Kinsmen Civic Centre PGHA Pad		Northcrest Arena	
Prime Time:	64.0 hours/week regularly booked (95.5%)	Prime Time:	60.0 hours/week regularly booked (89.6%)
Non-Prime Time:	9.0 hours/week regularly booked (17.6%)	Non-Prime Time:	9.0 hours/week regularly booked (17.6%) + 0.5 hours/week after 11:00 pm
Average prime and non-prime time used over the six ice surfaces for the 2012/13 fall-winter season:			
<input type="checkbox"/> Prime Time (402 hours/week available): 378.5 hours/week regularly booked (94.2%) <input type="checkbox"/> Non-Prime Time (306 hours/week available): 75.0 hours/week regularly booked (24.5%) + 2.5 hours/week prior to the 7:00 and 7:15 am official opening at the two Evinrude Centre pads, 6.5/week hours after 11:00 pm at the two Evinrude Centre pads, and 0.5 hours/week after 11:00 pm at Northcrest Arena			

Average prime time used across all four facilities would be approximately 96% if Northcrest Arena was a modern, appealing facility and attracting a higher level of use. In its current state, Northcrest Arena is not regularly rented past 10:30 pm Monday to Wednesday and on weekends, and the 4:00-4:30 pm time slot is open Monday to Friday.

The weekday 3:00-4:00 pm time slot is only lightly rented at the Evinrude Centre, the Kinsmen Civic Centre and Northcrest Arena, supporting the conclusion that this one-hour period should not be considered prime time.

The 10:00-11:00 pm time slot is not regularly rented at the Kinsmen PGHA Pad. The Saturday evening late time slot (from 0.5 to 1.5 hours) is not regularly scheduled at Northcrest Arena, the Kinsmen PGHA Pad and the Evinrude IGA Pad.

The busiest weekday daytime ice surface is the Evinrude IGA Pad with 22 hours per week regularly scheduled for seniors skating, the Seniors Hockey League, figure skating, speed skating, men's hockey and boy's high school hockey. The second busiest pad is the PMC with 16 hours regularly utilized during the weekday daytime period. At the other four ice pads, daytime use ranges between 8.5 and 10.5 hours of non-prime time rented per week.

In most communities that have a major spectator arena that is required for concerts, conventions, ice shows and other one-off events, as well as Junior 'A' or Major Junior 'A' hockey, the remaining prime time is not heavily rented by regular user groups, since their activities can be bumped by events like the those noted above. Given that prime time at the PMC is fully booked by regular user groups (figure skating, minor hockey and adult hockey) this is another indicator of under-supply.

Figures 3-12 to 3-15 illustrate the typical weekly schedule for the 2012/13 fall-winter season for each of the ice surfaces.

Total hours rented was relatively consistent for four of the past five fall-winter seasons, although, at 11,817 total hours rented in the 2012/13 fall-winter season were noticeably lower than the average of 12,594 hours for the 2008/09 to 2011/12 seasons (see **Figure 3-16**). Reasons for the lower hours rented in 2012/13 include:

- ☐ The High School Hockey program rented 237 fewer hours in 2012/13 due to the cancellation of high school extra-curricular activities.
- ☐ PHA usage was down by around 120 hours, most likely due to the amalgamation of the former organizations.
- ☐ PGHA usage was also lower by 80 hours.
- ☐ The Liftlock Stars moved out of Peterborough, reducing annual hours rented by 140-175.
- ☐ There were several one-off events in 2011/12 that were not repeated in 2012/13 such as the Docs on Ice Tournament (114.5 hours), OFFSA wrestling tournament (72 hours), the Home Hardware Trade Show (24 hours) and Rock the Ice skating show (72 hours).
- ☐ Also, not all of the time that had been utilized by the Hand of Man craft show and the Festival of Trees event that both moved out of the PMC after the 2010/11 season has been re-allocated

Total Hours Rented by User Group and Program for the 2008/09 to 2012/13 Fall-Winter Seasons

Because a five-year trend was examined and the length of the fall-winter season varied slightly from year to year, the fall-winter season was arbitrarily defined as September 1st to March 31st (usually 30 weeks).

Figure 3-16 reports on total prime and non-prime hours rented by group and program over the past five fall-winter seasons (2008/09 to 2012/13). The top five users of ice time include (noting the range of hours utilized over the past five seasons):

- | | |
|---|---------------------|
| <input type="checkbox"/> Peterborough Hockey Association (PHA) | 3,932 - 4,387 hours |
| <input type="checkbox"/> Peterborough Minor Hockey Council (PMHC) | 1,436 - 1,572 hours |
| <input type="checkbox"/> Peterborough Girls Hockey Association/Ice Kats | 847 - 910 hours |
| <input type="checkbox"/> Peterborough Pete's Hockey Club | 533- 594 hours |

☐ Peterborough Senior Hockey Club 460 - 587 hours

For the top ice users (other than the Peterborough Pete's), the relationship between ice time utilized in the 2012/13 fall-winter season and 2013 registration is as follows. The higher the ratio between registration and ice time used, the more ice time that is available per registrant. Total hours used is for Peterborough arenas only. The PHA and PGHA regularly rent ice time in area arenas (20 hours per week each or approximately 550 hours per fall-winter season). If those hours were included, their ratios would be higher at 1:3 for the PHA and 1:2.38 for the PGHA.

<input type="checkbox"/> PHA	1,569 registered and 4,194 hours utilized (ratio of 1:2.67)
<input type="checkbox"/> PMHC	153 registered and 1,572 hours utilized (ratio of 1:10.27)
<input type="checkbox"/> PGHA/Ice Kats	600 registered and 880 hours utilized (ratio of 1:1.47)
<input type="checkbox"/> Senior Hockey League	250 registered and 587 hours utilized (ratio of 1:2.35)
<input type="checkbox"/> Peterborough Figure Skating Club	48 registered and 190 hours utilized (ratio of 1:3.96)
<input type="checkbox"/> Adult Synchronized Skating	140 registered and 190 hours utilized (ratio of 1:1.36)

The PGHA/Ice Kats are allocated considerably less City ice time per registrant than is the case for the PHA. The nine team PMHC receives the most ice time per registrant. Although the Peterborough Figure Skating Club is relatively small, compared to the largest groups, their ratio of ice time to registrants is much higher than most groups.

Trends in ice time utilization and indicators of increasing or declining demand will be discussed in the next chapter under demand analysis.

The Spring-Summer Season

The spring-summer season is defined as the period from April 1st to August 31st (usually 22 weeks). Spring-summer ice is maintained only at the two Evinrude Centre pads. Ice comes out in the last week in March in both pads and goes back into one pad by mid April and the other by the first week of July (ice is taken out for the two spring trade shows). One of the pads supports a lacrosse program and other uses during May and June. At the PMC, ice is taken out in early to mid May and goes back in around the Labour Day weekend. At the Kinsmen Civic Centre, ice is taken out in the first weekend in April and goes back in around mid August. Northcrest Arena is not used for summer activities. During the spring-summer season, the PMC floor is typically used for lacrosse and one-time or occasional events such as concerts, a circus, and large dinners and banquets.

There is no set weekly schedule for any of the facilities that extends throughout most or all of the spring-summer season. Some groups and programs run for only a few weeks and most uses do not extend through the entire season. For example, the lacrosse school runs for five weeks, starting the first week of July, and Overtime Hockey operates in the early part of the season. During the spring-summer season, daily opening and closing times at each facility vary depending on demand, which is different than during the fall-winter season when use is more regular and extensive.

For most of the spring-summer period, little to no time is rented on weekends. Heaviest use of spring-summer ice at the Evinrude Centre is Monday to Friday from 8:00 am until 6:00 pm. Weekday evening rentals for all uses are heaviest on Monday to Thursday, with most rentals from 8:00 pm until 11:00 pm. There are some regular rentals on Saturdays, but none on Sundays.

Lacrosse is focused at the Kinsmen Civic Centre, but the PMC and one of the pads at the Evinrude Centre is also used for periods of time during the spring-summer season. The season for the Junior Lakers lacrosse team begins in early May and extends into July, depending on how far the team goes in the play-offs. The season for the Senior Lakers lacrosse team begins in mid to late May and can extend into late August, depending on how far the team goes in the play-offs. If the team hosts the Mann Cup championship, it is held in early to mid September, usually over a ten-day period. A late play-off run and hosting the Mann Cup overlaps into the pre-season of the Peterborough Pete's hockey club, with the lacrosse carpet placed over the ice and taken up for hockey activities during the overlap period.

For the 2013 spring-summer season, the top user was the Peterborough Minor Lacrosse Association, renting 932 hours, mostly at the Kinsmen Civic Centre, but with some rentals at one pad in the Evinrude Centre and the PMC (mostly for the lacrosse school during the five weeks in July through early August). Other 2013 top spring-summer users included:

- | | |
|--|---|
| <input type="checkbox"/> CHE (Canadian Hockey Enterprises hockey school) (660 hours) | <input type="checkbox"/> The Garden Show (128 hours) |
| <input type="checkbox"/> Overtime Hockey (307 hours) | <input type="checkbox"/> PHA (Peterborough Hockey Council) (113.5 hours) |
| <input type="checkbox"/> Junior Lakers Lacrosse (246.5 hours) | <input type="checkbox"/> Kawartha District Summer Hockey League (113 hours) |
| <input type="checkbox"/> Men's summer hockey group (185 hours) | <input type="checkbox"/> Youth 4-on-4 Hockey and High Performance Hockey League (108 hours) |
| <input type="checkbox"/> The Home and Cottage Show (168 hours) | |
| <input type="checkbox"/> Peterborough Minor Hockey Council (155.5 hours) | |

Use data was examined for five seasons from 2009 to 2013. Key observations and trends include:

- ☐ Total spring-summer use (ice and floor) has **declined** over the past five years with the highest number of hours in 2009 (4,889) and the lowest in 2013 (4,399).
- ☐ Floor rental has been **trending downward** from a high of 2,296.75 hours in 2009 to a low of 1,904.5 hours in 2013.
- ☐ Ice rental has been **consistent** - ranging between 2,592.75 hours in 2009 and 2,421.5 hours in 2010.
- ☐ Rental of the floor for events such as concerts, banquets, conventions and trade shows **varies from year-to-year** and can significantly impact total hours rented each year.
- ☐ Some groups and uses have been **trending upward** (e.g., Peterborough Hockey Association, Peterborough Minor Hockey Council, Overtime Hockey School, the Senior Skate program, Junior Lakers Lacrosse, Peterborough Minor Lacrosse Association, and Boro Boys men's lacrosse).
- ☐ Some groups and uses have been **trending downward** (e.g., Peterborough Synchronized Skating, Youth 4-on-4 hockey/High Performance Hockey League, Canadian Hockey Enterprises, Kawartha District Summer Hockey (adult) League, Peterborough Women's Box Lacrosse, ball hockey, the Garden Show, and the Home and Cottage Show)

Figure 3-12: PMC Weekly Schedule, 2012/13 Fall-Winter Season

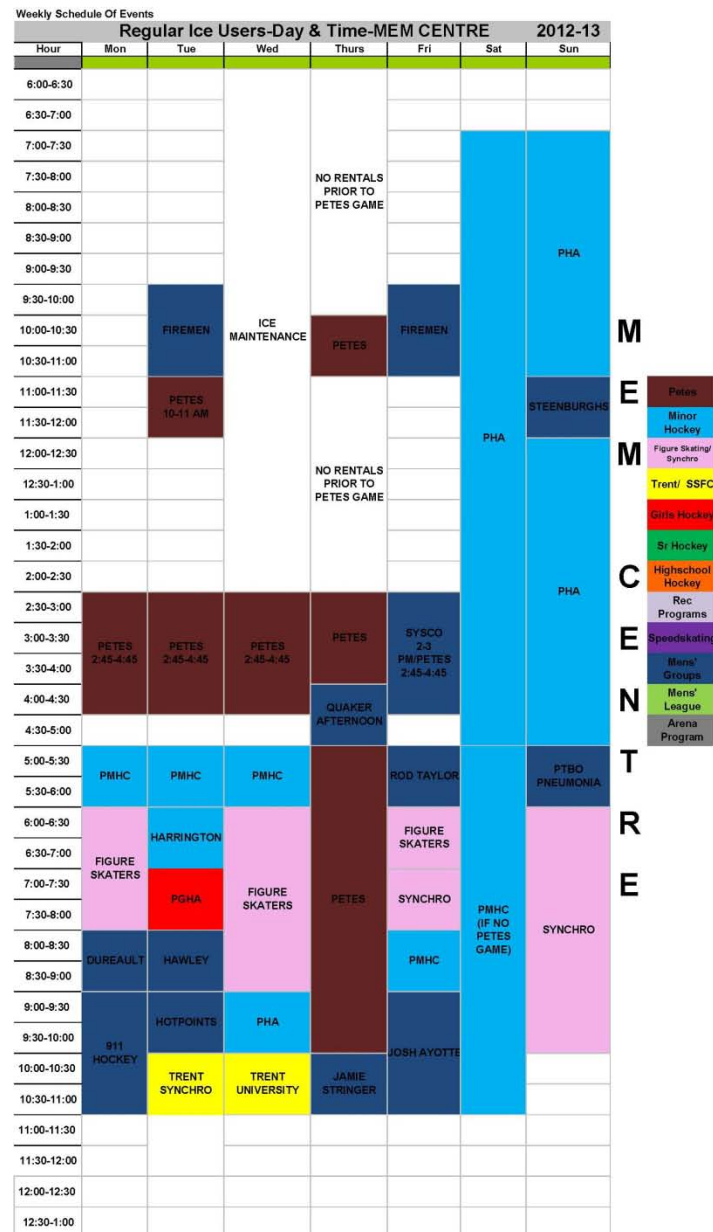


Figure 3-13: Northcrest Arena Weekly Schedule, 2012/13 Fall-Winter Season

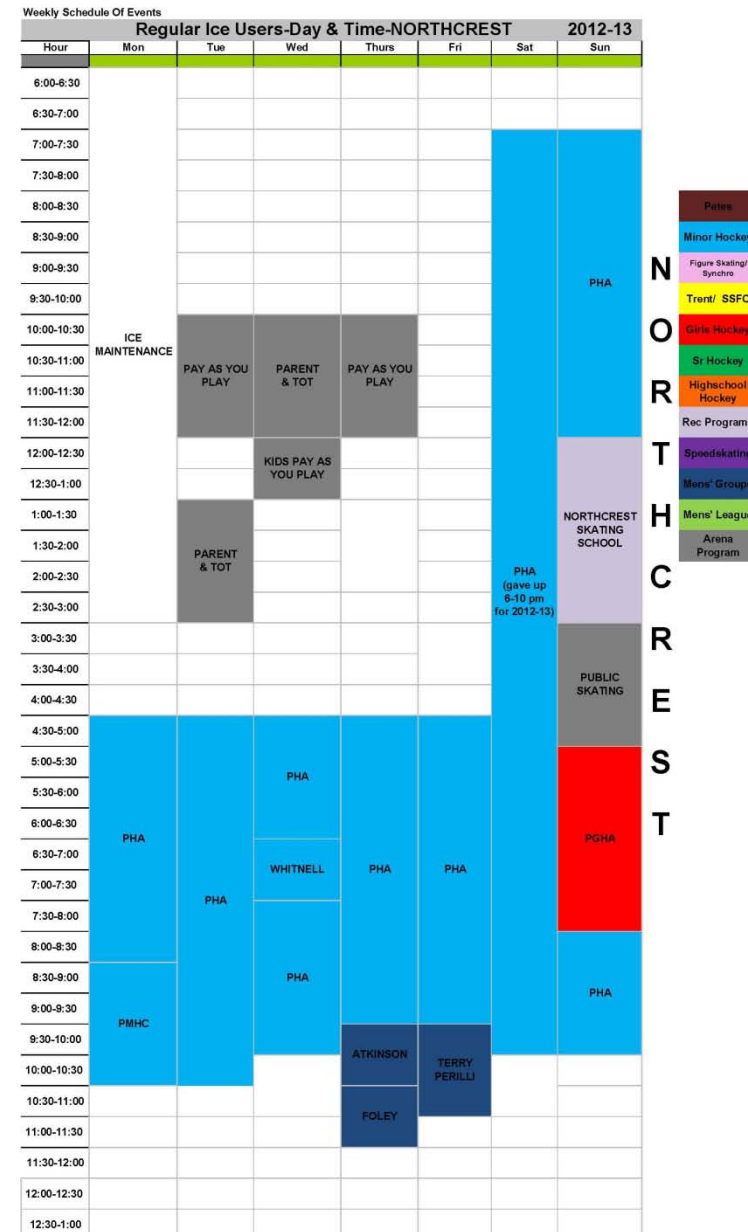


Figure 3-14: Evinrude Centre Weekly Schedule, 2012/13 Fall-Winter Season

Weekly Schedule Of Events							
Regular Ice Users-Day & Time- EVINRUDE ATOM 2012-13							
Hour	Mon	Tue	Wed	Thurs	Fri	Sat	Sun
6:00-6:30							
6:30-7:00				PMHC 6:15-7:45			
7:00-7:30							
7:30-8:00							PHA
8:00-8:30							
8:30-9:00							
9:00-9:30							
9:30-10:00		OUTLAWS		OUTLAWS			
10:00-10:30						PHA	PHL
10:30-11:00	ICE MAINTENANCE						
11:00-11:30		Senior Hockey League		Senior Hockey League			
11:30-12:00							
12:00-12:30							
12:30-1:00							PHA
1:00-1:30							
1:30-2:00							
2:00-2:30			Dallas Garden		Steve Kay		
2:30-3:00							
3:00-3:30					Cavan Youth Services		
3:30-4:00							
4:00-4:30			KENNER TEACHERS		Blair Larock		
4:30-5:00							
5:00-5:30		POWER SKATING					
5:30-6:00				PMHC		PMHC	PMHC
6:00-6:30							
6:30-7:00	PHA						
7:00-7:30							
7:30-8:00							
8:00-8:30		PMHC	PGHA	PHA			
8:30-9:00							
9:00-9:30							
9:30-10:00							
10:00-10:30	WARD			NO FRILLS			
10:30-11:00							
11:00-11:30		SSFC	SSFC	TRENT UNIVERSITY			
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12:00-12:30							
12:30-1:00							

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Sr Hockey
Highschool
Hockey
Rec Programs
Speedskating
Mens' Groups
Mens' League
Arena
Program

Weekly Schedule Of Events							
Regular Ice Users-Day & Time- EVINRUDE IGA 2012-13							
Hour	Mon	Tue	Wed	Thurs	Fri	Sat	Sun
6:15-6:45				QUAKER EARLY MORNING 6:30-7:30			
6:45-7:15					KAWARTHA QUARKS SPEEDSKATING 6:30 AM-7:30 AM	KAWARTHA QUARKS SPEEDSKATING G	
7:15-7:45							
7:45-8:15							
8:15-8:45							
8:45-9:15							PHA
9:15-9:45							
9:45-10:15	SENIOR SKATING 9 - 11 AM	SENIOR HOCKEY 9 AM - NOON		SENIOR HOCKEY LEAGUE 9 AM - NOON	SENIOR SKATING 9 - 11 AM		
10:15-10:45							
10:45-11:15			ICE MAINTENANCE				
11:15-11:45							
11:45-12:15					FIGURE SKATING TICKET ICE		
12:15-12:45	FIGURE SKATING TICKET ICE						
12:45-1:15							
1:15-1:45							
1:45-2:15		SENIOR SKATING 1 - 3 PM		SENIOR SKATING 1 - 3 PM			
2:15-2:45							
2:45-3:15							
3:15-3:45							
3:45-4:15							
4:15-4:45	PHA	PMHC	KENNER TEACHERS	BOYS HIGHSCHOOL HOCKEY	TASS TEACHERS		
4:45-5:15							
5:15-5:45	PMHC			OPEN FOR 2012-13			
5:45-6:15		SPEEDSKATING- QUARKS					
6:15-6:45	KAWARTHA SLEDGE HOCKEY			PMHC			
6:45-7:15							
7:15-7:45							
7:45-8:15							
8:15-8:45	PHA	PMHC					
8:45-9:15							
9:15-9:45		PHA					
9:45-10:15							
10:15-10:45							
10:45-11:15	TRENT UNIVERSITY	SSFC	SSFC	TRENT UNIVERSITY			
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11:45-12:15							
12:15-12:45							
12:45-1:15							

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Petres
Minor Hockey
Figure Skating/
Synchro
Trent/ SSFC
Girls Hockey
Sr Hockey
Highschool
Hockey
Rec Programs
Speedskating
Mens' Groups
Mens' League
Arena
Program

Figure 3-15: Kinsmen Civic Centre Weekly Schedule, 2012/13 Fall-Winter Season

Weekly Schedule Of Events

Regular Ice Users-Day & Time- KINSMEN PCCHL 2012-13							
Hour	Mon	Tue	Wed	Thurs	Fri	Sat	Sun
6:00-6:30							
6:30-7:00							
7:00-7:30							
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8:30-9:00							
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Pates
Minor Hockey
Figure Skating/ Synchro
Trent/ SSFC
Girls Hockey
Sr Hockey
Highschool Hockey
Rec Programs
Speedskating
Mens' Groups
Mens' League
Arena Program

Weekly Schedule Of Events

Regular Ice Users-Day & Time- KINSMEN PGHA 2012-13							
Hour	Mon	Tue	Wed	Thurs	Fri	Sat	Sun
6:15-6:45							
6:45-7:15							
7:15-7:45							
7:45-8:15							
8:15-8:45							
8:45-9:15							
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Pates
Minor Hockey
Figure Skating/ Synchro
Trent/ SSFC
Girls Hockey
Sr Hockey
Highschool Hockey
Rec Programs
Speedskating
Mens' Groups
Mens' League
Arena Program

Figure 3-16

Total Hours Rented in the Fall-Winter Season by Group or Program, City of Peterborough Arenas (2008/09 to 2012/13)

User Group/Program	Total Prime and Non-prime Time Hours Utilized				
	2008/09	2009/10	2010/11	2011/12	2012/13
PHA (Peterborough Minor Hockey)	3,932	3,990.5	4,063.75	4,386.5	4,193.5
PMHC (Peterborough Minor Hockey Council)	1,480.5	1,477.75	1,435.5	1,507	1,571.5
PGHA/Ice Kats (including rentals by P. Harrington)	910.25	847	864.75	942.5	880
Peterborough Figure Skating Club	316.5	319.5	282.5	168	190
Peterborough Synchro Skating	164.75	199.75	138.5	109	140
Kawartha Quarks Speed Skating	127	99	101	107	94
Peterborough Pete's Major Junior 'A' Hockey Club	550.25	532.75	578.25	561.25	593.5
Peterborough Senior Hockey Club (PSHC)	459.75	487.5	487	577.5	587
Senior Hockey Pick-up (Outlaws)	50	52	52	50	52
Sledge Hockey				17	21
Adult 911 Hockey	56	54	55	58	52
Adult Pick-up Hockey	136.5	75	57	54	98
Pay-as-You-Play Hockey	50	70	94	100	88
SSFC	104	104	107	108	145
Trent University	112	105	129	126	128
Lift Lock Atom Hockey Tournament	161.25	171.75	180.25	186	183
PIHL (Peterborough Industrial Hockey League)	87	84	76	72	72
Friday Night Adult Hockey (PROHL) – Peterborough Recreational Oldtimers Hockey League	189	189	168	175	168
Firemen	66	66	66	69	67.5
High School Hockey	328.25	157.5	149.75	322.5	85
Teachers Adult Hockey (Kenner)	76	76	74	65	65
Mann Cup lacrosse tournament – PMC event					59
Senior Skate	214	220	218	220	202
Public Skating	214	216.75	187	244	210
Liflock Stars	175.5	169.5	165.5	138.5	
Hand-of-Man Craft Show – PMC event	72	72	72		
Festival of Trees – PMC event	210	200	200		
Cavan Youth Services (John McKenzie)	67.5	66.5	79		35
Casual Hockey	93	57.75			
Doctors Hockey Tournament				114.5	
OFSSA Wrestling – PMC event				72	
Rock the Ice skating show – PMC event				72	
Home and Cottage Trade Show – PMC event			64		
Sub-total of above	10,403	10,160.5	10,144.75	10,622.25	9,980
All other rentals (under 50 hours/fall-winter season)	2,384	2,426.5	2,140.75	2,094.5	1,837.25
Total Hours Rented	12,787	12,587	12,285.5	12,716.75	11,817.25

Note: The Fall-Winter season is defined as: September 1st to March 31st.

Total Hours Rented – Spring-Summer Season by Group or Program, City of Peterborough Arenas, (2009-2013)

User Group/Program	2009		2010		2011		2012		2013	
	Floor	Ice	Floor	Ice	Floor	Ice	Floor	Ice	Floor	Ice
PHA (Peterborough Minor Hockey)		80		72.5		119		111		113.5
PMHC (Peterborough Minor Hockey Council)		117.75		80.5		140.5		143.25		155.5
Peterborough Figure Skating Club		82.5		44.5		54		37		51
Peterborough Synchronized Skating		34.5		16		12		5		13
Overtime Hockey School		188		261.5		286		284		307
Youth Hockey										50
Youth 4-on-4 Hockey + High Performance Hockey League		168		148		134		108		108
Ultimate Skills – minor hockey						54				
Canadian Hockey Enterprises (CHE hockey school)		770		787.5		702.5		735		660
Senior Skate		44		48		56		60		60
Casual Hockey		72.5								
Peterborough Pete's Hockey Club		22.5		3.75		5		37.5		48
Peterborough Adult Summer Hockey League		53		53		50		50		18
Kawartha District Summer Hockey League (adult)		140		120		111		111		113
Men's summer hockey group										202
Wayne Clarke – youth hockey		7		5		18		39.5		40
Carol Wagner (PGHA)		30.25		31.5		19.5		52.5		31.5
John Walsh – youth hockey		33		10		30		2		4
Liflock Stars Hockey Club		54.5		60		47.5				
Floor Uses										
Senior Lakers Lacrosse	87.5		75.5		83		69		69	
Junior Lakers Lacrosse	84.75		236		231.5		257		246.5	
Junior 'C' Lacrosse							55			
(Peterborough Minor Lacrosse Association), incl. Jr. 'C' games + Lacrosse School (175 hrs. in 2013)	862.5		782.5		772		823		932	
Boro Boys Lacrosse (adult men's)	26.5		22		30		45		54	
Peterborough Women's Box Lacrosse			33		42		25		24	
Women's Flat Track Roller Derby - Kinsmen									60	
Ball Hockey	133				108		72			
911 Ball Hockey	33		45							
Harlem Globetrotters			24				24			
Cats - musical			98.25							
Riverdance and Momma Mia							50			
Mondo Inc. Cirque							24			
Agricultural Society	144						72			
Garden Show	158		156		134		132		128	
Quilt Show	48									
Home and Cottage Show	200		208		248		168		168	
Kawartha Outdoor Adventure Show	116									
Kiwanis Convention									60	
Kinsmen Club Hockey Banquet							78			

TOPS Convention			56.5							
International Dragon Boat Festival			163.75							
PHA Banquet	26		34		16		78		64	
Trent University Canada-wide Science Fair			288							
Sub-total of Above	1,919.25	1,897.25	2,222.5	1,741.75	1,664.5	1,839	1,972	1,775.75	1,805.5	1,974.5
All other rentals	377.5	695.0	241.75	679.75	310.5	643	34	812	99.0	520
Total Hours Rented	2,296.75	2,592.25	2,464.25	2,421.5	1,975	2,482	2,006	2,587.75	1,904.5	2,494.5
Total Ice and Floor Rentals	4,889		4,885.75		4,457		4,583.75		4,399	

Note: The Spring-Summer season is defined as: April 1st to August 31st.

3.2.4 Operating Cost

For the City's four arenas, expenses, revenue and net operating costs were examined for the period 2008–2012. **Figure 3-19** provides an overview of those costs by facility and for the four facilities combined. Analysis of the information provides the following observations. **Figure 3-18** lists the current rental rates for the various facility components.

Overall

The annual net cost to operate the four arenas varied marginally over the five-year period (\$110,114), with the highest combined net cost recorded in 2011 and the lowest in 2009. At \$737,445, the net operating cost for all facilities in 2011 was considerably above the average of \$376,129 for the five years. The year with the lowest combined net operating cost was 2009 at \$189,411. The annual cost of \$947,142 to service the debt associated with the PMC and \$277,759 to service the debt associated with the Evinrude Centre have been taken out of the above figures, since these are the only facilities carrying a debt charge. With the debt charge included, the average annual combined net cost of operation increases to \$1,601,152.

The operating cost figures illustrate the lower net cost to operate an ice surface associated with a twin-pad facility, compared to a single-pad facility. For the Evinrude Centre, the average annual net cost per pad was \$33,918 (excluding debt charges). For the smaller Kinsmen Civic Centre, the average annual net cost per pad was \$20,247. By comparison, the average annual net cost to operate the much smaller Northcrest Arena was \$93,984. For the much larger PMC, the average annual net operating cost was \$173,993 (excluding debt charges). Contributing to the lower net cost to operate the twin pad facilities were more efficient use of labour, and significant room rental and food and liquor revenues. Only a small amount of food revenue was available at Northcrest Arena (gross \$27,605 for 2012). For the Evinrude Centre, gross revenue from those three sources for 2012 was \$291,162. For the Kinsmen Civic Centre, gross revenue from food services for 2012 was \$69,549. For the PMC, revenue of \$192,125 was realized from food, liquor and room rental in 2012. Arena floor rental revenue was available at the PMC, the Evinrude Centre and the Kinsmen Civic Centre.

Net operating cost and efficiency of operation is impacted mostly by:

- ☐ the number of ice pads - operating expenses (especially labour and energy expenses) per pad declines as the number of ice surfaces increases;
- ☐ the age of the building and associated annual cost of maintenance (not including major investments required to keep facilities safe and in good working order, which typically increase with the age of the facility and the quality of the original construction and equipment);
- ☐ the energy efficiency of the building;
- ☐ the size of the building to heat, air condition and maintain; and
- ☐ sources of revenue associated with the building.

The Peterborough Memorial Centre

The PMC had the highest net operating cost over the five-year period, totalling of \$869,967 (excluding debt charges) or an average of \$173,993 per year. At \$496,642, the net cost was much higher in 2011 – due in part to much lower revenue that year. Revenue from events varies significantly from year-to-year, due to the number of concerts, attendance at the Home Show, contractual revenue, and revenue from attendance-driven game day expenses associated with the Peterborough Pete's. For example, annual revenue from admissions ranged from \$218,794 to \$401,253. Contractual revenue varied from \$61,127 to \$163,013. Revenue associated Pete's game day expenses declined steeply over the five-year period from a high of \$143,426 in 2009 to \$34,750 by 2010 and \$9,000 in 2012. However, total gross annual revenue was relatively consistent over the five years, ranging between \$1,822,554 and \$2,397,413. Annual expenses varied from \$3,235,560 to \$3,416,589. The annual debt charge at the PMC is \$947,142. The debenture is retired in 2023.

The Evinrude Centre

The Evinrude Centre had the third highest net operating cost over the five-year period, totalling \$339,185 (excluding debt charges) or an average of \$67,837 per year. At \$160,679, the net cost to operate the Evinrude Centre was considerably higher in 2010, due to higher than typical repair and maintenance expenses and lower revenue that year. In 2008, there was a net operating surplus of \$22,280 (excluding debt charges). The average annual revenue at this facility was \$1,236,609, reflecting its higher appeal and higher utilization rate in non-prime time, as well as the opportunity to generate significant revenue from room rental, and food and liquor sales. However, a good deal of the revenue is off-set by higher operating expenses (average of \$1,579,985), due in part to the size of the facility. The annual debt charge at the Evinrude Centre is \$277,759. The debenture is retired in 2017.

The Kinsmen Civic Centre

The Kinsmen Civic Centre had the lowest net operating cost over the five-year period, totalling \$202,470 or an average of \$40,494 per year. At \$93,918, the net cost to operate the Kinsmen Civic Centre was highest in 2010 (see below for reasons). In 2009, the facility had a net surplus of \$29,112, due in part to the highest revenue and lowest expenses of any of the five years. In 2009, ice and floor rental revenue was the second highest of the five years, the \$5,000 sponsorship initiative was introduced that year, miscellaneous revenue and revenue from food sales were both highest that year. In 2010, revenue was reduced due to major repair to both roofs (\$70,000) and utility costs were higher prior to solving the dehumidification problem. In addition, a new elevator was installed and the concession was improved, leading to closure during the construction period. In 2012, revenue was reduced due to interruptions associated with exterior wall upgrade activities.

Northcrest Arena

Although annual expenses are lowest, the net annual cost to operate Northcrest Arena was highest among the three 'community-scale' arenas over the five-year period. This is due to rental of less prime and non-prime time (lowest among all facilities), a good deal of rental to children and youth at the lower minor ice rental rate, no opportunity for room or arena floor rentals, much lower potential for food revenue, and the less-efficient single-pad operation. The net cost to operate Northcrest Arena over the five year period was \$469,920, averaging \$93,984 per year. The net cost increased each year from 2008 to 2011, while declining slightly in 2012. At \$128,600, the net cost in 2010 was well above the five-year average. By comparison, the average annual net cost to operate the two ice surfaces at the Kinsmen Civic Centre was \$40,500 over the same time period. Contributing to the lower utilization and ice rental revenue is the low appeal of Northcrest Arena, especially for adults.

Rental Rates (includes HST)

Figure 3-18

Category	Peterborough Memorial Centre	Evinrude Centre	Kinsmen Civic Centre	Northcrest Arena
Minor Ice - Prime	\$171.25/hour	\$171.25/hour	\$171.25/hour	\$171.25/hour
Adult Ice - Prime	\$198.00/hour	\$198.00/hour	\$198.00/hour	\$198.00/hour
Non-Prime Ice	\$127.00/hour	\$127.00/hour	\$127.00/hour	\$127.00/hour
After 11 pm Ice – Non-prime	\$155.25/hour	\$155.25/hour	\$155.25/hour	\$155.25/hour
Elementary School - Non-Prime	\$80.000/hour	\$80.000/hour	\$80.000/hour	\$80.000/hour
Arena Floor – Minor	\$101.00/hour	\$85.25/hour	\$85.25/hour	
Arena Floor - Adult	\$119.50/hour	\$105.25/hour	\$105.25/hour	
Board Room	\$60.00 (up to 3 hrs., \$120.00 for full day)	\$60.00 (up to 3 hrs., \$120.00 for full day)	\$60.00 (up to 3 hrs., \$120.00 for full day)	
Banquet Facility		\$484 (Sunday-Thursday), \$721 (Friday & Saturday), \$120 kitchen/food levy		

Comparable Rates

Although rental rates are lower in nearby township arenas (see **Figure 3-20** in **Section 3.3**), City of Peterborough rates are comparable with other relatively similar size urban communities across Ontario (from Cobourg to Sudbury). Although rates vary greatly, City of Peterborough rates (before surcharges) are below average for ice rental rates, but above average for floor rental rates. In rural communities, costs are lower due mainly to lower labour costs, a greater role for volunteers in facility operation and in some cases, fewer hours of operation per week. Also, most rural arenas do not provide summer ice, which is costly to maintain.

Net Operating Cost, City of Peterborough Arenas, 2008-2012

Arena Facility	2008		2009		2010		2011		2012		Average	
Peterborough Memorial Centre	Expenses	\$3,296,495	Expenses	\$3,235,560	Expenses	\$3,387,519	Expenses	\$3,266,340	Expenses	\$3,416,589	Expenses	\$3,320,501
	Revenue	\$2,235,224	Revenue	\$2,193,070	Revenue	\$2,348,562	Revenue	\$1,822,554	Revenue	\$2,397,413	Revenue	\$2,199,365
	Net¹	(\$1,061,271)	Net¹	(\$1,042,490)	Net¹	(\$1,038,957)	Net¹	(\$1,443,786)	Net¹	(\$1,019,175)	Net¹	(\$1,121,135)
	Net²	(\$114,129)	Net²	(\$95,348)	Net²	(\$91,815)	Net²	(\$496,642)	Net²	(\$72,033)	Net²	(\$173,993)
Evinrude Centre	Expenses	\$1,517,174	Expenses	\$1,580,977	Expenses	\$1,650,341	Expenses	\$1,548,310	Expenses	\$1,603,323	Expenses	\$1,579,985
	Revenue	\$1,261,695	Revenue	\$1,256,343	Revenue	\$1,211,901	Revenue	\$1,208,472	Revenue	\$1,234,632	Revenue	\$1,236,609
	Net¹	\$255,479	Net¹	(\$324,634)	Net¹	(\$438,440)	Net¹	(\$339,838)	Net¹	(\$368,691)	Net¹	(\$345,596)
	Net²	\$22,280	Net²	(\$46,875)	Net²	(\$160,679)	Net²	(\$62,979)	Net²	(\$90,932)	Net²	(\$67,837)
Kinsmen Civic Centre	Expenses	\$767,530	Expenses	\$744,279	Expenses	\$812,581	Expenses	\$813,147	Expenses	\$767,904	Expenses	\$781,088
	Revenue	\$712,923	Revenue	\$773,390	Revenue	\$718,663	Revenue	\$763,025	Revenue	\$734,970	Revenue	\$740,594
	Net	(\$54,607)	Net	\$29,112	Net	(\$93,918)	Net	(\$50,122)	Net	(\$32,935)	Net	(\$40,494)
Northcrest Arena	Expenses	\$340,909	Expenses	\$368,867	Expenses	\$409,968	Expenses	\$395,479	Expenses	\$403,716	Expenses	\$383,789
	Revenue	\$286,165	Revenue	\$292,568	Revenue	\$315,105	Revenue	\$266,879	Revenue	\$288,302	Revenue	\$289,804
	Net	(\$54,744)	Net	(\$76,299)	Net	(\$94,863)	Net	(\$128,600)	Net	(\$115,414)	Net	(\$93,984)
All Arena Facilities	Expenses	\$5,922,108	Expenses	\$5,929,683	Expenses	\$6,260,409	Expenses	\$6,023,267	Expenses	\$6,191,532	Expenses	\$6,065,523
	Revenue	\$4,496,007	Revenue	\$4,515,371	Revenue	\$4,594,231	Revenue	\$4,060,930	Revenue	\$4,655,317	Revenue	\$4,464,371
	Net¹	(\$1,426,010)	Net¹	\$1,414,312)	Net¹	(\$1,666,178)	Net¹	(\$1,962,436)	Net¹	(\$1,536,215)	Net¹	(\$1,601,152)
	Net²	(\$201,200)	Net²	(\$189,411)	Net²	(\$441,277)	Net²	(\$737,445)	Net²	(\$311,314)	Net²	(\$376,129)

Net¹: Includes annual debt charges of \$947,142 for the PMC and \$277,759 for the Evinrude Centre.

Net²: Excludes annual debt charges of \$947,142 for the PMC and \$277,759 for the Evinrude Centre.

3.2.5 Projected Capital Investments

The City's Maintenance Management Program (MMP) identifies anticipated investments that will likely be required to maintain facilities in a sound and safe condition, decades into the future. For the four arena facilities, the Maintenance Management Program is based on a building condition audit and life cycle report and identifies anticipated repairs, replacements and maintenance to 2078 for the PMC, 2097 for the Evinrude Centre and 2075 for the Kinsmen Civic Centre. Cost estimates include a cost of living calculation. The exact timing of investment is mostly driven by actual need, pay-back benefits and financial priorities.

The MMP does not include investments considered to be enhancements or improvements such as a new entertainment stage, an enlarged/upgraded kitchen, enlarged and/or significantly upgraded dressing rooms, redesigned seating, an enlarged lobby, etc. The MMP covers such categories as: foundations, superstructure (roof construction, columns and beams), exterior closure (walls, windows, doors, roof coverings), interior construction (partitions, doors, fittings), stairs, interior finishes (walls, floors and ceilings), conveying (elevators and lifts), plumbing (fixtures, domestic water distribution and sanitary waste), HVAC (heat generating systems, cooling generating systems (including the ice plant), air distribution

systems and other HVAC systems), fire protection, electrical, special construction (dasher boards, glass, netting), site improvements, and site electrical utilities.

Figures 3-5 to 3-8 listed initiatives that are anticipated over the next ten years at the PMC, the Evinrude Centre and the Kinsmen Civic Centre (to 2023) including items listed in the MMP and other items considered to be enhancements and improvements. Due to the anticipated short term future of Northcrest Arena, no further major capital initiatives were identified for that facility.

For the **PMC**, the following items and categories of repair and upgrade were noted for the 2014-2023 period: new dasher boards and glass, new entertainment stage, new main entrance door and other doors, exterior way finding signage, new main entrance flooring, exterior windows and doors, roof coverings, benches, wall coverings, floor finishes, ceiling finishes, a low emission ceiling over the ice surface, elevator code changes, domestic water distribution, sanitary waste, rainwater discharge, water treatment system, heat generating systems, cooling generating systems (ice making and air conditioning), air circulation systems, other HVAC repairs/replacements, fire protection, lighting and electrical, communications and security, and site improvements (fencing). The estimated cost is approximately \$4.0 million. The most costly items include: roof coverings, air conditioning and ice making. Major items that are identified for just beyond the ten-year time horizon include: built-in counters and other wood cabinetry, benches and bleacher seating, flooring, suspended acoustic ceiling, cooling towers and evaporator condensers, refrigerator compressors and brine circulating pump and parking lot paving. The total for the 2024-2033 period is approximately \$3.7 million.

For the **Evinrude Centre**, the following items and categories of repair and upgrade were noted for the 2014-2023 period: rear entrance canopy, banquet hall kitchen expansion/renovation, rust proof columns and beams, exteriors doors, roof coverings, dressing room benches, washroom counter tops, stair treatment, floor finishes, elevator code changes, showers, arena glass supports, domestic water distribution and other plumbing systems, cooling generating systems, air handling systems, other HVAC systems and equipment, fire protection, electrical and lighting, communications and security, and parking lot resurfacing. The estimated cost is approximately \$5.4 million. The most costly items include: repair to columns and beams, roof coverings, insular ceilings, parking lot paving, ice making and air conditioning. Major items that are identified for just beyond the ten-year time horizon include: acoustic ceilings, rink dasher boards, Plexiglas and netting, ice making, windows, gutters and drains and pedestrian walkways, interior lighting and plumbing fixtures. The total for the 2024-2033 period is approximately \$2.6 million.

For the **Kinsmen Civic Centre**, the following items and categories of repair and upgrade were noted for the 2014-2023 period: potential for solar energy generation, exterior sealing and caulking, counter tops and cabinetry repairs, completion of rubber floor replacement, dressing room upgrades, interior window and door repairs, wall finishes, floor finishes, ceiling finishes, elevators code upgrade, domestic water distribution and plumbing, heat generating systems, cooling generating systems (ice making and air conditioning for second floor), air handling systems, fire protection, electrical services and lighting, parking lot resurfacing and pedestrian walkways. The estimated cost is approximately \$1.68 million. The most costly items include: cooling generating systems (air conditioning and ice making), paving and walkways. Major items that are identified for just beyond the ten-year time horizon include: low emissivity ceiling, ice making, rink dasher boards, Plexiglas and netting, metal clad exterior (including lovers), screens and fencing, and interior overhead doors and grilles. The total for the 2024-2033 period is approximately \$2.25 million.

3.3 Arenas in Neighbouring Communities

In neighbouring communities, there are 12 arenas that are available to and/or used by Peterborough-based groups. All are single-pad facilities and some have smaller than typical ice surfaces, as well as dressing rooms that are below standard in terms of number and size. The arenas include (see **Figure 3-20** for basic information about each facility):

- ☐ Douro Community Centre, Township of Douro-Dummer
- ☐ Dummer Community Centre (Warsaw), Township of Douro-Dummer
- ☐ Ennismore Community Centre, Township of Selwyn
- ☐ Lakefield-Smith Community Centre (Lakefield), Township of Selwyn
- ☐ Otonabee-South Monaghan Community Centre (Keene), Township of Otonabee-South Monaghan
- ☐ Asphodel-Norwood Community Centre (Norwood), Township of Asphodel-Norwood
- ☐ Bewdley Community Centre (Bewdley), Township of Hamilton
- ☐ Cavan-Monaghan Community Centre (Millbrook), Township of Cavan-Monaghan
- ☐ Emily/Omemee Community Centre (Omemee), City of Kawartha Lakes
- ☐ Ops Community Centre (east of Lindsay on Highway 7), City of Kawartha Lakes
- ☐ Havelock Community Centre (Havelock), Township of Havelock-Belmont-Methuen
- ☐ North Kawartha Community Centre (Apsley), Township of North Kawartha

As noted below, the ratios of ice surfaces to population in the communities surrounding the City of Peterborough are significantly higher than for the City. The population for each community that is used for the calculations is the 2011 census, including the official census undercount of 2.9%.

<input type="checkbox"/> Peterborough Census Metropolitan Area (12 ice surfaces and 122,425 pop.)	1:10,202
▪ City of Peterborough, 80,980 (6 ice surfaces)	1:13,497
▪ Township of Selwyn, 17,335 (2 ice surfaces)	1:8,668
▪ Township of Douro-Dummer, 7,002 (2 ice surfaces)	1:3,501
▪ Township of Cavan-Monaghan, 8,850 (1 ice surface)	1:8,850
▪ Township of Otonabee-South Monaghan, 6,791 (1 ice surface)	1:6,791
<input type="checkbox"/> Township of Asphodel-Norwood, 4,158 (1 ice surface)	1:4,158
<input type="checkbox"/> Township of Hamilton, 11,012 (2 ice surfaces currently with ice)	1:5,506
<input type="checkbox"/> Township of North Kawartha, 3,077 (1 ice surface)	1:3,077
<input type="checkbox"/> Township of Havelock-Belmont-Methuen, 4,654 (1 ice surface)	1:4,654
<input type="checkbox"/> City of Kawartha Lakes (Omemee and former Ops Twp.) (2 ice surfaces)	(see note below)

Note: The calculation of ratios for the Omemee and Ops arenas is not possible since these municipalities are now part of the City of Kawartha Lakes.

These rural arenas are regularly used by Peterborough-based groups to varying degrees, from infrequent to 25.5 hours/week. An information survey was sent to all communities, with information provided for eight of the facilities. Information on the use of the other facilities is an estimate and has been provided by the Peterborough groups who use them. Refer to **Figure 3-21** for a summary of key information from the surveys and follow-up dialogue with municipal staff. A meeting of City and township recreation personnel that was hosted by the Peterborough County-City Health Unit provided an opportunity to discuss rural arena use, and expressed demand from and use by Peterborough-based groups.

The closest arena to the City of Peterborough is the Douro Community Centre (11 kilometres/12-15 minutes drive time), while the North Kawartha Community Centre in Apsley is the furthest away (62 kilometres/45-55 minutes drive time).

Current use of the rural arenas by Peterborough-based groups is as follows. Most of the use is during prime time weekday evenings (mostly Monday to Thursday), when demand is highest, mainly for practices.

<input type="checkbox"/> Douro Community Centre	25.5 regularly scheduled hours
<input type="checkbox"/> Dummer Community Centre (Warsaw)	13 regularly scheduled hours
<input type="checkbox"/> Ennismore Community Centre	no regularly scheduled hrs., due to high local demand
<input type="checkbox"/> Lakefield-Smith Community Centre	no regularly scheduled hrs., due to high local demand
<input type="checkbox"/> Otonabee-South Monaghan Community Centre (Keene)	5 regularly scheduled hours
<input type="checkbox"/> Asphodel-Norwood Community Centre (Norwood)	1 regularly scheduled hour
<input type="checkbox"/> Bewdley Community Centre	1 regularly scheduled hour
<input type="checkbox"/> Cavan-Monaghan Community Centre (Millbrook)	2 regularly scheduled hours
<input type="checkbox"/> Emily/Omemee Community Centre (Omemee)	details unknown, but some use
<input type="checkbox"/> Ops Community Centre (east of Lindsay on Highway 7)	details unknown, but some use
<input type="checkbox"/> Havelock Community Centre (Havelock)	details unknown, but some use
<input type="checkbox"/> North Kawartha Community Centre (Apsley)	details unknown, but some use

From the response to the survey sent to each municipality and other information, it appears that the rural arenas are regularly used at least 48 hours/week in prime time during the fall-winter season by Peterborough-based groups. The two facilities in the Township of Douro-Dummer are the heaviest used by far, due to close proximity to the City and the availability of ice time when it is most in demand from Peterborough-based groups. Since most of the rentals are during weekday evenings when only 25-30 hours/week per ice surface are available, two ice surfaces would be required to accommodate the 48+ hours used.

The groups that are heaviest users of rural arenas are the Peterborough Hockey Association and the Peterborough Girls Hockey Association/Ice Kats, each regularly renting 20 hours/week. Other uses include various men's and women's hockey groups, each renting 1.0-1.5 hours/week.

Other non-weekly fall-winter-spring use of area areas includes (not included in the weekly estimate of 48+ hours):

- ☐ PGHA (32 hrs in the spring only)
- ☐ PMHC (40-60 hours in September and October - in support of tournaments)

Although it does not affect access to area arenas by Peterborough-based groups who are looking for the best prime time weekday evening hours, the definition of prime time for some of the township arenas has been shortened to as little as 51 hours/week from the typical 65-67 hours/week due to weakening demand. It should be noted that shortened hours of prime time improves utilization percentages. For these facilities, weekday evening prime time begins a little later and ends a little earlier (e.g., 5:00 or 5:30 pm until 10:00 pm), and on weekends, some arenas open a little later in the mornings and close earlier in the evenings than is typical. The arenas with shortened prime time hours include:

- | | |
|---|--------------------------|
| <input type="checkbox"/> Ennismore Community Centre | 51 prime time hours/week |
| <input type="checkbox"/> Lakefield-Smith Community Centre | 51 prime time hours/week |
| <input type="checkbox"/> Otonabee-South Monaghan Community Centre (Keene) | 59 prime time hours/week |
| <input type="checkbox"/> Asphodel-Norwood Community Centre (Norwood) | 58 prime time hours/week |

Factoring in varying hours of prime time/week at each of the area arenas, only the Millbrook, Warsaw and Douro arenas are as well used in prime time as City of Peterborough facilities – with 65 hours of prime time available/week and near 100% utilization in each. They are the only rural arenas that are not operating below capacity. Although the two arenas in Selwyn Township are operating at 95% capacity in prime time, they only offer 51 hours of prime time/week. The arena in Keene is reported to be operating at about 70% capacity with 59 prime time hours per week available. The arena in Norwood has 58 hours of prime time/week available and operates at 77% capacity. The Bewdley arena operates at 62.4% capacity and offers 64.5 hours of prime time/week

If prime time was defined as 67 hours/week as it is at City of Peterborough arenas, the area facilities would have the following excess prime time hours/week.

- | | |
|---|-----------------|
| <input type="checkbox"/> Ennismore Community Centre | 18.5 hours/week |
| <input type="checkbox"/> Lakefield-Smith Community Centre | 18.5 hours/week |
| <input type="checkbox"/> Otonabee-South Monaghan Community Centre (Keene) | 26 hours/week |
| <input type="checkbox"/> Asphodel-Norwood Community Centre (Norwood) | 23 hours/week |
| <input type="checkbox"/> Bewdley Community Centre | 28 hours/week |
| <input type="checkbox"/> Douro Community Centre | 2-5 hours/week |
| <input type="checkbox"/> Dummer Community Centre (Warsaw) | 2-5 hours/week |
| <input type="checkbox"/> Cavan-Monaghan Community Centre (Millbrook) | 2-5 hours/week |

Part of the appeal of rural arenas is lower rental rates, which, in most cases are considerably below City of Peterborough rates. However, most groups indicated that they would trade higher rates to reduce travel time and expenses. **Figure 3-20** provides the current rates for area arenas.

Current Hourly Ice Rental Rates for the Fall-Winter Season, Rural Arenas

Arena	Prime Time (if there is a non-resident rate, it is applied)						Non-Prime Time	
	Adult	Child and Youth/Minor	Tournaments	Sr. 'A' Hockey	Jr. Hockey Club	School/Hockey Academy	Daytime	Late Night
Douro Community Centre	\$162.29	\$158.65	\$132.92 (weekends)				\$107.18	
Dummer Community Centre (Warsaw)	\$162.29	\$158.65	\$132.92 (weekends)				\$107.18	
Ennismore Community Centre	\$185.00	\$156.75			\$160.14 (practice) \$179.35 (game)	\$83.00 (non-prime)	\$128.00 (minor & adult)	
Lakefield-Smith Community Centre	\$185.00	\$156.75			\$160.14 (practice) \$179.35 (game)	\$83.00 (non-prime)	\$128.00 (minor & adult)	
Otonabee-South Monaghan Community Centre (Keene)	\$173.00	\$125.00					\$60.00	
Asphodel-Norwood Community Centre (Norwood)	\$141.00	\$118.50	\$95.00	\$152.00		\$65.00	\$80.00	\$91.00
Bewdley Community Centre	\$130.000	\$105.00					\$75.00	\$75.00
Cavan-Monaghan Community Centre (Millbrook)	\$155.00 (incl. 25% non-resident surcharge)	\$116.25 (incl. 25% non-resident surcharge)					\$71.25 (incl. 25% non-resident surcharge)	

Type and Amount of Fall-Winter Season Use of Area Arenas by City of Peterborough Groups

Arena	Hours/Week Prime Time		Hours/Week Non-Prime Time	
Ennismore Community Centre (1974) Renovated in 2011-2012 (new dressing rooms, washrooms, dasher boards, septic, Zamboni room) Ice surface: 180' x 85' Dressing rooms: 6 Seating: 800 (bleachers) 51 hours of prime time/week (95% utilized)	Peterborough Groups Nothing regular	Hours	Peterborough Groups	Hours
	Total	0	Total	0
Lakefield-Smith Community Centre (1970) Recent renovations (upgraded dressing rooms and foyer) Ice surface: 175' x 75' Dressing rooms: 5 + one dedicated to the Chief's hockey club Seating: 800 (bleachers) 51 hours of prime time/week (95% utilized)	Peterborough Groups Nothing regular	Hours	Peterborough Groups	Hours
	Total	0	Total	0
Douro Community Centre (1980) 2004 – 2013 renovations (compressors, boards and glass, Olympia, foundation) Planned for 2014: water system, score clock, coolers Ice surface: 185'x 85' Dressing rooms: 5 Seating: 300 (bleachers) + plus benches in lobby 65 hours of prime time/week (near capacity)	Peterborough Groups PMH PGHA/Ice Kats Peterborough Select men's hockey State Farm Insurance men's hockey Teacher's hockey United Nations men's hockey Antiques men's hockey Bear Hugs Ladies Ball Hockey (ice hockey)	Hours 14.0 4.0 1.0 1.0 1.0 1.0 1.0 1.0 1.5	Peterborough Groups	Hours
	Total	25.5	Total	
Dummer Community Centre (Warsaw) (1983) Renovated in 2011-2013 (elevator, headers, condenser, compressor, ammonia detector, dasher boards & glass, foundation) Planned for 2014: water system, score clock, coolers Ice surface: 170' x 70' (well below average) Dressing rooms: 4 Seating: 200 (bleachers) + benches in lobby 65 hours of prime time/week (near capacity)	Peterborough Groups PGHA/Ice Kats PHA Novice AA Peterborough Nationals 2 Fischer Gauge Friday Night Men's League Sean Legault men's hockey	Hours 6.5 1.0 1.0 1.0 2.5 1.0	Peterborough Groups	Hours
	Total	13.0	Total	

Arena	Hours/Week Prime Time		Hours/Week Non-Prime Time	
Otonabee-South Memorial Monaghan Community Centre (Keene) 1977 2005-2013 renovations (foyer, elevator, netting) Ice surface: 180' x 80' Dressing rooms: 4 Seating: 300 (bleachers) 59 hours of prime time/week (69.5 utilized)	Peterborough Groups PHA (Minor Midget) PGHA/Ice Kats 2 or 3 pick-up men's hockey groups	Hours 1 1 3	Peterborough Groups	Hours
	Total	5	Total	
Asphodel-Norwood Community Centre (2004) Ice surface: 198' x 85' Dressing rooms: 5 Seating: 400 fixed, maximum 750 58 hours of prime time/week (77% utilized)	Peterborough Groups PHA PGHA (32 hrs in the Spring only) PMHC (40-60 hrs in Sept. & Oct. for tournaments)	Hours 1.0	Peterborough Groups	Hours
	Total	1.0	Total	
Bewdley Recreation Centre (1975) 2009 renovation (accessibility upgrade) Ice surface: 180' x 80' Dressing rooms: 6 (2 share washroom) Seating: 400 (bleachers) 64.5 hours of prime time/week (62.4% utilized)	Peterborough Groups PHA (Novice)	Hours 1.0	Peterborough Groups	Hours
	Total	1.0	Total	
Cavan-Monaghan Community Centre (Millbrook) 1952 – partially rebuilt 1977 Renovations in 2004/05, 2012 & 2013 (new arena floor, condenser, ceiling repairs/upgrades, electrical, exterior improvements) Ice surface: 175' x 75' (well below average) Dressing rooms: 4 Seating: 300 (bleachers) 65 hours of prime time/week (approx. 100% utilized)	Peterborough Groups PHA practices (25% non-resident fee surcharge is deterrent)	Hours 2.0	Peterborough Groups	Hours
	Total	2.0	Total	
Total Hours for all who Completed the Survey	Prime Time	47.5	Non-prime Time	0

Chapter Four: Demand Assessment and Requirement for Arenas

4.1 Introduction

In this chapter, indicators of current and future demand expressed by existing and potential user groups, program providers, and predicted by trends for ice- and non-ice activities have been researched and consolidated to define the need for additional ice surfaces to meet current as well as future requirements for the next thirty years, and to the full build-out of the City. Population growth and change that is projected for the City of Peterborough and surrounding area will also influence future demand for arenas in both the City and townships. The need for arenas will be determined primarily by the need for prime ice and floor time during the fall-winter season when demand for this type of facility is highest. If a sufficient number of ice surfaces is available to meet demand for prime time during the fall-winter season, there will be sufficient non-prime time available during that season. And, if new arenas are designed to accommodate summer ice, sufficient time should be available to accommodate ice and floor needs during the spring-summer season, especially since there is considerable excess capacity in the spring and summer at the present time (although not at the times most desired by user groups), and Northcrest Arena is not currently available for spring-summer use.

4.2 Demand

To understand current and future demand for the types of activities that can be accommodated in arenas, the following was researched, reviewed and analyzed:

- ☐ the current profile of City of Peterborough and area (**Section 2.2**)
- ☐ population growth and change expectations for the City of Peterborough and area (**Section 2.3**)
- ☐ use of City and nearby rural arenas by Peterborough groups (**Section 3.2.3**)
- ☐ the physical nature, functionality and suitability of City arena facilities – technical evaluation and the expressed opinion of user groups and residents (**Section 3.2.1**)
- ☐ requests for additional ice and floor time during the fall-winter season to meet current as well as new/expanded programs (user group forum, user group survey, user group workshop, submissions, discussions with principal stakeholders, second community forum) (**Appendix B**)
- ☐ requests for additional ice and floor time during the spring-summer season to meet current as well as new/expanded programs (user group forum, user group survey, user group workshop, submissions, discussions with principal stakeholders, second community forum) (**Appendix B**)
- ☐ input from individual residents (user group forum, on-line survey, submissions, discussions with principal stakeholders, second community forum) (**Appendix B**)
- ☐ national leisure trends, adapted to the Peterborough marketplace (**Appendix A**)
- ☐ local use patterns and demand trends, researched from facility use, user group and program registration data, and expectations of user groups and program providers for future registration (**Sections 3.2.3 and 4.2.2**).

4.2.1 Current Unmet Demand

Current unmet demand has been quantified mainly by researching the additional hours of prime and non-prime time requested by ice and floor-based groups and program providers to support:

- ☐ current activities and programs (ice and floor) during the fall-winter season;
- ☐ new and expanded activities and programs (ice and floor) during the fall-winter season;
- ☐ current activities and programs (ice and floor) during the spring-summer season;
- ☐ new and expanded activities and programs (ice and floor) during the spring-summer season;
- ☐ un-quantified potential demand for some types established and emerging activities where specific requests were not expressed; and
- ☐ the desire to reduce the amount of regularly scheduled use of the PMC during the fall-winter season to better support regular customers, concerts and other big one-time events, and reduce disruption and loss of hours for displaced groups.

Figures 4-1 to 4-3 capture specific requests for additional ice and floor time in both seasons.

City-based Groups and Programs that Requested Additional PRIME and NON-PRIME Time to Fully Support CURRENT Activities in the FALL-WINTER Season

Figure 4-1

Group or Program	Additional Hours/Week Requested to Fully Support Current Activities and Programs		Prime Time Hours/Week Rented in Area Arenas
	Prime Time Hours	Non-Prime Time Hours	
Peterborough Hockey Association (PHA)	35 hours/week (would replace the 20 hours/week rented in rural arenas)	0	20 hours/week
Peterborough Minor Hockey Council (PMHC)	5 hours/week	0	0
Peterborough Figure Skating and Synchronized Skating	2 hours/week	0	0
PGHA/Peterborough Ice Kats	20 hours/week (would replace the 20 hours/week rented in rural arenas)	8 hours/week	20 hours/week
Kawartha Quarks Speed Skating	1-2 hours/week	0	0
Jack McGee Kawartha Komets Special Needs Hockey Program	4 hours/week	0	0
Peterborough Industrial Hockey League	4 hours/week	0	0
Peterborough Lift Lock Atom Hockey Tournament	Would use extra PT to reduce use of rural rinks	0	0
Fleming College Athletic and Recreation Department	1 hour/week	0	0
Trent University Athletics	0	4-6 hours/week	0
Public Skating – Arena Division	6 hours/week	0	0
Recreation Division	2 hours/week	0	0
Women's Flat Track Roller Derby	4 hours/week (floor)	0	0
Totals	80-81 hour ice time (+ 4 hours floor time)	12-14	40

City-based Groups and Programs that Requested Additional PRIME and
NON-PRIME Time to Support NEW and EXPANDED Activities in the FALL-WINTER Season

Figure 4-2

Group or Program	Additional Hours/Week Requested to Support New and Expanded Activities and Programs	
	Prime Time Hours	Non-Prime Time Hours
Peterborough Hockey Association (PHA)	10-30 hours/week	0
Peterborough Minor Hockey Council (PMHC)	20 hours/season for tournaments	0
Adult Synchronized Skating	1 hour/week (if enough skaters for expanded program)	0
Peterborough Figure Skating and Synchronized Skating	1-2 hours/week	1-2 hours/week
PGHA/Peterborough Ice Kats	60 hours/season for a Division tournament + 22.5 hours for a full Ice Kat Day	0
Peterborough Seniors Hockey Club (PSHC)	0	2-5 hours/week (increasing over next three years)
Kawartha Quarks Speed Skating	1-2 hours/week	0
Jack McGee Kawartha Komets Special Needs Hockey Program (ice allocation is through the PHA)	1 hour/week	0
Peterborough Industrial Hockey League	4 hours/week	
Fleming College Athletic and Recreation Department	0	1 hour/week
Trent University Athletics	2.5 hours/week + 2-3 two-day tournaments/season	3.5 hours/week
Total Ice Time	19.5-42.5 hours/week + additional time/season for tournaments	7.5-11.5 hours/wk.
Trade Shows, Concerts and Other Big Events	undetermined	undetermined
Women's Flat Track Roller Derby	1-2 hours/week + time once/month on weekends for games	undetermined
Total Floor Time	1-2 hours/week + an undetermined amount of time once/month on weekends for games + an undetermined amount of time for tournaments and additional trade shows, concerts and big events	Undetermined amount of time for big events and roller derby

Note: Potential time requested for tournaments totals 166.5-198.5 hours/season for ice- and floor-based tournaments (average of 6-8 hours/week).

Additional PRIME TIME Requested for the Fall-Winter Season

Additional prime ice time/week requested to fully support current activities and programs for the fall-winter season totalled 80-81 hours (not including 4 hours/week of prime floor time requested by Women's Flat Track Roller Derby). In addition, 19.5-42.5 prime hours/week of ice time (plus 1-2 hours of floor time) were requested to support new and expanded activities and programs. That does not include the request for time to support new fall-winter tournaments, and the undetermined amount of time to support other floor-based and skating events, concerts and other types of shows and events that may be initiated in future. Currently, all trade shows are scheduled for the spring season to reduce the impact on the fall-winter season. Much of the 99.5 to 123.5 hours/week of prime time has been requested to support male and female hockey practices, most of which take place on weekday evenings. Forty of the 55 hours/week requested by the PHA and the PGHA/Ice Kats is already being rented in rural arenas. The other

groups who requested additional prime ice time do not regularly rent ice time in nearby rural arenas, although some groups who rent time in those facilities would take hours in Peterborough arenas if it became available. Refer to **Figures 4.1 and 4.2** for details.

Additional NON-PRIME Time Requested for the Fall-Winter Season

Additional hours of non-prime ice time/week requested to fully support current activities and programs for the fall-winter season totaled 12-14 (see **Figure 4.1**). In addition, 7.5-11.5 non-prime time hours/week were requested to support new and expanded activities and programs, some of which is anticipated through growth in registration over the next five years (see **Figure 4.2**). The 19.5-25.5 hours/week of non-prime time does not include tournaments, skating events that did not report, concerts, and other types of shows and events that may be initiated in the future. None of the reporting groups rent non-prime time in nearby rural arenas in the fall-winter season.

Additional Ice and Floor Time Requested for the Spring-Summer Season

For **ice-based activities**, 8-9 hours/week were requested to support current programs and 12-13 hours/week were requested to support new and expanded activities, totalling 20-22 hours/week. That does not include an undetermined amount of ice time for a potential summer figure skating program, if demand grows. At 13 hours/week, the most requested additional hours came from Overtime Hockey.

City-based Groups and Programs that Requested Additional PRIME and NON-PRIME Time
to Fully Support CURRENT and NEW/EXPANDED Activities in the SPRING-SUMMER Season

Figure 4-3

Group or Program	Additional Hours/Week Requested		
	Current Programs	New/Expanded Activities	Total Current and Expanded
Ice Time			
Peterborough Figure Skating and Synchronized Skating	2 hours/week	Undetermined time for a summer school program (determined by demand)	2+ hours/week
Canadian Hockey Enterprises	0	0	0
High Performance Hockey League, Peterborough Stars Hockey League	0	3 hours/week	3 hours/week
Overtime Hockey	5 hours/week	8 hours/week	13 hours/week
Thursday Night Summer Hockey	1-2 hours/week	1-2 hours/week	2-4 hours/week
Total Ice Time	8-9 hours/week	12-13+ hours/week	20-22+ hours/week
Floor Time			
Women's Flat Track Roller Derby	4 hours/week + time once/month on weekends for games	1-2 hours/week	5-6+ hours/week
Peterborough Minor Lacrosse	45 hours/week	15 hours/week	60 hours/week
Trade Shows, Concerts and Other Events	undetermined	undetermined	undetermined
Total Floor Time	49+ hours/week	16-17 hours/week	65-66+ hours/week

For **floor-based activities**, 49 hours/week were requested to support current programs and 16-17 hours/week were requested to support new and expanded activities, totalling 65-66 hours/week. Those requests do not include an undetermined amount of time once a month on weekends to support tournaments, trade shows, concerts, Women's Flat Track Roller Derby games and other events. At 60 hours/week, the most requested hours came from Peterborough Minor Lacrosse, who also rent time in nearby rural arenas. As noted in Chapter Three, there is a great deal of unused time available for ice- and floor-based activities in the spring-summer season, especially on weekends, but also during early and late hours on weekday evenings and during the daytime. It appears that groups such as minor lacrosse who are requesting a large number of additional hours are principally interested in only the most attractive weekday hours, and are willing to travel to nearby township arenas to pick up additional hours at the times most desired. If capacity was expanded in City facilities, PML would rent less summer floor time in rural arenas.

Community Perspective on a New Community-scale Arena Facility to Replace Northcrest Arena

An additional layer of information to help define current demand and perspective on improved facilities is provided by what user groups and residents indicated (throughout this study) that they would like to see in a new community-scale arena facility and by their evaluation of City arenas (reported in **Section 3.2.2**). From their perspective, the ideal community-scale facility to replace Northcrest would comprise the following components and features.

- ☐ at least a twin-pad arena with at least one Olympic-size ice surface (100' x 200')
- ☐ One of the ice surfaces without boards to support figure skating and recreational skating
- ☐ six adult-size and secure dressing rooms per ice surface (large enough for 15 adults) (with stick holders and white boards), with one dressing room per ice surface dedicated to female customers, and at least two dressing rooms associated with one of the ice surfaces to accommodate persons with disabilities
- ☐ an ample lobby with a food court (and healthier food choices), social space, adequate space to support registration for events, display/information boards, and a water bottle refill station
- ☐ comfortable, warm seating for 300 people per ice surface with adequate sight lines, and with seating on the same side as dressing rooms
- ☐ a warm area for viewing with adequate sight lines
- ☐ fully accessible throughout for persons with disabilities
- ☐ an off-ice training facility (e.g., warm-up space, fitness room, chiropractic and physiotherapy clinics)
- ☐ a running/walking track around one of the ice surfaces
- ☐ offices and adequate storage for major user groups
- ☐ program, activity and meeting rooms
- ☐ wide hallways
- ☐ automatic sliding doors (entrances and dressing rooms)
- ☐ a bright and airy facility with lots of windows (but not to create glare on the ice for spectators)
- ☐ an adequate sound system
- ☐ easy-to-operate time/score clocks
- ☐ air conditioning to encourage increased summer floor uses
- ☐ a pro shop or sports store

- ☐ a first aid room
- ☐ male and female referee rooms – of sufficient size to accommodate the increasing frequency of four-person crews (accommodate eight people at a time for each pad plus room to accommodate four more people at change-over times) – referee's rooms should be located in isolation of dressing rooms
- ☐ Wi-Fi throughout the building
- ☐ a 'green', energy-efficient building
- ☐ adequate parking with a circular vehicle drop-off and an area to park buses
- ☐ adequate signage that could also support advertising

See **Section 4.4** for the recommended characteristics and features of a replacement facility for Northcrest Arena - which will be further refined in the feasibility study to follow this 'arena needs assessment' study.

Complementary Facilities

Other components were identified to complement the ideal arena facility to create a multi-facility complex. There was strong support for this provision strategy. In addition to the complementary components listed above, the most frequently-mentioned additional/supportive facilities included the following. These suggestions from the community have not been researched to confirm sufficient demand.

- ☐ an aquatic centre (ranging from a 25 metre - six or eight lane pool to a 50 metre - eight lane pool plus a therapeutic tank),
- ☐ a multi-purpose facility to support a variety of floor-based sports, large assemblies, trade shows/exhibitions, etc. (various facility options described)
- ☐ a dedicated gymnastics facility,
- ☐ a child-minding facility,
- ☐ an outdoor turfed area and/or sports fields and a running track for summer training
- ☐ a branch library,
- ☐ an older adult centre, and
- ☐ a restaurant (if the site size and location/exposure is suitable).

See **Section 4.4** for recommendations regarding potential complementary facilities to be researched and possibly considered.

4.2.2 Anticipated Future Demand for Arenas in Peterborough and Area

The prediction about potential future demand is based on the following:

- ☐ waiting lists and growth potential for existing activities and programs, as expressed by user groups and program providers,
- ☐ leisure trends (upward and downward) for ice-and floor-based activities that can be accommodated in arenas (local and national trends), and
- ☐ anticipated population growth and changes in the age profile and other characteristics of the population for the City and area to 2041.

Upward Trends in Local Group and Program Registration

A number of the groups who currently rent ice and floor time in the City's arenas indicated potential for growth over the next five or so years, and as indicated below (and reported in Chapter Three), some have experienced growth over the past five years. *However, for some groups (see highlighted groups in Figure 4-4) who reported increased registration and are anticipating steady or increased growth in the near term, the hours rented by those groups over the past five years have actually trended downward.* See Figure 4-4 below where trends are recorded.

Note: For some groups who only rent a few hours per season, data is not readily available for hours rented over the past five years.

Groups Anticipating an Upward Trend in Registration or Expect to Hold Steady

Figure 4-4

Group/Program	Anticipated Registration Trend over Next Five Years	Registration Trend over Past Five Years	Trend in Hours Rented over Past Five Years
Adult Synchronized Skating	up 10%	up 9%	down 15%
Peterborough Figure Skating	steady	up 10%	down 40%
Peterborough Synchronized Skating	steady	up 10%	down 15%
Peterborough Industrial Hockey League	up 50%	up 20%	down 17%
PGHA/Peterborough Ice Kats	up 2%	down 3%	fluctuated by 11%
Peterborough Seniors Hockey Club (PSHC)	up 10-20%	up 10%	up 28%
Kawartha Komets Special Needs Hockey	up 350%	up 368%	included in PHA hours
Fleming College Athletic and Recreation Department	up 10%	steady	up 34%
Trent University Athletics	would increase if new arena is on campus	varies annually	up 23%
Quaker Early Morning (men's hockey)	steady	up 2%	N/A
Thursday Night Summer Hockey	up 20%	up 20%	N/A
Overtime Hockey	up 16%	up 32%	up 63%
Women's Flat Track Roller Derby	up 100%	up 50%	new to Peterborough arenas
Peterborough Minor Lacrosse	up 25%	up 25%	up 8%

Past Trends in Use of Fall-Winter Ice Time

Trends in use of ice time over past five fall-winter seasons provide another indicator of increasing or declining demand per group and program. As reported in Chapter Three (**Figure 3-16**), the following are trends in ice time rented for the top ice users - with some groups and programs showing an upward trend, while for others, ice time has trended downward. The groups with the most notable decline in ice time rented include: figure skating, (child and youth) synchronized skating, speed skating and Friday Night Adult Hockey. The groups that have shown the most significant upward trend in ice time rented are the Peterborough Seniors Hockey Club, Fleming College and Trent University, with most of the time that is rented by these groups being daytime and late night non-prime time.

- ☐ PHA general **upward trend** in hours rented, although a slight dip in 2012/13 (amalgamation year)
- ☐ PMHC although hours have fluctuated, there has been a **gradual increase** (peak in 2012/13)
- ☐ Lift Lock Hockey Tournament hours rented have **increased by 13.5%** since 2008/09, although steady since 2010/11
- ☐ Fleming College hours rented **increased by 34% in 2012/13** - were steady in the previous four seasons

<input type="checkbox"/> Trent University	hours rented increased 23% in 2010/11, but have remained steady since then
<input type="checkbox"/> Senior Hockey League	hours rented have gradually increased from 460 to 587 (up 27.6%)
<input type="checkbox"/> PGHA/Ice Kats	hours rented have fluctuated between 847 and 943, no set pattern
<input type="checkbox"/> Peterborough Pete's	hours rented have fluctuated between 533 and 594, displaying a slight upward trend
<input type="checkbox"/> Senior skate	hours rented have fluctuated from 202 to 220, with 2012/13 being the lowest
<input type="checkbox"/> Public skating	hours rented have ranged from 187 (2010/11) to 244 (2011/12), no set pattern
<input type="checkbox"/> Friday Night Adult Hockey	hours rented have trended downward (-11% since 2008/09)
<input type="checkbox"/> Peterborough Figure Skating Club	hours rented have declined by 40% , recently, beginning to attract an increasing number of beginners
<input type="checkbox"/> Peterborough Synchro Skating	hours rented have declined by 15%
<input type="checkbox"/> Kawartha Quarks Speed Skating	hours rented have declined by 26%

Leisure Trends and the Potential for Generating Additional Demand

Currently, **Women's Flat Track Roller Derby** can only participate locally during the spring and summer in arenas that do not have summer ice. However, there is demand for winter practices and games if there was an arena available without ice. They are looking south to Hamilton Township where one of their three ice surfaces will not have ice this fall-winter season. And as noted above, Women's Flat Track Roller Derby is anticipating the potential for 100% growth over the next five years. Growth will be strongly influenced by facility availability and the financial ability of the group to support their program.

There is potential for sports like **junior and senior box lacrosse** and **ball hockey** to continue to grow and to utilize additional floor time in arenas in the City and area during the spring-summer season, but also during the fall-winter season (e.g., **Canadian Lacrosse League - CLAX**), if a facility was available during that time. Peterborough Minor Lacrosse anticipates 25% growth over the next five years (particularly in the girls program) and has a waiting list of 300 for spring-summer play.

There may also be potential for emerging sports such as **floorball**, and **in-line roller hockey** to become established locally.

The potential for increased use of arenas during the fall-winter season by **Trent University students** to support current and new programs will be influenced by the availability of facilities located on-campus, especially since many students prefer later ice time, and close proximity to an arena will increase use. Although not directly expressed, the potential for increased use of fall-winter ice time by **Sir Sandford Fleming College students** would similarly be influenced by an on-campus facility. Participation in **high school hockey** increased in 2013 over what has been seen in recent years, and after a hiatus in 2012, due to labour disruptions.

Local male and female hockey groups all indicate that there is considerable potential for expanded and additional **tournaments** during the fall-winter season, but also in the spring and summer months. Three limiting factors include: i) insufficient ice time at City and area arenas during the fall-winter season, ii) limited availability of summer ice time, and iii) limited accommodation during the fall-winter season and to lesser extent, in the spring and

summer. For spring and summer tournaments, some accommodation is available at Trent University and Fleming College. However, at Trent University, most of the attractive air conditioned accommodation is rented to support other functions.

Groups also indicated that there is potential for additional and expanded **hockey and figure skating schools and clinics**, especially during the spring and summer months, if there was sufficient ice time available.

Although not a large user of ice time, growing demand has been noted for **special needs hockey** in the fall-winter season. To date, their ice time has been accommodated by the Peterborough Hockey Association.

There is potential for additional **concerts and other types of large shows and events** that would utilize the PMC, the Evinrude Centre, the Kinsmen Civic Centre and a new arena facility. The most significant obstacle is the availability of the PMC, especially during the fall-winter season with blocks of time set aside for the Peterborough Pete's and established hockey tournaments, as well as a heavy schedule of regular weekly customers. When a major event is scheduled at the PMC, other scheduled users are either bumped to other facilities or they lose their time. For example, Peterborough Pete's practices are bumped to the Evinrude Centre when time is required to set up for a major event at the PMC.

Anticipated Impact of Population Growth and Change

In Chapter Two, the most current information about the potential for population growth and predictions about the changing age profile was presented, utilizing official projections from the Ontario Places to Grow Plan and the past twenty-year pattern of growth for the City. To recap, the provincial projections suggest an annual rate of growth over the next thirty years that is more than 50% higher than the average annual rate of growth over the past twenty years for the City. **Figure 4-5** summarizes the two growth scenarios, which are used in **Section 4.3.3** to project future facility requirements.

Two Population Projections to 2041 for the City of Peterborough

Figure 4-5

2011	2021	2031	2036	2041
80,980 ¹	88,750-90,470 (9.6%-15% increase since 2011)	95,500-103,000 (17.9%-30.9% increase since 2011)	100,000-109,000 (23.5%-38.5% increase since 2011)	104,650-115,000 (29.2%-46.1% increase since 2011)

¹ Includes the census undercount for the 2011 census which has been officially established by Statistics Canada as 2.9%.

Population growth, no matter the rate, will increase the demand for all culture and recreation activities and facilities, including arenas. By 2041, the population of the City could increase by between 29 and 41 percent.

If population growth proceeds as projected by the Ontario Places to Grow Plan, demand from the **5-19 age group** should increase a little over the next decade, increase significantly in the following decade (as the Echo generation has children in greater numbers) and then maintain similar numbers between 2031 and 2041 (but with declining percentages to fall below the current level by 2041). Demand from the **20-44 age group** is projected to increase notably over the next decade as the Echo generation passes through, and then maintain similar numbers through to 2041 (but

with declining percentages to fall well below the current level by 2041). Over the next thirty years, the strong increase in numbers expected for the **late middle-age** and **older adult** markets (age 45+) should translate into moderate increased demand for some skating activities, but not likely much increase in demand for the types of higher energy activities that use arenas floors (e.g., lacrosse, roller skating, ball hockey, floorball).

With the big Echo generation aging into their young adult years and then into early middle age (age 19-34 in 2013 and age 27-42 by 2021), demand from young men and women for adult hockey, figure skating, indoor soccer, lacrosse, roller derby, ball hockey and most other sports should increase in the near future (assuming they remain attracted to these activities in sufficient numbers). It has been observed that the more strenuous the activity, the fewer who are able to remain involved on a regular basis as they age. It appears that the decline in demand from children and youth that has been experienced over the past few years has now stabilized and could increase a little over the next few years and then increase a good deal through to around 2031. However, this new upswing in demand will last only a decade or so since it is projected that the smaller Echo generation will have fewer children than their Baby Boom parents, and the number of children and then youth will begin to decline after around 2031.

Nationally, participation in **minor hockey** has been declining by around one percent per year for some time now. Although insufficient Canada-wide data is available for **figure skating**, the numbers appear to be down over the past five years - as the Echo generation has been aging out of their minor sports years. The recent increase in numbers experienced by the Peterborough Figure Skating Club has largely been due to an increase in non-resident registration because of softening rural markets. However, there has been a recent increase in the number of registrants at the beginner level and that may be signalling a slight resurgence, which will have to be monitored. Participation in outdoor and especially indoor **soccer** (nationally) and **lacrosse** (locally) has increased – with an increasing percentage of children, youth and young adults participating in these sports.

It is expected that the national decline in skating sports will be felt a little less in the local area, due to higher than average local interest in especially hockey, and fewer new Canadians (with below average interest in skating activities) living in the area and anticipated to do so in future. See **Section 2.3.3**.

The aging big Baby Boom generation (age 48-67 in 2013, age 56-75 by 2021, age 66-85 by 2031, age 76-95 by 2041) with their growing interest in the types of physical activities that promote good health and social interaction, should increase demand for adult and older adult hockey, recreational skating, and walking and running for wellness over the next thirty years – which should increase demand for both prime and non-prime time use of arenas (with a running track and/or fitness centre). This same growing adult market is also expressing increasing interest in concerts, as well as trade, artisan and craft shows/exhibitions, all of which can be accommodated in arenas and associated facilities.

Conclusion about Future Demand for Arenas in Peterborough and Area

Predicted population growth and anticipated shifts in the age profile should mean that for the next 18-20 years, demand for arenas could increase a little above overall population growth, especially during the 2021 to 2031 period, and then hold steady over at least the following decade. However, with their share of the population expected to decline after 2021 for the 20-44 age group, and after 2031 for the 5-19 age group, per capita demand for arenas will decline after 2031. When this happens, the arena service level will need to be reduced – with the degree of adjustment determined by an analysis of facility use and other demand indicators at that time.

Note: Since the anticipated changes in the age profile that are reported above are based on the higher growth rate projected by the Province, it should be noted that if the population grows more slowly (at closer to the historic rate of just under one percent per year), growth in the number of children and youth will be lower than would be the case with the higher targets in the Ontario Places to Grow Plan. Refer to **Section 2.3.1 in Chapter Three and Figure C-5 in Appendix C** for more details.

4.3 The Requirement for Ice Surfaces

4.3.1 Rationale

As reported throughout this document, the requirement for ice surfaces to support the Peterborough market is influenced mostly by the requirement for prime time ice during the 30 week fall-winter season.

Figure 4-6 below summarizes the hours of prime ice time that cannot be accommodated in City arenas (see **Figures 4-1 and 4-2** and associated text for details).

Figure 4-6 Current Fall-Winter Prime Time Ice Requests that Cannot be Accommodated in City Arenas	
To fully support <u>current programs</u> (half of this requested time is currently rented in rural arenas)	80-81 hours/week
Anticipated hours to <u>expand and/or add programs</u>	19.5-42.5 hours/week
Sub-total	99.5-123.5 hours/week
New fall-winter <u>tournaments</u> (167-199 hours for the season)	<u>average of 6-8 hours/week</u>
Total	105.5-131.5 hours/week

Additional Potential Demand

In addition, and as presented above, there is an undetermined amount of potential demand for prime and non-prime ice and floor time from other uses - factoring in the growing trends in demand for many established and emerging activities. There is expressed demand for 5-6 prime time hours/week of fall-winter floor time that is not included in the above figures. And, there is a desire to reduce the scheduled use of the PMC to better accommodate regular users, and concerts and other big events. Part of the 2.5 hours/week of prime time and 3.5 hours/week of non-prime time requested by Trent University will not be utilized if the new arena is located off-campus. Although unofficial, there may be potential for varsity-level programs to be established if the arena is located on campus. If so, more ice time and additional seating would be required for one of the ice surfaces.

Requests for Spring-Summer Ice and Floor Time

There are requests for additional summer ice and floor time (12-14 hours of ice and 66+ hours of floor time/week). As was reported in **Section 3.2.3**, there is considerable Friday evening and weekend time available, as well as early and later weekday evening time, which is less appealing in the spring-summer season.

Interest in a Multi-purpose Facility that would be Available Year-Round

In addition, there is significant expressed interest in a multi-purpose field house-type facility, large gymnasium or non-ice pad that would be available year-round for lacrosse, flat track roller derby, roller skating, ball hockey, soccer, trade shows, large social events, convocations and concerts (on both carpet and concrete).

4.3.2 Ice Surfaces Required to Meet Current Demand

To incorporate only the quantified unmet demand for 106-132 prime time fall-winter hours/week **1.7-2.1 ice surfaces** would be required @ 64 hours/week per ice surface or about 95% utilization (**1.6-1.9 ice surfaces** without new tournaments). When the un-quantified potential demand is considered, the current shortfall could be as high as **2.5 ice surfaces**. Based on a 2013 estimated population of 82,500, an arena provision level of around **1 ice surface:10,000 residents** would be required to fully meet City demand.

The Role of Rural Arenas

As was reported in **Section 3.3**, half of the 80-81 prime time hours/week requested to meet *current* programs as well as other needs equalling over 50 hours/week is rented to City-based groups in twelve single-pad rural arenas within about a 45 minute drive of the City (as far away as Bewdley, Ops, Apsley and Havelock), with the Douro and Warsaw arenas are used the most. There are some groups who did not request additional ice time, but rent ice in rural arenas and would move their rental to Peterborough arenas, if appropriate time was available. Forty hours of the prime time rented in the rural arenas is by the PHA and PGHA/Ice Kats and is during weekday evenings (4-5 hours of attractive prime time per day per ice surface = 20-25 hours per week per ice surface). Therefore, to accommodate the over 50 hours rented per week by all Peterborough-based groups, the equivalent of two ice surfaces would be required. Although not all of the rural arenas included in the study are operating at near full capacity in prime time, there is no additional time available at the times most requested by Peterborough groups.

4.3.3 Recommended Arena Service Level and the Requirement for Arena Facilities

Based on current use, expressed/quantified demand, an estimate of un-quantified potential demand, and the desire to schedule the PMC less, an arena service level of around 1 ice surface:10,000 residents could be justified. That would translate into 2.25-2.5 additional ice surfaces, not accounting for the eventual retirement of Northcrest Arena. However, since some of the expressed and estimated demand may not materialize, it would be risky to advocate that level of supply. In addition, if all or most of the demand from City groups and programs is accommodated within City facilities, there would be little demand left to make use of the rural arenas within the immediate vicinity of the City.

Therefore, a more conservative arena service level of 1 ice surface per 11,000 residents is recommended, which will:

- ☐ meet *most but not all* current unmet demand (current and expanded programs, plus growing and emerging interests for ice and floor activities, and reduced scheduled use of the PMC),
- ☐ account for the anticipated slight increase in demand over the next 18-20 years,
- ☐ maintain a role for nearby township facilities, and
- ☐ provide some leeway, in case some of the expressed and/or anticipated demand does not materialize.

4.3.4 The Requirement for Ice Surfaces to Meet Current and Future Needs

The recommended arena service level would produce the following requirement for ice surfaces **to 2031** (based on the upper and lower range of predicted population growth and assuming that Northcrest Arena is retired, leaving five ice surfaces in the City).

- | | |
|---|---|
| <input type="checkbox"/> 2013: (82,500 - estimated) | 7.5 ice surfaces required (+2.5) |
| <input type="checkbox"/> 2018: (84,775-87,250) | 7.7 to 7.9 ice surfaces required (+2.7 to 2.9) |
| <input type="checkbox"/> 2021: (88,775-90,500) | 8.1 to 8.2 ice surfaces required (+3.1 to 3.2) |
| <input type="checkbox"/> 2031: (95,500-103,000) | 8.7 to 9.4 ice surfaces required (+ 3.7 to 4.4) |

Adjusted Arena Service Level after 2031

Since the portion of the population that comprises the principal markets for arenas is expected to decline after 2031, the service level will have to be reduced. If it was reduced to **1:11,500**, the requirement for ice surfaces after 2031 would be the following (based on the upper and lower range of predicted population growth and assuming that Northcrest Arena is retired, leaving five ice surfaces in the City):

- | | |
|---|---|
| <input type="checkbox"/> 2036: (100,000-109,000) | 8.7 to 9.5 ice surfaces required (+ 3.7 to 4.5) (similar to 2031 requirement) |
| <input type="checkbox"/> 2041: (104,650-115,000) | 9.1 to 10.0 ice surfaces required (+ 4.1 to 5) |
| <input type="checkbox"/> At full build-out: (128,000) | 11.1 ice surfaces required (+ 6.1) |

Note: 'Full build-out' refers to the population that can be accommodated within the current boundaries of the City, based on the mix of population densities currently identified for the defined growth areas, and including an allowance for any remaining build-out of current development areas, as well as redevelopment/intensification of the downtown and other areas of the City. Refer to **Section 2.3.4** for more information.

Note: If the share of population represented by the principal arena customers dips as low as predicted after around 2031, it may be necessary to reduce the arena service level *even further* than suggested above – based on an analysis of facility utilization and other demand indicators at that time.

Therefore, it is possible that four more ice surfaces (including the replacement for Northcrest Arena) will be sufficient to around 2041 or even 2046, especially if the population grows more slowly than predicted in the Ontario Places to Grow Plan.

The way in which future ice surfaces are provided and the relationship of new facilities to the remaining arena facilities will be defined in the Feasibility Study to follow this study.

4.4 Emerging Characteristics of a Community-scale Arena Facility to Replace Northcrest Arena

Based on opinions expressed by user groups and residents during this study, as well as the nature of contemporary arenas being built across Ontario, the following picture is emerging of a community-scale arena to replace Northcrest Arena. This picture will be further refined and illustrated by conceptual design as key deliverables of the Feasibility Study.

- ☐ a twin-pad or triple-pad facility, *depending on the provision strategy recommended in the Feasibility Study* (NHL size 85' x 200' ice surfaces) – with capability for summer ice
- ☐ six adult-size, secure dressing rooms per ice surface (with stick holders and white boards), with one dressing room per ice surface dedicated to female customers, and at least two dressing rooms associated with one of the ice surfaces to accommodate persons with disabilities
- ☐ an ample lobby with food court/cafe, social space/sitting areas, views of the ice surfaces, information boards/electronic signs and water bottle refill stations
- ☐ comfortable seating for 300-400 per ice surface – and depending on intended use, more seating may be required in one pad
- ☐ a running/walking track around the top of one of the pads
- ☐ offices and storage for major user groups
- ☐ a first aid room
- ☐ male and female referee rooms – of sufficient size to accommodate the increasing frequency of four-person crews

- (accommodate eight people at a time for each pad plus room to accommodate four more people at change-over times) – referee's rooms should be located in isolation of dressing rooms
- ☐ multi-purpose program and meeting rooms – initial allowance of 4-5,000 square feet
- ☐ wide hallways and automatic sliding doors (main entrance and dressing rooms)
- ☐ bright and airy – lots of windows
- ☐ an adequate sound system and an easy-to-use scoreboard
- ☐ Wi-Fi throughout
- ☐ Air conditioning to encourage summer non-ice uses in one or more ice surfaces
- ☐ a pro shop or sports store
- ☐ an energy-efficient building
- ☐ adequate parking with a drop-off zone (including sufficient room for bus parking)

Potential Complementary Facilities

As noted earlier, user groups, stakeholders and residents collectively suggested other types of facilities that could be included with the next arena or added later. The following facilities were mentioned most often. There was strong support for a multi-facility complex rather than a stand-alone arena facility. It must be emphasized that the requirement for these facilities has not been sufficiently researched to determine if they are required, nor has the scope and specifications been fully developed.

- ☐ an off-ice training facility/area – to be defined
- ☐ an outdoor turf area and/or sports fields and a running track for summer training
- ☐ a multi-purpose facility to support a variety of floor-based sports, large assemblies, trade shows/exhibitions, etc. – available for year-round use - facility options include:
 - a large gymnasium/gymnasium/assembly hall (double or triple gym in size, with sprung hardwood or rubberized sport floor and retractable bleachers)
 - an arena-style facility without ice - to support year-round floor-based activities suitable for that style of facility, or
 - a field house (100' x 200' playing surface on a concrete floor, with removable artificial turf and possibly retractable bleachers)
- ☐ a dedicated gymnastics facility
- ☐ an indoor aquatic facility
- ☐ a child-minding facility
- ☐ a branch library
- ☐ an older adult social/recreation centre
- ☐ medical services (e.g., physiotherapy/sports injury, chiropractic)
- ☐ a restaurant (if the site size and location/exposure is suitable) – ownership and operating model to be determined

4.5 Minimum Requirements for Size of Site and Preliminary Capital Cost Estimate

Although the characteristics and scale of the emerging arena facility could change, along with associated complementary components and overall facility size, preliminary minimum site requirements and a preliminary estimate of capital cost have been provided within this 'arena needs assessment' study. And, since it is not known at this point if the centre-piece of the next facility will be a twin- or triple-pad arena, the requirements of both are outlined below.

If a Twin-Pad Arena Facility (as described above, but not including any of the potential complementary facilities)	If a Triple-Pad Arena Facility (as described above, but not including any of the potential complementary facilities)
<ul style="list-style-type: none"> ▪ Site requirement: minimum of 8 acres - more for a larger facility, additional spectator capacity, irregular-shaped site, etc. ▪ PRELIMINARY cost estimate: \$20-26 million, depending mostly on the level of fit, finish and sophistication (based on 93,180 square feet and \$210-\$275/square foot). 	<ul style="list-style-type: none"> ▪ Site requirement: minimum of 12 acres - more for a larger facility, additional spectator capacity, irregular-shaped site, etc. ▪ PRELIMINARY cost estimate: \$27-36 million, depending mostly on the level of fit, finish and sophistication (based on 129,300 square feet and \$210-\$275/square foot).

The costs per square foot were developed utilizing the Hanscombe Yardsticks for Costing for 2013, which is a yearly publication that outlines the range of costs by building type and square footage developed by the cost consulting firm Hanscombe. It provides a low and high range to suit the range of fit, finish and sophistication for projects.

The \$210 per square foot would represent an arena facility that would be built utilizing a pre-engineered structure with a very basic level of fit and finish. An example would be the new Havelock Community Centre. The high-end cost of \$275 per square foot would represent a well fitted-out building with a sophisticated level of fit and finish. An example would be the new Holly Recreation Centre in Barrie (including a twin-pad arena).

Projects in the average range would be similar to the recent community centre (with a twin-pad arena) in Bradford West Gwillimbury (\$225/sq. ft., <http://www.bwgleisurecentre.ca>).

The twin-pad arena that was recently completed in the Town of Whitchurch-Stouffville, which has a very similar program to what is anticipating at this point, cost \$24 million.

There are projects that are higher and lower in cost as well. In establishing this preliminary price range, high-level numbers are being utilized that were reasonable and tested.

4.6 Other Recommendations

4.6.1 Establish a Formal Ice and Floor Allocation Policy

It is recommended that the City develop a formal policy that would establish criteria for allocation of ice and floor time based on level of play and other criteria, and that would consider the needs of new or relatively recent user groups and programs (e.g., girls hockey and Women's Flat Track Roller Derby) with the same consideration to accommodate as is the case for long-standing traditional users (e.g., minor hockey and figure skating). As arena capacity is increased, it will be easier to more equitably accommodate the needs of all groups and also include a base number of appealing hours for open public skating sessions.

4.6.2 Definition of Prime Time

It is recommended that the weekday 3:00-4:00 pm time slot be redefined as non-prime time and the price reduced to non-prime time rates. This price adjustment may increase use of this quiet late afternoon period.

4.6.3 Collect and Track Registration and Arena Use Data

As part of the seasonal rental agreement, collect comprehensive registration data from all user groups and programs. From City files, add the hours of prime and non-prime time rented per season by each group and program. Create spreadsheets to track this data annually to identify trends, and to ensure accurate information is available to support the ice/floor allocation calculations. Ask groups to predict future participation numbers, and hours of prime and non-prime ice and floor time that they anticipate will be required in the near future (along with the rationale for those predictions).

4.6.4 Annual Forum with User Groups

Establish an annual User Group Forum to provide information and discuss concerns, as well as policy and other matters that would impact groups.

4.6.5 Ongoing Meetings with the Peterborough Pete's Hockey Club

Via the recently established facility committee, continue the dialogue with the Peterborough Pete's Hockey Club to discuss and better understand their facility requirements, and other issues and concerns of mutual interest.

4.6.6 Morrow Park Master Plan

As part of the city-wide arena provision strategy to be included in the upcoming feasibility study, consider the viability and potential timing of adding an ice pad to the Peterborough Memorial Centre, within the context of other identified facilities proposed in the Morrow Park Master Plan.

Appendix A: Future Demand for Leisure Services and Other Key Trends and Best Practices

A.1 Anticipated Population Growth and Change, and Other Trends Impacting Demand for Leisure in the City of Peterborough

Clues about likely future demand for leisure services can be gleaned by applying generic provincial and national leisure and other related trends to the unique current and anticipated future characteristics of the population of the City of Peterborough and area. This information has been researched and developed by the RETHINK GROUP - beginning with the 1978 publication of the *Elora Prescription*, followed by 18 issues of *LEISURE WATCH Canada*, "*Leisure Watch - Trends Affecting Sport and Recreation in Canada*", "*FORESIGHT – Trends that Matter*"; "*Rethinking Leisure Services*", and many key note speeches, seminars and customized trend scans.

As reported in **Chapter Two**, the City of Peterborough is projected to grow at a similar or high rate over the next thirty years as was the case over the past 20-25 years, with growth anticipated to be at a faster rate for the City than the townships – although it is expected that the townships closest to Peterborough will grow the fastest.

Anticipated Changing Age Profile of the City of Peterborough

The **5-19 age group** is anticipated to increase a little in number through to around 2021 and then significantly increase in number and percentage through to around 2031 as the Echo generation has children in greater numbers. However, after around 2031, growth in the child and youth market is projected slow - with the number remaining constant through to at least 2041. That will result in a declining share of the total population to below the 2011 level.

The **20-44 age group** is projected to increase significantly to around 2021 as the Echo generation ages through their young to early middle-age years. After around 2021, this age group is projected to decline a little in number to around 2031 and then increase a little in number to 2041. However, during the 2021 to 2041 period, this young to early middle-age adult market will decline in percentage and share of the total population to well below the 2011 level.

The **45-54 age group** is projected to initially decrease a little in number and a good deal in percentage between 2011 and 2021 as the Baby Boom generation ages through. However, between 2021 and 2031, this age group is projected to increase significantly in number and percentage, influenced by the aging Echo generation. In the final ten year period (2031-2041), this age group is projected to continue to increase in number, percentage and share of the total population.

The **55+ age group** is projected to increase in number and percentage to 2031. Between 2031 and 2041, this age group is projected to decline slightly in percentage, but continue to increase in number, but more slowly.

Therefore, for the next ten years, the demand from children and youth for sports and recreation programs and facilities will increase a little as the population of the City increases and leading edge of the Echo generation begins to have children. From 2021 to 2031, demand from children and then youth will increase significantly as the Echo generation has children in greater numbers. This second and smaller Echo generation will last for ten to fifteen years, after which, it is projected that demand from the child and youth market will begin to decline in proportion to their declining share of the population.

At the same time, demand for adult-oriented leisure activities, especially those of interest to middle aged and older adults will continue to increase for at least the next forty years. Similarly, leisure activities of interest to young and early middle age adults will increase for a about decade as the Echo generation ages into their thirties and forties.

This appendix contains a report on generic trends in leisure and also some trends in best practices in the leisure services field. Since the City of Peterborough is expected to grow at a rate similar to or possibly a little higher than the provincial average over the next thirty years, but remain older than average, the predicted ups and downs of leisure trends may be a little more prominent - with slightly steeper declines in demand from young people and greater than average increases in demand from adults, especially middle aged and older adults. However, since there is mixed opinion about the rate of growth, population change (including age and ethno-cultural composition) should be closely monitored along with the anticipated impact on leisure demand.

A.2 Other Societal Trends Impacting Leisure

Other societal trends are combining with the gradual aging of the population to influence choices and participation in leisure. Chief among them are:

- ☐ shifting personal and societal values, attitudes and issues;
- ☐ economic factors and cycles;
- ☐ increasing participation by females;
- ☐ increased understanding of the personal, social, economic and environmental benefits of parks and recreation;
- ☐ an increasingly time-stressed society;
- ☐ increasing disparity between rich and poor;
- ☐ more aggressive public user-pay policies;
- ☐ increasing ethnic diversity and the increasing proportion of the population that is foreign-born;
- ☐ an increasingly better educated population;
- ☐ changing work and workplace patterns;

- ☐ an increasing less fit population;
- ☐ the environmental imperative;
- ☐ social malaise and the prevention paradigm;
- ☐ the decline of institutions; and
- ☐ the crisis in traditional leadership.

A.3 Gradual Shifts in Leisure Interests are Taking Place along the Following Lines

Interest will gradually become less and may even decline for:

- ☐ many team sports and large group activities;
- ☐ many rugged, strenuous activities;
- ☐ activities with a fitness-only focus (as opposed to holistic wellness);
- ☐ formal, highly structured or directed pursuits (e.g., highly organized and scheduled programs);
- ☐ consumptive activities (e.g., hockey in summer);
- ☐ indoor pursuits (other than home); and
- ☐ activities that provide a limited range of benefits (personal, social, economic, environmental).

At the same time, interest will gradually increase for the following:

- ☐ gentler, more passive activities;
- ☐ individualistic, self-directed, self-scheduled pursuits;
- ☐ activities that support flexibility and convenience;
- ☐ pursuits that provide a cultural experience;
- ☐ casual, informal pursuits and activities that take less time;
- ☐ team and personal sports for women and girls;
- ☐ home-oriented pursuits;
- ☐ experiences that provide for learning and personal enrichment;
- ☐ higher quality, higher levels of service and more comfort;
- ☐ outdoor activities;
- ☐ environmentally-friendly facilities and programs;
- ☐ pursuits that are self-fulfilling and provide a wide range of benefits, particularly to individuals and families;
- ☐ activities/facilities that focus on holistic wellness – mental and physical well-being; and
- ☐ pursuits that are more economical and provide good value.

Increasing Demand for Non-Prime Time

With the aging of the Baby Boom generation and eventually the Echo generation, more people will be available to participate in what used to be considered off-peak times.

Increasing Child and Youth Obesity

With increasing levels of child and youth inactivity and associated low fitness levels, obesity and health issues - the need to increase physical activity and fitness levels for this age group is critical. Increased participation in physical recreation activities by a much greater proportion of this age group will greatly contribute to improved health and lower health care costs as children and youth become adults. The value of municipal recreation programs is increasing and essential as the overall need for physical activity increases, and physical education and activity associated with the everyday life of children and youth and school programs declines. Therefore, one could argue that the municipal sector has an obligation to provide increased opportunities for access by youth to facilities and programs that increase fitness levels.

The Need for Subsidies among Older Adults will Decline

The age 50 plus market controls over half of the personal wealth in Canada, so the need for subsidies for this generation should continue to decline.

A.4 Application of Generic Trends to the Peterborough and Area Market

Since the age profile of Peterborough and area is currently much older than Ontario as a whole and a similar aging of the population is expected to continue, the upward and downward generic/provincial leisure trends could be more pronounced. Additional influences will come from the income and education levels, and to a lesser degree, the gradual increase in ethno-cultural diversity.

Therefore, it is expected that demand for most (if not all) of the following types of activities **should stabilize or decline** in the Peterborough area over the next twenty to thirty years. For some activities, the downward trend has already begun.

- ☐ most arena activities - especially minor hockey and figure skating as the Echo generation ages out of their minor sports years and into their young adult and early middle adult years, and eventually older adult hockey as the Baby Boom generation ages – however, there should continue to be an increase in girls hockey until the participation rate peaks (but the numbers will be relatively small compared to the decline in child and youth male participation) – and there should be an increase in young adult hockey as the Echo generation ages into their young and middle adult years – but their participation rate will be lower than for minor hockey (However, for the Peterborough area, interest in child, youth and adult hockey remains above average.),
- ☐ hardball,
- ☐ child and youth softball
- ☐ children's camps (except for specialty camps),
- ☐ Scouting and Guiding,

- ☐ swimming lessons for children,
- ☐ badminton,
- ☐ volleyball,
- ☐ basketball,
- ☐ mountain biking,
- ☐ long distance bicycling,
- ☐ water skiing,
- ☐ tobogganing,
- ☐ snowmobiling (unless the sport can find ways to retain enough of the aging market through sled design and other attractions),
- ☐ hunting,
- ☐ attending sporting events (except for horse racing which will be driven by the growing appetite for gambling),
- ☐ watching sporting events on TV, and
- ☐ volunteering (the Baby Boom generation is less likely to participate in the way that the traditional older adult market has, and they could participate less than when they were younger – future participation in volunteering will be most influenced by the application of improved engagement and retention techniques).

Demand for some activities and programs that have not traditionally been offered, as well as other activities and programs that are currently provided will increase a good deal as the adult population increases and continues to age.

It is predicted that the following types of activities will see a **gradual to dramatic upswing in demand** over the next twenty to thirty years. *Due to the older than average age of the population, the increase in demand in the Peterborough area for many of these activities should exceed the norm.*

- ☐ nature appreciation/nature study activities, orienteering/adventure travel and eco-tourism,
- ☐ gardening,
- ☐ visiting botanical/display gardens and related facilities,
- ☐ reading,
- ☐ walking, hiking and backpacking,
- ☐ tennis (although the trend has been down for a decade or two, if the Echo generation is encouraged to take up tennis and facilities are provided and promoted, demand could grow),
- ☐ pickleball (spreading east with interest especially from both teens and older adults),
- ☐ racquetball (although the trend has been down for a decade or two, if the Echo generation is encouraged to take up racquetball and facilities are provided and promoted, demand could grow),
- ☐ squash (although the trend has been down for a decade or two, if the Echo generation is encouraged to take up squash, demand could grow a little),
- ☐ cross-country skiing on shorter and gentler trails,
- ☐ alpine skiing (although the trend has been down for a decade or two, if the Echo generation is encouraged to take up alpine skiing, demand

could grow),

- ☐ going on self-guided/directed tours (local and travel-oriented),
- ☐ golf (especially for women),
- ☐ lacrosse (regional in nature and influenced by recent increasing interest in professional lacrosse),
- ☐ fitness and related activities that support health and holistic wellness – mental and physical well-being),
- ☐ fitness/physical well-being programs tailored specifically to *older adults*,
- ☐ swimming for pleasure,
- ☐ therapeutic and health-related aquatic programs,
- ☐ outdoor soccer (across Canada, the participation rate is peaking – youth participation appears to have peaked, but there is still some growth in girls and women's soccer and participation by men),
- ☐ indoor soccer (demand is increasing dramatically from competitive youth and adults, house league children and youth, and adult recreational, especially women – demand will be driven by the availability of adequate indoor soccer facilities and the strength of local soccer groups),
- ☐ Ultimate Frisbee (a relatively new sport with growing interest – demand will be driven by the availability of indoor soccer facilities and excess time at suitable outdoor fields),
- ☐ in-line hockey (relatively new sport with growing interest),
- ☐ recreational in-line skating (relatively new sport with growing interest),
- ☐ flat track roller derby (relatively new sport with growing interest especially from young women),
- ☐ attending theatre and concerts,
- ☐ participating in creative art and hand craft activities,
- ☐ attending multi-cultural events/festivals,
- ☐ attending handcraft exhibitions/shows,
- ☐ visiting art galleries/attending art shows,
- ☐ visiting museums and historic sites,
- ☐ attending historic re-enactments and heritage festivals,
- ☐ curling,
- ☐ bowling (if up-scaled and packaged with other complimentary facilities/activities that also appeal to people in their 40s and 50s),
- ☐ casual/recreational skating, especially in attractive, amenity-rich outdoor settings,
- ☐ dancing (ballroom, line, square, etc.),
- ☐ bicycling,
- ☐ fishing and fishing tournaments,
- ☐ camping,
- ☐ boating,
- ☐ eating out at restaurants,
- ☐ driving for pleasure,
- ☐ computer and Internet use, and

- ☐ gambling.

A.5 Other Trends

There are other trends in facility and open space planning, and service provision that are shaping the future of open space and facility provision, and leisure delivery systems in communities across Canada. These trends are responding to the shifts in demand, the role of service providers, the economy, and community values and attitudes. They are also responding to:

- ☐ the desire for increased operational efficiency and revenues;
- ☐ the need for improved programmability and usability;
- ☐ increasing desire for one-stop-shopping for facilities, information, registration, etc.;
- ☐ increasing understanding of the value of creating a higher physical profile for public leisure facilities (location, visibility and critical mass);
- ☐ increasing desire for extended-season and year round participation in some sports;
- ☐ heavy promotion to increase market share among potential young participants for some sports (e.g., softball 'Blast Ball', baseball, slo-pitch, lacrosse, rugby, tennis);
- ☐ increasing demand for activities that require large nature-oriented spaces;
- ☐ increasing desire to protect lands that are environmentally sensitive, and the trend toward ecosystem-based planning that acknowledges the link between natural systems, communities and people;
- ☐ the need to create open space networks and greenway corridors to support healthy ecosystems and low-impact linear recreation activities;
- ☐ increased understanding that integrated open space systems can provide essential environmental and health benefits; and
- ☐ increased understanding that park systems and other leisure services provide valuable personal benefits; are essential to a high quality of life; help to build strong, attractive communities; and help to sustain economic growth.

Some Key Leisure Facility Trends

- ☐ Toward multi-purpose/multi-facility indoor leisure facilities and away from single-purpose facilities.
- ☐ Toward the inclusion of complementary facilities such as a library, a municipal service centre, food services and retail space into leisure-oriented complexes.
- ☐ Toward clustering of similar major (often lighted) outdoor facilities into a multi-facility complex with appropriate support facilities (e.g., ball diamonds, soccer fields and tennis courts).
- ☐ Toward a greater percentage of outdoor sports facilities being irrigated and lighted to support increased frequency of use and to survive severe summer weather and the trend toward pesticide-free maintenance. However, many minor sports groups cannot afford the associated higher rental fees.
- ☐ Toward increasing provision of artificial turf fields.
- ☐ Since aquatic facilities continue to be one of the most requested facilities and it has become clear that most people like to swim for pleasure and

fitness, many pool designs have become more supportive of the wider range of swimming interests, including fitness/wellness/health, social, and the needs of the less mobile. Aquatic facilities that cater well to a wide range of needs attract greater use and generate more revenue than traditional designs.

- ❑ Interest in cultural facilities and spending on the arts has been growing, supported, in part by increasing awareness, and a growing adult market that is better educated and more affluent. Arts and culture have a positive impact on the economy of a community and help to increase the overall appeal of a community to businesses and residents. With the reduction of arts programming in schools, responsibility is shifting to other public and community providers to ensure balance in the growth and development of youth.
- ❑ Gymnasias are increasingly being provided by municipal leisure service agencies as part of larger multi-purpose complexes. This has been influenced in part by recent difficulties in accessing school facilities in a way that is affordable to many traditional customers, and sufficiently consistent to support scheduled programming. In addition, municipal leisure service agencies are appreciating the flexibility of gymnasias to accommodate a wide variety of leisure and other activities, as well as the benefit of having programming/scheduling control at all times.
- ❑ Emerging sports are demanding more and different types of facilities. For example, sports such as Ultimate Frisbee, in-line hockey, recreational in-line skating, flat track roller derby, indoor soccer, cricket, field hockey, rugby and field lacrosse are gaining in popularity. Some of the emerging sports are able to utilize existing facilities in 'slow' or off-season times, while others are placing increased pressure on already heavily utilized facilities (e.g., Ultimate Frisbee and field hockey vs. soccer).
- ❑ Toward an increasing number of revenue-generating ancillary spaces in public community centres (e.g., arcades, ATM machines, food and drink dispensers, increased and more attractive food services, licensed food services, and pro shops and other retail shops).
- ❑ Toward increasing acceptance of sponsorship and naming rights for entire facilities and parts of facilities.
- ❑ Throughout Ontario, there are many leisure facilities that were built in the 1960s and '70s that are outdated, inefficient, unappealing, not sufficiently accessible, and in need of considerable repair or replacement.

Key Park and Open Space System Trends

- ❑ Toward increased linking of parks and other public open spaces to create open space networks and natural open space greenways – at the local, community and municipality-wide/regional levels.
- ❑ Increased desire to protect and enhance natural heritage resources such as wetlands, woodlots, valley lands, Environmentally Significant Areas, and Areas of Natural and Scientific Interest. There is an increasing desire to include/protect 'locally significant' natural heritage assets into the public open space system in urban areas.
- ❑ Toward increased habitat protection and naturalization of parkland.
- ❑ Increased desire to acquire and/or protect or restore as open space, waterfront lands along lakes and rivers in urban areas.
- ❑ Toward locating major community leisure facilities and sports-oriented parks on high profile, visible sites with good frontage, rather than hiding them away on lower cost, less visible sites, sometimes with little street frontage.
- ❑ Toward more large 'community-scale' parks that can support major lit outdoor facilities and large multi-purpose community centres, and toward smaller neighbourhood parks with an increased emphasis on passive activities rather than sports facilities.

Key Leisure Service Delivery Trends

1. Toward an increasing number of facility, operational and programming partnerships and other types of strategic alliances among municipal and other leisure-oriented providers, health organizations, educational institutions, organizations serving older adults, etc.
2. Toward increased and improved promotion of community leisure opportunities, and more joint ventures among leisure service providers to promote leisure opportunities and enhance the concept of 'integrated single point of information'.
3. Toward an increasing role in facilitation/indirect provision and a return to community development and fostering 'healthy communities'.
5. Toward fewer combined parks and recreation departments and a lower profile for leisure service operations (traditional parks and/or recreation operations are being incorporated into departments such as community services, people services, environmental services, public works, and operational services).
6. Even though recreation demand may be stabilizing or declining for younger age groups, many municipalities are still playing catch-up to bridge the gap between demand levels and current supply for many types of facilities.
7. Increasingly, residents are expecting higher quality in programming, facilities and parks - influenced in part by higher rental rates and program fees, as well as the values of the Baby Boom generation and their children.
8. There is an increasing need for specially trained staff who are experienced in the areas of research and planning, fund development, volunteer engagement, special events, and marketing.
9. Toward a more professional and better funded approach to volunteer engagement, founded on contemporary philosophy and best practices.
10. Toward non-traditional and more aggressive revenue generating initiatives, as well as fund development programs such as 'adopt-a-park', program and facility sponsorship and naming rights, advertising in public buildings and on equipment, gift catalogues, community foundations, etc.
11. Toward an increasing appreciation of the significant economic and social benefits of sports tournaments and regional/provincial Olympic events; major cultural, seasonal and arts events; major leisure-oriented trade shows; and the development of leisure venues that are of a scale to support sports tourism.
12. Toward an understanding that the annual net operating costs of leisure facilities are an ongoing *investment* in our communities and the local economy, rather than thinking about these ongoing costs as a *deficit*.

Appendix B: Consultation Results

B.1 Introduction

For this project, community and stakeholder consultation comprised the following:

- ☐ **The first community forum** (June 19, 2013)
- ☐ **The user group survey**
- ☐ **The community-wide on-line survey** (362 responses)
- ☐ **The user group workshop** (September 18, 2013)
- ☐ Submissions
- ☐ **Interviews with key stakeholders**
- ☐ **The second community forum** (December 3, 2013)
- ☐ Three presentations to the Arenas, Parks and Recreation Advisory Committee
- ☐ Two presentations to City Council

Results of consultation initiatives noted above in **bold** are reported below.

B.2 User Group Forum

Introduction

On June 19, 2013, 47 representatives of the principle groups who regularly use arena facilities in the City of Peterborough as well as several individual residents with an interest in the subject attended a Forum to hear about the Arenas Needs Assessment study and to offer their opinion about challenges with existing facilities and solutions, as well as thoughts about the ideal arena facility to replace Northcrest Arena. Participants spent the evening in facilitated discussion groups.

Discussion Topic #1: Challenges and Solutions Regarding the City's Arena Facilities

Note: Northcrest Arena was not included in the discussion due to plans for its decommissioning.

1. What are the most crucial **issues/problems/challenges** with the City's three remaining arena facilities (*the focus is on facilities – the discussion should not be about scheduling, allocation or operations*)? Think about facility challenges re: **winter and summer**, and **ice and non-ice activities**, as well as **spectators and those attending performances and trade shows**.
2. Suggest **solutions and improvements**, where feasible – specific to each facility.

Group #1	
Evinrude Centre	
Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Spectator sightlines hard to see after first two rows. • Change rooms – too small and too few • No way to fill up water bottle • Doors on washroom stalls • A lot of wasted space; limited viewing area • Concession washrooms on first floor never used • Conference room competes against private sector • Land locked; no room to expand 	<ul style="list-style-type: none"> • Add more • Provide refill stations • Re purpose for other recreation activities
Kinsmen Civic Centre	
Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Change rooms; too few; too small • Poor spectator area • Bleachers never used • Limited room for expansion • Some services removed when ice is gone e.g. ATM, concessions • Only 2 showers per dressing room • Poor ventilation in Kinsmen dressing room • Need fan/AC for summer use • Older buildings – aging infrastructure will need to be replaced 	<ul style="list-style-type: none"> • Expand to the west • Renovation solved some problems
Peterborough Memorial Centre	
Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • More dressing rooms • E.g. can't even host large events like Memorial Cup • Can't seat enough spectators for large events, entertainment events • Need loading dock for entertainers 	<ul style="list-style-type: none"> • AC great; all facilities should have it

<ul style="list-style-type: none"> • Insufficient storage e.g. chairs in barns • Parking mess; lot split by road; long walk and too small • Better use for restaurant; can only run during events; needs to be open more; Could be good spectator area for figure skating, minor sports • Need standing room area 	<ul style="list-style-type: none"> • Glass it off so it can be open more
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Group #2

Evinrude Centre

Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Entry ways (doors) • IGA Pad – heating; bench seating • Both pads – challenges to get to seating • Dressing room sizes • Flooring in dressing rooms • Flow into arena • No training facilities/warm up space • Access to penalty boxes • Moisture issues! • Team meeting room space • Over ice lighting /meeting room is dark • Windows in viewing area; sizes and amount of • Concession options • Better internet services e.g. tournaments 	<ul style="list-style-type: none"> • Sliding doors/motion • Seats • Access from bottom • Lobby spacing; access points • Fitness area, doors installed from outside • More of • Tim Horton's; healthier options

Kinsmen Civic Centre

Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Ice resurfacing • Seating, lack of • Moisture • Food options • Narrow Hallways • Number of dressing rooms/size • Meeting space • Gondolas (remove) on 2nd floor • Team warm up space • Doors/entry • Air flow in dressing room areas/hallways • Refs room close to main lobby 	<ul style="list-style-type: none"> • Wait time (2) • Bleacher seating • Adding doors to areas at back to create meeting space • Sliding doors • Better location

<ul style="list-style-type: none"> • Second floor layout • Lighting • "Dedicated" activity space for kids • "Update" league room(s) • Organizational mail boxes (teams) • Better internet services for tournaments and events 	<ul style="list-style-type: none"> • Redesign • Dark; needs more lighting • Mini stick area • Rock climbing
Peterborough Memorial Centre	
Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Agricultural Society • Dressing room sizes (minor hockey) • Food service availability /choice • Opportunity (access to play there) • Too warm (ice) • Meeting room space, lack of • Lobby space (lack of in main) • Flow • Seating (space) • Storage • Way-finding signage • Customer service/reception area 	

Group #3

Evinrude Centre	
Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Doors in common areas • Middle dressing rooms too small • Sight lines poor for spectators • Lacking green space outside • Lack of warm up room inside • Availability of the ice – trade shows, home show etc. • PA system not good • Cleanliness can be improved • Showing its age – not that old • Lack of female dressing room • Referee room is too small – 12 people • No water bottle fill systems • Adjoining dressing rooms • Washrooms near banquet room – locked out 	<ul style="list-style-type: none"> • Sliding doors • Budget • Partnerships • Sponsorships • Canoe Museum parking • Use Canoe Museum as green space instead of building • JR. B dressing room – new use

<ul style="list-style-type: none"> • Storage room for larger clients • Timekeepers – access to penalty box • Attendants not always easy to find • Time clock too complicated • Time keeper's box. Need heat • Need rubber matting at Atom Pad side • IGA – better platform for coaches to stand on • New lighting • Not enough parking • IGA side – proper seating 	
Kinsmen Civic Centre	
Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Size of dressing rooms • Narrow hallways – busy times congested • Poor location of referee rooms • Referee rooms too small • Showers too small • No water refilling stations • Needs bleachers seating • New wall block – too dark/dull • Flooring old in hallways • Worn lobby –better uses; warm up room • Entry and exit – no right hand turn lane causes bottleneck • Flow-lights-road; not synchronized • Time clock too complicated • Sliding doors in common areas • New sign for building • Larger dressing rooms • Better signage for which pad 	<ul style="list-style-type: none"> • Combine present conveners room into referee room • Present referee room for convener • Platform behind players bench for coaches • Better time clock • Add water refilling station • Sliding doors • New sign for building
Peterborough Memorial Centre	
Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Not enough change rooms • Need female change room • Accessibility –safety – stairs • Lack of leg room – non club areas • Too small for large concerts/trade shows • Lack of parking • Entrances – small and congested – side 	<ul style="list-style-type: none"> • Build new facility • Sliding doors at entrances • Fix lighting; improve visibility • Change netting color • Get ice colder

<ul style="list-style-type: none"> • New sliding doors on side entrances • Side entrance – no large lobby area/foyer • Availability of ice – shows, Pete's, Lakers, etc. • Lighting is poor • Seats are burgundy – hard to see puck • White instead of black netting – north end • Ice is too soft/warm • Square corners • Building old – upgrades won't be adequate 	
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Group #4

Evinrude Centre

Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Poor sound system • No 360 degree view • Accessibility <ul style="list-style-type: none"> 1. Access to music equipment re: Figure skating 2. Viewing from warm room, no seating • Cold for spectators • Off-ice training (have to pay for ballroom) • Inadequate seating • Crowded lobby • Need office/greeter/registration room at front • User group storage • Redesign male referee room • Access to multi-purpose room during events 	<ul style="list-style-type: none"> • Standardized sound system for all 3 • Lower windows. Install chairs • Open, no charge

Kinsmen Civic Centre

Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Cold for spectators • Sound system • Inadequate seating • No 360 degree view • Crowded lobby • Need office and storage rooms as per Evinrude • Poor viewing at ice level • Tiny referee room • Visible staff location 	<ul style="list-style-type: none"> • Standardize for all 3 locations • Install glass behind benches for visibility • Move to front, post phone number

Peterborough Memorial Centre	
Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Sound system (buzz) • Access to music system (figure skating) • Inter connected dressing rooms and no separation for male/female or adult/youth • View into dressing rooms from hall • Need larger referee room • Ice conditions after Pete's or vice versa • No work area (table, chairs) • Lack of quiet space for families, kids, coach one on ones • Canteen not open during events 	<ul style="list-style-type: none"> • Standardize all 3 • Need design like Evinrude • Leave chairs out in club section • Schedule to open during events

Group #5	
Evinrude Centre	
Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Isolated • Cement/boards • Maintenance issues • Access from time keepers box to penalty box • Desired food service • Accessibility issues <ol style="list-style-type: none"> 1. Showers 2. Bathroom 3. Up down to ice 4. Viewing area 5. More accessible 6. Curb cuts 	<ul style="list-style-type: none"> • Replace/repair • Create doorway • Ramp • Make accessible • Ramp • Raised area platform • Power doors • More and larger
Kinsmen Civic Centre	
Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Not enough dressing rooms • Dressing rooms are too small; accessibility issues • Showers are unsanitary • Isolate • Poor lighting • Not enough meeting rooms 	<ul style="list-style-type: none"> • Expansion • Expansion • Motion sensor; sliding door no button • Cluster more ice pads in Kinsmen Park • Relocate other facilities

Peterborough Memorial Centre	
Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • No railing on spectator area • Not enough dressing rooms (mixed gender) • Accessible seating/doors • Too small – seating • Parking/accessible parking • Agricultural Society 	<ul style="list-style-type: none"> • Motion doors • Add temporary accessible parking

Group #6	
Evinrude Centre	
Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Poor size lobby, upper and lower • Concession facilities • Size and number of meeting rooms • Congestion • If paying crowd, hard to control • Prime later than 3pm • Not enough prime hours • Entry to penalty box – have to go on ice • Need user friendly clock • Parking 	<ul style="list-style-type: none"> • Use multi-purpose room (ability to break size) • Offer MPR to tournament four use if not booked • Add doors to the outside
Kinsmen Civic Centre	
Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Size and number of dressing rooms • Narrow hallways • Issue for girls dressing rooms • Lighting • Concessions outdated • Limited viewing • Small shower area and dirty (design) • Parking 	<ul style="list-style-type: none"> • Add dressing rooms to the end of the arena and combine middle – 1 set for 1 pad and 1 for the other pad • Natural lighting • Update concessions

Peterborough Memorial Centre	
Challenges	Solutions/Improvements
<ul style="list-style-type: none"> • Number and size of dressing rooms • Sharing of showers • Climate control • Pete's dressing room needs to be larger • Lack of media rooms • Locations of media room/visitors rooms • Location of restaurant • Penalty box not at centre • Number of seats for events • Lack of railing • Railing at eye level in club • Lack of accessible seating • Accessible seating not available in restaurant • Size of lobby and hallways • No meeting rooms • Better back up clock and score clock • Sound system 	<ul style="list-style-type: none"> • Buy property that allows for 2 pads • De-commission building • Build proper facility with what is required and re-commission when built • Move benches side by side • Put penalty box at centre • Restaurant at front and open outside arena hours • Add accessible seating in club • Switch sides

Discussion Topic #2: The Ideal New Facility

1. What **types of activities** could be accommodated in a new *community-scale* arena? Think about current types of uses, as well as non-traditional uses. Think about winter and summer, as well as ice and non-ice activities.
2. If you were planning the **ideal modern community-scale arena** to replace Northcrest Arena, what should it be like? What components and features are important? (e.g., style, look and feel, atmosphere, number and characteristics of the dressing rooms, the lobby, food services, spectator accommodation, meeting rooms, training rooms, washrooms, storage, other ...)

Group #1
Suggested Range of Activities <ul style="list-style-type: none"> • Hockey • Figure skating • Swimming – lane/fitness and synchronized swimming • Lacrosse • Speed skating • Roller derby

- Public ice skating/roller skating
- Ball hockey
- Indoor soccer
- Special events, concerts, tradeshow
- Sledge hockey
- Gymnastics
- Weight room
- Indoor track
- Squash/racquet ball
- Gym – basketball/volleyball
- Indoor tennis
- Kid camps, sports

The Ideal Facility

- Room for expansion for other uses and/or growth
- Needs to cater to all ages
- Be a community hub; have a reason to stay after activity e.g. restaurant/bar /fitness
- Lots of light and airy
- Green building – energy efficient; solar panels; green roof; geothermal heat; heat from compressors not wasted
- At least 6 change rooms/pad
- Need area for men and women
- Can support competitive and instructional sports
- Practice pads can have fewer bells and whistles
- Should have non-ice pads
- There is floor demand in the winter
- Affordable hourly rate
- Lower rate for “practice” pads
- If building has a lot of traffic may be able to get tenants for restaurants/sports therapists/other services
- On transit route
- Decent parking
- Good seating areas in “event” pad; good sight lines
- Excellent destination for sports tourism; near hotels and restaurants
- Design facilities to host large tournaments, e.g., competitive sports
- Comfortable facility; promote re-use; for users and spectators; nice waiting areas
- Compete with other communities for tournaments
- Should be multi-use; other communities have multi-use facilities
- Radiant heating for spectators
- Places for cameras e.g. goal nets
- Better sound systems
- Decent scoreboard

- A/C; fans for summer use
- Full size stand by generator
- Lighting shouldn't take a long time to turn on
- Open walls – bring the outside in

Group #2

Suggested Range of Activities

The Ideal Facility

- "One stop" e.g. Innisfil Community Centre/ Invista Centre Kingston - look at the models that work
- 3-4 pads minimum
- Separate figure skating pad (1 of 4) /speed skating
- Natural light
- Indoor sports – soccer/lacrosse/ separate space
- Fitness facility (teams)
- Pool
- Branded food options
- Storage space
- Meeting space
- Reception/"Customer service area" – dressing room keys for execs.
- Available space for community groups to rent – potential income
- Pro-shop (label) – for profit opportunity
- Sport injury clinic on-site – drive traffic
- Revenue generating model (casino)
- Parking to accommodate the facility size
- Outdoor fields on-site
- Lobby space
- Water bottle refilling station

Group #3

Suggested Range of Activities

- Trade show, home shows
- Checkers, chess
- Concerts
- Garden shows
- Fitness
- Community events e.g. Festival of Trees

- Conventions/banquets
- Restaurant
- Picnics, industry
- Run courses
- General meeting rooms
- Trent convocation
- Circus
- Corporate events
- Bingo
- Fundraising events
- Peterborough Exhibition
- Rock climbing walls
- Walking tracks
- Parking lot – flea markets
- Min rinks for instruction
- Synthetic ice
- Dancing
- Bocce ball courts
- Shuffle board
- Splash pad outside
- Library
- Physio/chiro/dentist
- Daycare
- Computer centre
- Hockey
- Figure skating
- Lacrosse
- Roller derby
- Broomball
- Sledge hockey
- Ringette
- Floor hockey
- Ball hockey
- Flag football
- Roller hockey
- Golf
- Soccer
- Curling
- Indoor motor sports

- Wrestling
- Boxing
- Martial arts
- Tennis courts
- Pickle ball
- Ultimate Frisbee
- Wave pool

The Ideal Facility

- Multiple pads
- Facility to add on – expansion
- One pad – Olympic size
- Field house – stand alone
- Training – gym; fitness; track around ice rink; team warm up room
- Sliding doors
- Lots of space
- Green – waterfall/greenery
- Well lit and bright
- Lots of parking
- Highway accessible
- Good building sign – well lit
- Circular access to front door
- Multiple rectangular fields – natural/artificial
- Large dressing rooms /convenors rooms
- Larger shower areas
- Tournament rooms
- Storage – user-groups equipment/supplies
- Male and female referee rooms
- Gymnasium
- Meeting/ lecture rooms
- Multiple concessions
- New bowl pad – concerts, 5,500 seats plus
- Designated figure skating; no boards
- State of the art PA system
- Seating not bleachers
- Large pro shop in lobby
- Time Horton's
- Water bottle filling stations
- Adequate number of showers
- Shelving

- No metal on floors (change rooms)
- Stick holders
- Emergency/first aid room
- Whiteboards/smart boards
- Staff personnel – greeters, keys etc.
- Signage for dressing rooms
- Digital board
- Showcase history of sports
- Energy efficiency – heating/cooling
- Whole place 'green'
- Heaters above people in seating – coin operated
- Rubber flooring – not in lobby
- Lots of windows – natural lighting
- Restaurant in lobby – bar/alcohol
- Banquet facilities with kitchen
- Recycle boxes – inside and outside
- Box office
- Tournament standing boards
- Vending machines
- Multipurpose
- Library
- Medical – physio/chiro/dentist
- Swimming pool/rehab
- Senior residence close by
- Indoor soccer/lacrosse fields
- Conventions/casino
- Keyless entry into dressing rooms
- Safe in dressing rooms
- Public transit close by
- Video security (inside/outside)
- Parking (area for buses)
- Elevators
- Accessibility throughout building
- Wheelchair seating area

Group #4

Suggested Range of Activities

The Ideal Facility

- Olympic size ice surface
- 4 pad – 1 Olympic; 2 regular; 1 figure skating
- Figure skating mirrors (i.e. Whitby; Scarborough)
- Training facilities – tracks, gym, gymnastics
- 360 degree seating
- We need a facility capable of hosting provincial, national competitions
- Windows, windows, windows
- Storage space for various user groups and office space
- Bus service specific to events
- More secure dressing rooms, including lockers, better key system
- Need a greeting/registration areas at front of lobby
- Restaurant, snack bars
- Vending machines with healthy foods
- "Classroom" for tutors
- Central viewing room to view all ice surfaces from (York U)
- Small area for goalie practise
- Rubberized floors, especially in change rooms
- Multi-purpose outdoor fields
- Seminar /workshop/clinic rooms
- Larger referee rooms to hold 6+ refs – 1 male ; 1 female
- Multi-purpose = \$\$ revenue
- Chair style seating
- Escalators not stairs

Group #5

Suggested Range of Activities

- Tournaments/banquets
- Indoor golf
- Batting cages
- Sports tourism
- Lacrosse/hockey
- Accessible sports
- Trade shows

- Conventions/National events
- Cycle Cross
- Indoor track
- Indoor soccer/football/baseball
- Swimming pool
- Family friendly
- Child care

The Ideal Facility

- 4-6 ice pads
- 6 larger dressing rooms per pad (4 full size, 2 auxiliary size; mixed gender)
- Olympic pool with diving board and water slide
- Convention hall/trade shows
- Fully accessible – have someone from accessibility committee; motion sensor sliding doors
- Secure area for referee dressing rooms (gender)
- Adjoining dressing rooms
- Large referee dressing rooms to accommodate 8-12
- Good sound system (concerts)
- Entrance to ice pad close to referee room
- Storage/equipment room
- Pro-shop
- Simple time clock
- Lounge/restaurant
- Open concept/good visibility
- Digital signage
- Seating for larger entertainment acts
- Accessible for public transit and trails
- Family friendly scheduling
- Multi level parking with elevator
- Connect to hotel
- Velodrome – cycling
- Indoor skateboard park
- Indoor (beach) volleyball
- Gymnasium
- Unique to Peterborough
- Secure bike lock area

Group #6

Suggested Range of Activities

The Ideal Facility

- Large thoroughfare to link to other amenities (numerous events at same time)
- Convertible space/multiuse
- Walking track
- Major sports
- Convention centre
- Soccer/lacrosse/hockey
- 6 Plex – 5 dressing rooms/rink minimum; tournaments; office between pads; warm up areas; fitness area or centre; elevated spectator areas; common eating areas; franchise and sitting area with tables and chairs
- Sports medical centre with other sport related businesses
- Pool
- Indoor soccer
- Multiple scheduling/dressing room boards/screens
- Stand alone shower areas
- Stick rack in dressing rooms and at bench
- Water bottle filling stations
- User friendly score clocks
- WIFI
- Multiple entrances/exit/parking lots
- Day Care
- Activity area for children; mini arena; rock climbing wall
- Power double doors at entrance
- Linked to public transit
- Bus parking
- Easy access in and out
- Meeting /party rooms
- Venue for entertainment/sound and sight lines
- Staff parking

B.3 User Group Survey

Around one hundred four-page surveys were sent to the user groups who regularly use arenas in Peterborough in the fall-winter and spring-summer seasons. Twenty-nine responded to the survey, including all major user groups. **Figure B-1** summarizes most of the information provided via the survey.

User Group Information and Additional Ice/Floor Time Required

Figure B-1

Group or Program	Registrants/M embers	Age Range	Trends		Gender	% Non- residents	Additional Hrs./Wk. Required (current programs)	Additional Hrs./Wk. Required (new programs)	Participants not Accom.
			Past	Future					
Fall-Winter Season Groups and Programs									
Peterborough Hockey Association (PHA)	1569	3-20	steady	steady	97% M	26	35 P	10-30 P	50
Peterborough Minor Hockey Council (PMHC)	153	Novice – Major Midget	steady	steady	100% M	varies	5 P	20 P/season for tournaments	0
Adult Synchronized Skating	194	3-55	up 9%	up 10%	82% F	5% (steady)	0	1 P (maybe)	0
Peterborough Figure Skating Synchronized Skating	48	9-60	up 10% this season	steady	100% F	5% (steady)	2 P	1-2 P + 1-2 N-P + 2 for Spring Skate + Summer school program	approx. 25
Peterborough Ice Kats (PGHA)	600	4-72	down 3%	up 2%	100% F	2% (steady)	20 P + 8 N-P	60 for a Division tournament + 22.5 for a full Ice Kat Day	0
Kawartha Quarks Speed Skating	58	5-65	steady	steady	50/50	10% (steady)	1-2 P	1-2 P	10-12
Peterborough Recreational Oldtimers Hockey League	209	35-70	steady	steady	100% M	5% (steady)	0	0	0
Peterborough Seniors Hockey Club (PSHC)	250	55-81	up 10%	up 10-20%	100% M	10% (steady)	0	2-5 NP	25
Jack McGee Kawartha Komets Special Needs Hockey Program (ice allocation is thro. PHA; a break-away group is looking to establish)	60	5-43	up 358% (12 to 55 in 4 yrs.)	up 350%	85% M	25% (increasing)	4 P	1 P	0
Peterborough Industrial Hockey League	120	30+	up 20%	up 50%	100% M	50% (steady)	4 P	4P	70

Peterborough Lift Lock Atom Hockey Tournament	1,700	9-10	steady	steady	95% M	N/A	Would use extra PT to reduce use of non-city rinks. Accommodation limits participation by 10-20 teams		0
Fleming College Athletic and Recreation Department	350	18-25	steady	up 10%	70% M	10%	1 P	1 N-P	60
Trent University Athletics – varsity sports & student clubs – hockey (385), Ringette (20), figure skating (15)	420	18-24	varies	varies	70% M	N/A	4-6 N-P	2.5 P + 3.5 N-P + 2-3 two-day tournaments/season	unknown
Vanderpost Thursday Night Pick-up Men's Hockey	20	30-50	steady	steady	100% M	10% (steady)	0	0	0
Quaker Early Morning (men's hockey)	25	20-60	up 2%	steady	100% M	5-10% (steady)	0	0	0
Unknown men's hockey team	15-20	18-65	steady	steady	100% M	unknown	0	0	0
Wayne Shields men's hockey	24-26	19-60	steady	steady	99% M	0	0	0	0
Public Skating – Arena Div.	250/session	all ages	steady	steady	50/50	?	6 P	0	30-50/session
Seniors Skating – Arena Div.	30-40/session	55+	steady	steady	70% M	?	0	0	0
Parent & Tot Skating – Arena Div.	10/session	Infant-7	steady	steady	50/50	?	0	0	0
Pay-as-You-Play – Arena Div.	25/session	18-40	steady	steady	100%M	?	0	0	0
Recreation Division	780	2-60	steady	steady	70% M	15% (steady)	2 P	0	75
Total Requested Prime and Non-Prime Ice Time for the Fall-Winter Season							80-81 P + 12-14 N-P	19.5-42.5 P + 7.5-11.5 N-P	

User Group Information and Additional Ice/Floor Time Required

Figure B-1 (continued)

Group or Program	Registrants/M embers	Age Range	Trends		Gender	% Non- residents	Additional Hrs./Wk. Required (current programs)	Additional Hrs./Wk. Required (new programs)	Participants not Accom.
			Past	Future					
Spring-Summer Season Groups and Programs									
High Performance Hockey League, Peterborough Stars Hockey League	160	9-20	down 10%	steady	90% M	5% (steady)	0	3 P (summer)	unknown
Canadian Hockey Enterprises	1,213	4-18 + adult program	steady	steady	75% M	33% fluctuates	0	0	
Canadian Hockey Enterprises (summer use)	1,213	4-18	steady	steady	75% M	33% (fluctuates)	0	0	0
Thursday Night Summer Hockey	26	19-45	up 20%	up 20%	100% M	0	1-2 P	1-2 P	10-15 (late hours limits participation)
Overtime Hockey – Arena Div.	488	6-16	up 32%	up 16%	80% M	10% (steady)	5 (summer)	8 (summer)	125
Women's Flat Track Roller Derby	25	18-55	up 50%	up 100%	90% F	25% (increasing)	4 P + one weekend tournament/m.	1-2 P	
Peterborough Minor Lacrosse	1,100	3-21	up 25%	up 25%	90% M	0	45	15 (girls)	300
Total Requested Prime and Non-Prime Ice Time							8-9 P ice & 45+ P floor	12-13 P ice & 16-17 P floor	

Note: P refers to Prime Time; N-P refers to Non-prime Time; ice refers to ice time and floor refers to floor time.

B.4 On-line Community-wide Survey

An on-line survey was designed to solicit further input from individuals and groups with an interest in improved arena facilities in Peterborough. The survey was active from mid June to mid August, 2013. There were 362 responses. 74% were age 30-49 and 81% were City residents.

Questions covered:

- ☐ The facility most often used, if the respondent was a regular user and which one if arenas were used or visited 'once in a while'.
- ☐ The types of activities participated in.
- ☐ What is most liked about the Peterborough Memorial Centre, the Evinrude Centre and the Kinsmen Civic Centre.
- ☐ What are the main challenges with the Peterborough Memorial Centre, the Evinrude Centre and the Kinsmen Civic Centre.
- ☐ Suggestions for improvement to the Peterborough Memorial Centre, the Evinrude Centre and the Kinsmen Civic Centre.
- ☐ Most desired components to be incorporated into a replacement for Northcrest Arena.
- ☐ Other types of needed facilities that would complement a new arena facility.
- ☐ In what general location of the City a new arena should be located.
- ☐ Key demographic information about the respondent, including if they live in the City or County.
- ☐ An open-ended question about any additional ideas or comments.

The following are highlights of the responses.

The Evinrude Centre was the most used by respondents who identified themselves as **regular users**, followed by the Kinsmen Civic Centre, the PMC and Northcrest Arena.

Infrequent users used or visited the PMC the most, followed by the Evinrude Centre, the Kinsmen Civic Centre and Northcrest Arena.

Top Arena Uses: ice hockey, lacrosse, trade shows, public skating and concerts.

Location: no preference (33%), north (26%), west (18%), central (15%), south (4.3%), east (3.3%)

There was **strong support for the next facility being multi-purpose**, including a mix of indoor and outdoor facilities (e.g., aquatic centre, gymnasium, fitness facilities, field house, branch library, multi-purpose spaces, socializing spaces, medical services, older adult centre, food services and sports fields).

The complex should be **phased** to meet demand as required **on a large and accessible site**.

There were consistent suggestions for what to include in a new community-scale arena facility to replace Northcrest Arena, namely:

- ☐ at least a twin-pad with at least one international-size ice surface and a figure skating/recreational skating pad with no boards
- ☐ six adequate and secure dressing rooms per ice surface (with stick holder, white boards)
- ☐ adequate lobby with food court, social space, display/information boards, and water bottle refill station
- ☐ comfortable, warm seating for 300 per ice surface – with seating on same side as dressing rooms + a warm area for viewing
- ☐ off-ice training facility (fitness room, running/walking track, medical clinics)
- ☐ offices and storage for major user groups
- ☐ program/activity/party rooms and meeting rooms
- ☐ wide hallways and automatic sliding doors
- ☐ bright and airy – lots of windows
- ☐ adequate sound system and scoreboard
- ☐ air conditioning to encourage increased summer non-ice uses
- ☐ a pro shop
- ☐ a 'green', energy-efficient building

Facilities seen as complementary to a new arena facility included:

- ☐ a year-round non-ice floor or field house (lacrosse, roller derby, roller skating, ball hockey, trade shows),
- ☐ an aquatic centre,
- ☐ a gymnasium,
- ☐ a gymnastics centre,
- ☐ a branch library,
- ☐ a fitness centre and/or sport training centre, indoor running/walking track,
- ☐ a banquet hall/large assembly space/convention centre,
- ☐ a large performance venue (could be incorporated into a large spectator arena),
- ☐ meeting rooms, multi-purpose and flexible program/event rooms,
- ☐ socializing spaces,
- ☐ a kids play area,
- ☐ a day care/child minding centre,
- ☐ retail space/sports store,
- ☐ medical services,
- ☐ offices and storage for sports groups,
- ☐ an older adult recreation centre,
- ☐ a restaurant/food services, and
- ☐ outdoor facilities, including: pool/splash pad/water play area, outdoor rink, sports fields, picnic area.

Over time, **consolidate major recreation facilities on fewer sites**; therefore, decommission some older facilities and repurpose those sites for other uses.

Renovation investments in the Memorial Centre and the Kinsmen Civic Centre were questioned by many. Although many shortcomings were identified and there were many suggests for improvement, there was little support for additional major investment in these older facilities.

There were numerous suggestions to expand the Evinrude Centre and the Kinsmen Civic Centre.

There were many questions and complaints about the design of the Evinrude Centre, and many suggestions for improvement.

After Northcrest Arena, the Kinsmen Civic Centre was seen as the least desirable arena facility.

Respondents often asked why other, often smaller communities have better facilities than Peterborough – especially arenas, aquatic facilities and multi-facility complexes. Examples communities and facilities included: Cobourg, Ennismore, Apsley, Lindsay, Clarington, Belleville, Quinte West, Whitby, Ajax, Oshawa, Barrie, Newmarket Magna Centre, Burlington, Etobicoke Iceland, Stouffville, RIM Park in Waterloo, Bracebridge, Owen Sound and Kingston.

The full survey results are available upon request. Given the number open-ended questions, the responses numbered 102 pages. A summary of the responses re: what is most liked and the shortcomings of the PMC, Evinrude Centre and Kinsmen Civic Centre are contained in **Section 3.3.3, Figures 3-9 to 3-11**.

B.5 Workshop with Major User Groups, September 18, 2013

Peterborough Figure Skating Club

Registration has increased this year (10%) – more than anticipated when the Club filled in their survey. The growth is coming from the youngest age groups and the townships where programs are folding due to declining numbers. They estimate that around 25 people cannot be accommodated due to insufficient ice time. An extra 2 hours/week was secured for this season, which met part of their immediate needs. No time is being rented in township arenas.

Additional Ice Time Requirements

- ☐ To support **current programs**: 2 hours/week
- ☐ To support an **expanded program**: 2-4 hours/week prime time and non-prime time hours to support three Skate Canada programs (Parent and Tot, Adult and Power Skating) – with Parent and Tot and possibly the Adult program offered in non-prime time
- ☐ Could also offer a summer school program if ice time was available.
- ☐ 2 additional hours/week (and consistent days) for the spring skate during April and May (would sign a yearly contract from September through May).

PGHA/Ice Kats

Rep teams are expanding (up 3 this season). House league is steady. Renting 20 hours/week in township arenas (Omeme, Ops, Douro, Norwood, Warsaw, Havelock, and Millbrook). There is also potential to expand the adult program. Many other communities are able to provide up to twice as much time per participant, especially of Rep teams.

Additional Ice Time Requirements

- ☐ To support **current programs**: 20 hours/week prime time on weekday evenings + 8 hours/week prime time on weekends = 28 hours
- ☐ To support an **expanded program**: 10 hours/week prime time/week – week days or weekends
- ☐ Plus 60 hours for an annual Division tournament and 22.5 hours for a full Ice Kat Day

Peterborough Minor Hockey Council (PMHC)

Number of registrants will remain constant at around 153 with 9 teams (AAA Rep hockey - Novice to Major Midget). Draw from Peterborough County. No time rented in township arenas.

Additional Ice Time Requirements

- ☐ To support **current programs**: 3-5 better prime time hours on weekday evenings (not additional time), and could use 5 more hours/week for practices
- ☐ Could expand participation in the three current tournaments with an additional 20 hours/weekend of tournaments
- ☐ With more summer ice available, could expand spring and summer tournaments and clinics

Peterborough Hockey Association (PHA)

Through amalgamation, more efficiency was achieved in ice time utilization. Currently, the PHA rents 20 hours/week in township arenas (weekdays and Saturday) (10 hours for Rep teams and 10 hours for house league teams + 5-6 tournaments/winter season (in Norwood, Havelock and Peterborough arenas).

Additional Ice Time Requirements

- ☐ To support **current programs**: 25 hours of prime time for the 18 Rep teams (1.5 hrs./team), Monday - Thursday evenings (would include the 10 hrs./week rented in township arenas) + 10 prime time hours for house league to replace what they rent in township arenas (Monday – Thursday) = 35 prime time hours (in total, this would be exchanging 20 hours in township arenas for time in City facilities)
- ☐ To support an **expanded programs**: 10-30 prime time hours (training clinics + potential to expand Rep program) – Craig, we didn't talk about this in detail. Can you confirm the 10-30 hours requested? In your survey, the following was noted:
 - on-ice training done like swimming lessons. You sign up for a session on 'shooting' or 'stick-handling', etc. for 10 weeks, 30 minutes, with a report card at the end.
 - clinics on power skating, body checking, coaching and refereeing

Overtime Hockey

Spring and summer hockey program. Registration has increased 32% over past five years and is anticipated to increase by 16% in the next five years. Approximately 125 could not be accommodated this season.

Additional Ice Time Requirements

- ☐ To support **current programs**: 2 prime time hours on Sundays + 3 prime time hours on weekday evenings during April-July
- ☐ To support an **expanded program**: 8 prime time hours - Power skating/ hockey skills (3 hours on weekday evenings in July and August + 4-on-4 teams (2 hours on Sundays) + tournaments (3 hours on weekday evening in July and August)

Trent University

Campus Recreation and extramural sport programs could be organized or current ones expanded if a new arena was close by or on campus. Could expand the extramural program to include a women's hockey team and possibly offer a tournament at Trent University for the college league that Trent already plays in. Additional practice time for the existing men's hockey team is also a possibility. Public skating, skating lessons and speed skating could be offered as well as Ringette and broomball for Trent clubs and the Campus Rec. program, along with lacrosse for the Campus Rec. program.

The facility would provide a large space for conferences and academic purposes/events. The opportunity for community and university tournaments on campus associated with summer accommodation (2,000 units), the athletic centre and outdoor fields is very appealing. There is also the opportunity to expand Trent's summer recreation/sports programs to include ice-based activities. There is also the opportunity for summer skating camps to be offered by community-based groups. Trent students like to use late-hour ice (the time that others are less interested in using).

The closer the facility is to the university, the more it will be used by students in prime and non-prime time for sport programs and casual skating.

General

With increasing demand, the potential for more tournaments during the fall-winter season as well as the spring and especially the summer seasons was discussed – with the benefits of providing increased opportunities for local players/skater and the significant economic impact for the local and regional economy.

The potential for an arena facility location at either Trent or SSFC or both – taking advantage of on-site (summer) accommodation and off-ice training and seminar facilities, as well as large spaces to host banquets and award ceremonies.

There is an issue of attracting Peterborough-based referees to distant township arenas.

There is a deterrent of insufficient accommodation, especially for fall-winter tournaments.

B.6 Stakeholder Interviews

Separate interviews were conducted with a representative of the Peterborough Pete's Hockey Club, the Peterborough Senior Lakers Lacrosse Club and Trent University Athletics. See below for a summary of those interviews.

Interview with Jim Devlin, President of the Peterborough Pete's Hockey Club, June 24, 2013

The PMC is becoming increasingly less able to meet the minimum standards identified by the CHL for a Major Junior 'A' team. The most current OHL Arena Facility Manual outlines minimum facility requirements for 2013 (that may be adjusted at the discretion of the League).

- ☐ Ice Surface: 85' x 200'
- ☐ Retractable tunnel for visiting players and officials
- ☐ A secure, designated room close to the player dressing rooms for the CHL anti-doping process
- ☐ Home team dressing room (minimum specifications defined)
- ☐ Visiting team dressing room (minimum specifications defined)
- ☐ Separate room to accommodate the visiting team coaching staff (minimum specifications defined)
- ☐ Approved official's dressing room (suitable for four persons - minimum physical specifications for the room are defined)
- ☐ Auxiliary dressing rooms for minor hockey representatives (minimum specifications defined)
- ☐ Approved HVAC system (air conditioning and dehumidification)
- ☐ Two ice re-surfacers available on-site
- ☐ Approved lighting
- ☐ Acceptable public address/sound system
- ☐ Adequate media box suitable for 24 working media persons in addition to home and visiting radio and television media in close proximity to centre ice (minimum specifications defined)
- ☐ Room for the exclusive use of OHL off-ice officials (to accommodate a minimum of ten persons)
- ☐ Minimum of 20 permanent prime parking stalls for OHL team personnel and officials
- ☐ Permanent merchandise/souvenir/apparel shop
- ☐ Adequate public parking
- ☐ Scouts/media room with a designated entrance and appropriate hospitality arrangements)
- ☐ Adequate storage for hockey and administrative supplies
- ☐ Team administration offices (minimum: general manager, assistant general manager, sales and marketing, game-day operations, public relations, administrative assistants)
- ☐ Adequate box office
- ☐ Adequate video replay booth in approved location
- ☐ Adequate medical/first aide room

- ☐ Adequate players bench areas
- ☐ Adequate penalty bench
- ☐ Minimum of two shots on goal clocks at opposite ends of the rink
- ☐ Adequate boards, glass and safety netting
- ☐ Adequate signal device
- ☐ Adequate timing device
- ☐ Adequate video score board

When events are scheduled in the facility during the OHL season, the team typically has to move their on-ice activities to the Evinrude Centre for three days - with time lost in transit and having to travel to the Evinrude Centre with equipment on. An adjacent practice rink would be more appropriate.

If a second ice surface was added the PMC, the space that the Pete's currently occupy could be moved into the space that would link the two ice surfaces – freeing up that prime area for other uses (including the alumni room).

If the PMC was renovated again, the ice surface should be lengthened to 200', the seating should be configured into a full bowl to achieve 4,500 (with the restaurant relocated to the front of the building to support extended hours of operation).

Interview with Doug Peacock, Board of Directors, Peterborough Lakers Lacrosse Club, June 24, 2013

Overall, the Lakers are very satisfied with the arrangement at the PMC. However, there are some concerns.

The Carpet

- Purchased a few years ago (10-12 year life) \$120,000
- Have a \$60,000 loan from the City
- The Lakers receive the revenue from advertising on the carpet until the loan to the City is paid off, then that revenue reverts to the Pete's and the City (*Note: Under the Agreement between the City, the Lakers and the Pete's, upon completion of the carpet loan, a portion of the advertising revenue will be shared with the City and the Pete's under the existing agreement between the City and the Peterborough Pete's Hockey Club.*)
- Every time the carpet is taken up, there is wear
- It is stored for winter with no access until Spring (under current arrangement)
- Used by other groups

The Office/Storage room off front lobby

- Small – most business is done off-site
- Filled with stored items in off-season

The Dressing Room

- Very small
- Have to move everything out for a show because it is needed along with the Green Room across the hall
- Warm up in the hall and use that space during intermissions (secured)
- No access to Pete's training room (but not needed because team has an arrangement with Good Life and, given the players work schedules, there is not much time for working out/training)
- Have access to a medical room on-site

The Gift Store

- Shared with the Pete's – good arrangement

The Sound System

- Poor

If a new Junior 'A' hockey arena, the Lakers would require:

- 3,000 seats
- Adequate dressing room
- Adequate on-site office
- Adequate storage
- Video scoreboard
- Restaurant and concessions
- **Alternative scenario** would have lacrosse take over the PMC and operate year-round – for all levels (including a new Masters level and a semi-pro winter league)

Clientele

Lacrosse attracts a younger clientele and has many different customers compared to the Pete's.

Sell close to 3,000 season's tickets and are attracting around 3,000 to regular season games. During the playoffs, the attendance increases by a few hundred.

Interview with Bill Byrick, Athletic Department, Trent University, June 25, 2013

Trent University rents about 130 hours/season in City arenas – mostly non-prime time to support 24 teams plus one higher level travelling team. The 24 teams get two practices and one game per week. Beginning in the 2010/11 season, the number of hours rented has increased from 112 in 2008/09.

There is also use by student clubs for Ringette and figure skating. Use of arenas for these groups varies each year.

If an arena was on university grounds or immediately adjacent, so the students who reside on campus would have safe and easy access to it, Trent's use of arenas would increase. It was estimated that the additional time would be around 60-65 hours of prime time/season. That would support tournaments and recreational skating. If additional prime time ice was available off-campus, Trent would likely use around 50 hours/season plus some additional non-prime time.

One third of the members of Trent's new fitness centre are from Selwyn. Over half of the members are non-university.

When thinking about a new arena facility, design it to be as convertible as possible – to use the floor for basketball, lacrosse, indoor soccer, large gatherings, trade shows, entertainment events, etc.

Think about clustering like activities and business such as health/medical, seniors, day care, retail, etc. – with the arena and possibly other facilities acting as the draw.

B.7 The Second Community Forum

On December 3, 2013, a second community forum was held to present key findings, conclusions and recommendations emerging from the Arena Needs Assessment Study. Everyone who had been involved in the process to date was invited to the presentation and discussion. Twenty representatives of major user groups and other interested groups attended. Three groups of 6-7 people were formed to provide comment.

Groups attending included:

- ☐ Peterborough Minor Hockey Council
- ☐ Lift Lock Atom Hockey Tournament
- ☐ Peterborough Minor Lacrosse Association
- ☐ Junior Lakers Lacrosse
- ☐ Douro-Dummer Township
- ☐ Canadian Hockey Enterprises
- ☐ Sport Kawartha
- ☐ Kawartha Blazers Sledge Hockey
- ☐ Peterborough Figure Skating Club
- ☐ Synchronized Skating
- ☐ Trent Swim Club
- ☐ The Arenas, Parks and Recreation Advisory Committee

The group discussion was focused on the following two questions:

1. Do you have anything to add to our **findings and conclusions** about unmet demand, and the current and future need for additional ice surfaces?
2. Do you have anything to add to the **emerging picture** of what a new community-scale arena facility could be like?

Anything to add re: findings and conclusions about unmet demand, and the current and future need for additional ice surfaces?

- ☐ Number of ice surfaces recommended appears to be right, based on current unmet demand and prospects for growth.
- ☐ If the various hourly rates for prime time were lowered, there would be more demand for ice and floor time, especially spring-summer floor time.
- ☐ The study should have looked at a narrower definition of prime time (fewer hours per day).
- ☐ The traditional pattern of ice sports in fall-winter and floor sports in spring-summer is changing – with hockey being played all year and sports like lacrosse and roller derby also being played in the fall-winter season (or trying to get into the schedule).
- ☐ Even though the number of children and youth has declined, an increasing number of older folks are staying active longer and will contribute to the demand for arenas.
- ☐ Current facilities have to be improved as well as building new ones.

- ☐ Be careful about including township facilities into the inventory of 'available' arenas, since some don't measure up well to what users expect in a facility.
- ☐ Agree that summer sports that use arenas can't be fully accommodated in Peterborough facilities (ice and floor).
- ☐ Agree that there is potential for more spring-summer tournaments.

Anything to add to the emerging picture of what a new community-scale arena facility could be like?

- ☐ From a figure skating perspective:
 - a rink without boards would be ideal.
 - be careful not to include too many windows that could cause glare and impede viewing (may have to incorporate shades, tinting, blinds)
- ☐ Consider including a mini rink (mini sticks hockey, goalie training, figure skating warm ups and spins)
- ☐ In the parking area and at the entrance to the facility, ensure accommodation for the many buses associated with visiting teams and tournaments.
- ☐ From the sledge hockey perspective:
 - more than one dressing room that supports persons with disabilities will be required since there will be at least two teams on the ice at one time.
 - the ice surface should be level with the floor beyond the ice surface to allow for ease of access to and from the ice surface for persons with disabilities and to assist all users.
- ☐ Pursue a large enough site to allow for facility expansion.
- ☐ Ensure that washrooms associated with change rooms are not shared.
- ☐ The facility should be more than an arena, and include an outdoor component as well.
- ☐ Agree with including a running track and the possibility of an off-ice training component.
- ☐ Agree about the need for a year-round arena-type facility to support lacrosse and other 'floor-based' sports and activities.

Other Comments and Questions

- ☐ With customers coming mainly from the GTA for tournaments and new development in Cavan Monaghan with young families, a location in the southwest is better than a north end site.
- ☐ Does Trent University or Fleming College have the inside track re: location?
- ☐ If built at Trent U., will they want the best hours?
- ☐ Should the City call for expressions of interest for private investment in the next arena facility?
- ☐ With rising energy costs, can the City afford to operate such a facility?

Appendix C: Detailed Information in Support of the Planning Context/Chapter Two

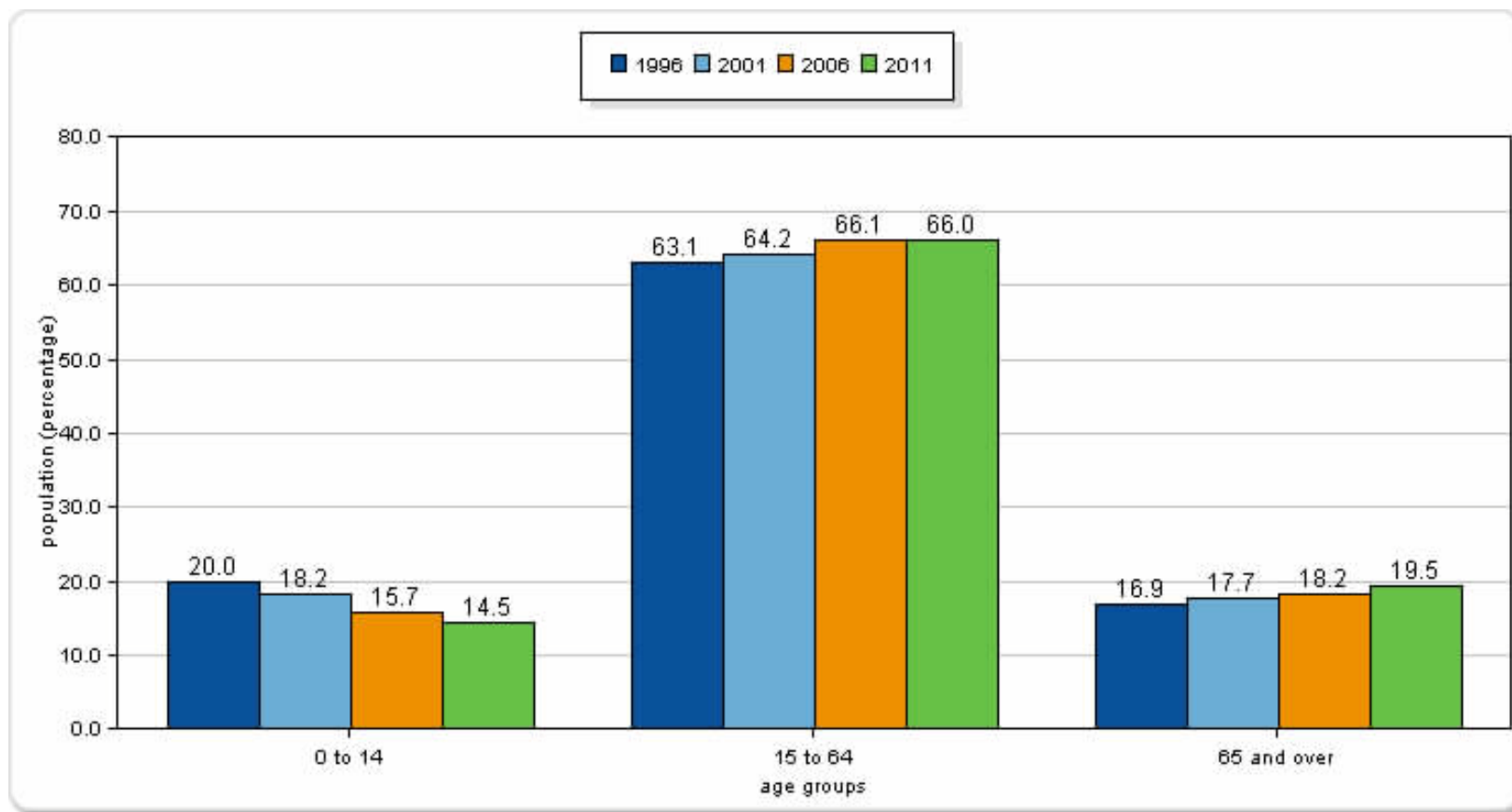
Peterborough Census Metropolitan Area, 2001, 2006 and 2011 – Age 0-44 Population

Figure C-1

Total Population	110,875		116,570		118,975	
Year	2001		2006		2011	
Age Cohort	#	%	#	%	#	%
0-4	5,420	4.9	5,075	4.4	5,665	4.8
5-9	6,875	6.2	5,900	5.1	5,385	4.5
10-14	7,860	7.1	7,370	6.3	6,240	5.2
15-19	8,030	7.2	8,405	7.2	7,840	6.6
20-24	7,040	6.3	8,710	7.5	8,745	7.4
25-29	5,390	4.9	6,000	5.1	7,110	6.0
30-34	6,075	5.5	5,725	4.9	6,005	5.0
35-39	7,955	7.2	6,660	5.7	6,090	5.1
40-44	8,780	7.9	8,455	7.3	6,890	5.8
Selected Age Groupings						
5-19	22,765	20.5	21,675	18.6	19,500	16.4
20-44	35,240	31.8	35,550	30.5	34,840	29.3
5-44	58,005	52.3	57,225	49.1	54,340	45.7
Median Age of Total Population	40.5		42.8		44.6	

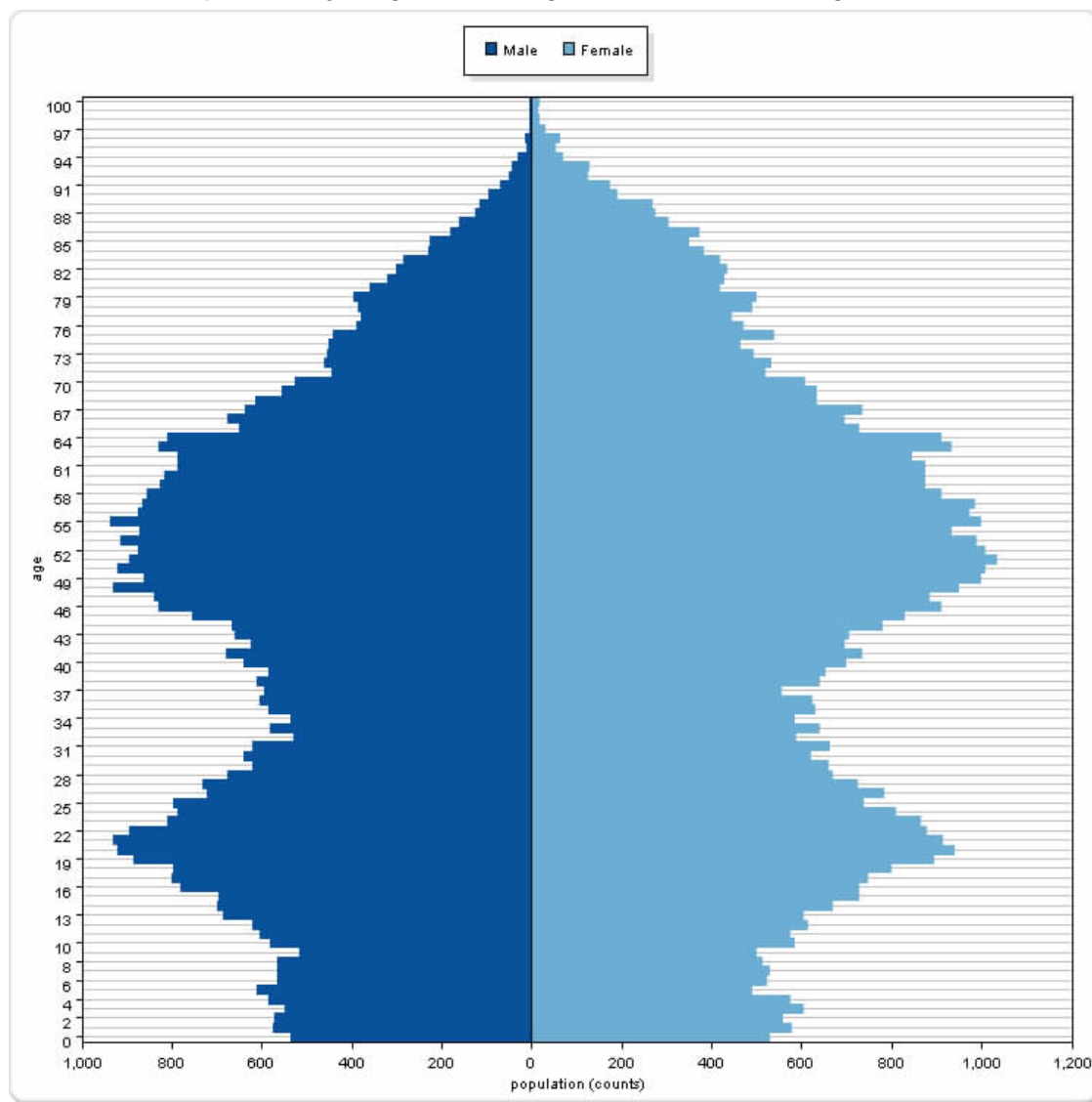
Refer to **Figures C-2 and C-3** below for a graphic illustration of the 2011 population of the Peterborough Census Metropolitan Area. The 2011 figures have not been adjusted for the census undercount of 2.9%.

Figure C-2
Percentage of Population by Broad Age Groups, Peterborough CMA, 1996-2011



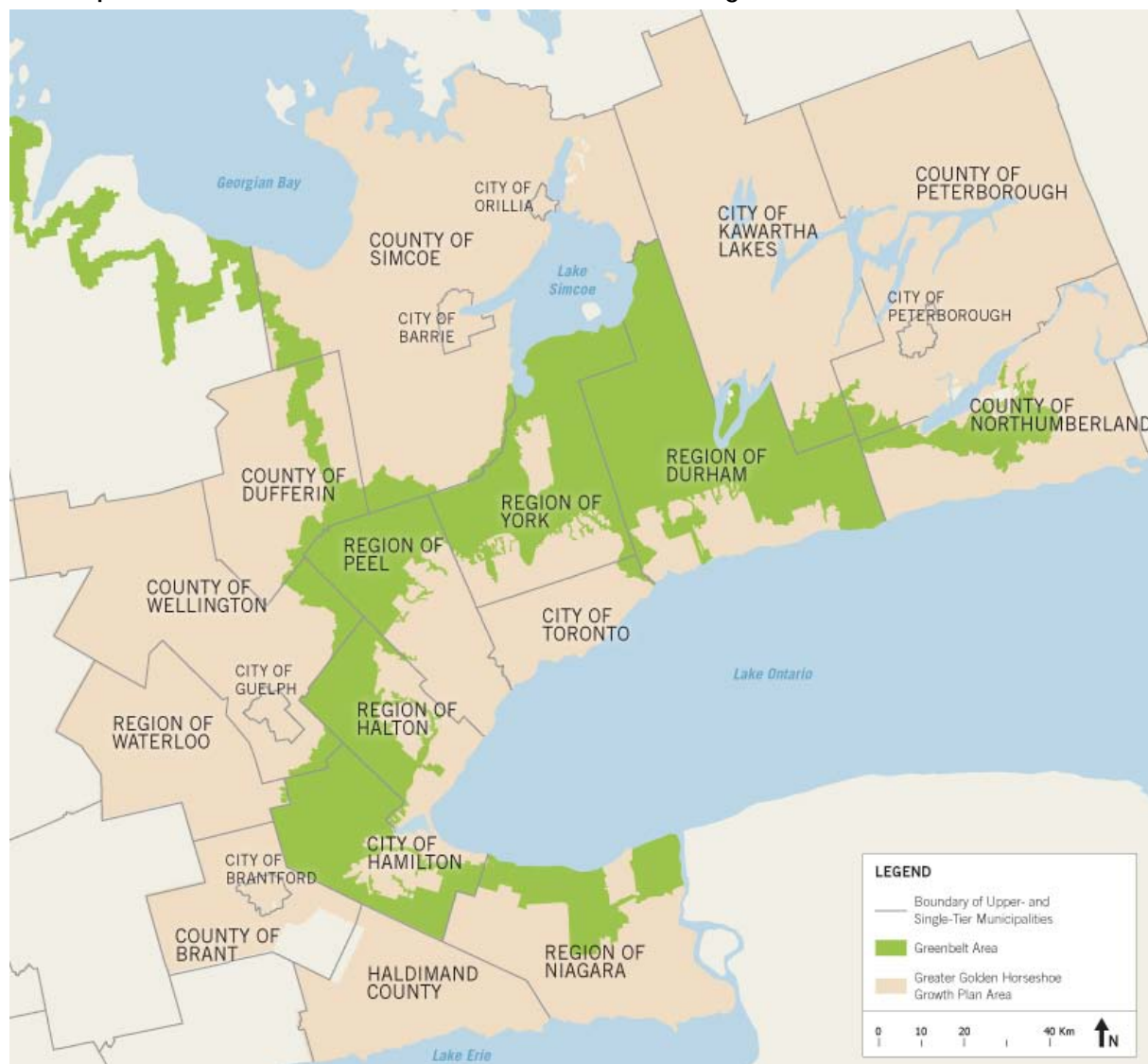
Source: Statistics Canada, 2011 Census

Figure C-3
Population by Single Year of Age and Sex, Peterborough CMA, 2011



Source: Statistics Canada, 2011 Census

Figure C-4
Municipalities within the Greater Golden Horseshoe Planning Area - Ontario Places to Grow Plan



Note: The information displayed on this map is not to scale, does not accurately reflect approved land-use and planning boundaries, and may be out of date. For more information on precise boundaries, the appropriate municipality should be consulted. For more information on Greenbelt Area boundaries, the Greenbelt Plan 2005 should be consulted. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.

Population Projections by Age Cohort (both sexes), City of Peterborough, 2011, 2021, 2031 and 2041
Based on the Ontario Places to Grow Targets and Calculations Produced by Hemson Consulting Ltd.

Figure C-5

Age Cohorts	2011		2021		2031		2041	
	%	#	%	#	%	#	%	#
0-4	5.0	3,905	6.0	5,400	4.8	4,960	4.2	4,840
5-9	4.5	3,540	5.6	5,120	5.8	5,970	4.5	5,160
10-14	5.0	3,905	5.1	4,570	5.9	6,100	5.0	5,810
14-19	6.5	5,140	4.4	3,990	5.5	5,620	5.8	6,630
20-24	8.2	6,465	4.6	4,150	4.6	4,780	5.8	6,650
25-29	6.9	5,450	6.2	5,640	4.0	4,160	5.3	6,060
30-34	5.6	4,400	8.0	7,280	4.7	4,810	4.9	5,600
35-39	5.2	4,110	7.2	6,530	6.4	6,600	4.7	5,400
40-44	5.7	4,500	6.1	5,490	8.0	8,270	5.3	6,130
45-49	6.9	5,400	5.5	4,960	7.1	7,320	6.6	7,600
50-54	7.3	5,740	5.9	5,380	6.2	6,400	8.0	9,230
55-59	6.8	5,355	7.0	6,340	6.0	6,150	7.5	8,620
60-64	6.4	5,055	7.3	6,560	6.3	6,470	6.7	7,680
65-69	4.9	3,835	6.2	5,650	6.7	6,920	6.0	6,920
70-74	4.0	3,155	5.3	4,760	6.2	6,330	5.6	6,420
75-79	3.9	3,055	3.5	3,210	4.8	4,910	5.3	6,140
80-84	3.5	2,745	2.5	2,250	3.5	3,650	4.3	5,000
85+	3.7	2,945	3.5	3,190	3.3	3,420	4.6	5,340
Total	100.0	78,698	100.0	90,470	100.0	102,840	100.0	115,240
Selected Age Groupings								
0-19	21.0	16,490	21.1	19,080	22.0	22,650	19.5	22,440
5-19	16.0	12,585	15.1	13,680	17.2	17,690	15.3	17,600
20-44	31.7	24,925	32.2	29,090	27.8	28,620	25.9	29,840
5-44	47.7	37,510	47.3	42,770	45.0	46,310	41.2	47,440
45-54	14.2	11,140	11.4	10,340	13.3	13,720	14.6	16,830
55+	33.2	26,145	35.3	31,960	36.8	37,850	36.2	41,685

Notes:

1. The population projections for 2021, 2031 and 2041 are the targets for total population of the City of Peterborough - established by the **Ontario Places to Grow Plan**, amended by Order in Council, May 29, 2013 – and represent an average annual rate of growth of 1.5% since 2011.
2. The projected distribution by age was calculated by Hemson Consulting Ltd., 'Greater Golden Horseshoe Growth Forecasts, Technical Report (November 2012) Addendum'.
3. If Peterborough grows more slowly at around the twenty-year historic 0.92%/year, between 2011 and 2041 (considerably below the projected provincial rate of growth), the population will be older, with fewer children and youth.
4. The 2011 population numbers were not adjusted for the census undercount (officially reported to be 2.9%).