

January 3, 2017

REPORT TO COUNCIL – JANUARY 10, 2017

**2017-01-01
TWIN PAD ARENA
LOCATION ASSESSMENT**

**COUNCILLOR J. BAKER, CHAIR
TWIN PAD COMMITTEE
C.J. COSGROVE, DIRECTOR
OPERATIONS DEPARTMENT**

RECOMMENDED

THAT the location for two new ice pads be the Brockville Memorial Civic Centre site.

PURPOSE

The purpose of the report is to select a location for two new ice pads.

BACKGROUND

At the November 10, 2015 meeting, Council directed the Twin Pad Committee to evaluate downtown locations in comparison to the Memorial Centre site (Attachment 1).

ANALYSIS

Four sites generally in the downtown area were evaluated in comparison to the Memorial Centre site. One site was eventually removed from consideration due to insufficient property area and inappropriate surrounding road network.

Attachments 2 to 5 summarize the relative benefits and disadvantages of the remaining sites. The downtown sites are not specifically identified as each is privately owned. Attachment 6 summarizes the costs specific to each site.

Based on the evaluation, the Twin Pad Committee ranks the sites as follows:

1. Memorial Centre
2. Downtown "C"
3. Downtown "B"
4. Downtown "A"

The Twin Pad Committee recommends that the Memorial Centre be confirmed as the site for the new ice pads, as it is deemed a better location for tournaments and large events, has lower construction and operating costs, and utilizes land already owned by the City.

POLICY IMPLICATIONS

None.

FINANCIAL CONSIDERATIONS

None at this time.

CONCLUSION

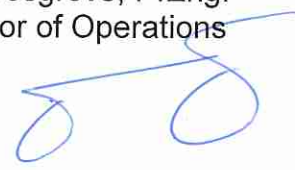
The Twin Pad Committee ranks the Memorial Centre site as the best location for the new ice pads.

Councillor J. Baker, Chair
Twin Pad Committee



D. Dick, CPA, CA
Director of Corporate Services

Janis Webster
for C.J. Cosgrove, P.Eng.
Director of Operations



for B. Casselman
City Manager

5. **2015-111-11**
Proposed Amendment to Sign By-law 84-89, 790 Laurier Blvd.,
Owner: Brock-King Properties (Westdale Properties)

THAT City of Brockville Sign By-law 84-89 be amended to permit four (4) backlit ground signs, each with a maximum sign area of 3.88 m² to be located at 790 Laurier Blvd., City of Brockville.

6. **2015-113-11**
Encroachment Agreement and Front Yard Parking Agreement
10 Elm Street, Brockville

THAT Council authorize the Mayor and Clerk to execute an encroachment agreement with Mr. Terry Stranges, 10 Elm Street, Brockville, for the encroachment of a portion of a shed that encroaches onto the Elm Street road allowance to a maximum of 3.71 metres (12.2 ft.) and onto the rear open space area to a maximum of 3.2 metres (10.5 ft.) and a front yard parking pad, that encroaches onto the Elm Street road allowance to a maximum of 5.38 metres (17.7 ft.) in length.

EDP - REGULAR AGENDA

1. **2015-112-11**

Moved by: Councillor Baker

THAT the Brockville Memorial Centre lands in addition to location(s) in downtown Brockville be considered for the new ice pad; and

THAT preliminary reports be developed identifying approximate costs, benefits and challenges on each site; and

THAT a walking track be incorporated into the design of the new ice pads.

CARRIED

Councillor Baker distributed a report from the Twinpad Committee providing background for their recommendation.

DOWNTOWN "A"

Benefits

- ▶ Location
 - Close to downtown core which enhances business and investment opportunities to this area of the City
- ▶ Proximity to
 - Rotary Park outdoor rinks, gymnastics club, Prince of Wales School

Disadvantages

- ▶ Site
 - Site is not big enough to accommodate a twin pad arena (and the associated parking)
 - Privately owned so there would be property purchase cost and lost property tax revenue to the City
 - Major grade variation – one side of the site to the other combined with the tight confines of the site will make it very difficult and very costly to put a twin pad arena floor plate on this site.
 - There would be little to no room on-site for parking
- ▶ Cost
 - Site is privately owned and would have to be purchased
 - Cost to demolish existing buildings on site will add to the project budget
 - Building design and construction would be more costly due to site constraints and the need to integrate a design that is in keeping with the downtown character and architecture.
 - Reverting privately owned land to publicly owned land will result in a reduction of property tax revenue.
- ▶ Additional Considerations
 - Not a convenient location for people traveling from out of town to draw rental revenue as a regional facility
 - Not convenient to hotels for people coming to tournaments, trade shows, etc.
 - Not convenient to major schools and employers to attract rental revenue
 - Higher operating cost from duplication of management, operating and maintenance staff
 - There is some uncertainty with the site regarding potential contaminants from a former use

DOWNTOWN “B”

Benefits

- ▶ Location
 - Site is located in an area for future growth potential
 - New sports facility in this part of the City could be a catalyst for further development in this part of the City
 - Potential for increased traffic flow into downtown area – enhancing downtown business and investment opportunity
- ▶ Site
 - Relatively easy to service and develop
 - Has a good grade for a large building footprint
 - On a main east/west traffic corridor into the southwest portion of the City
- ▶ Proximity to
 - Close to park areas and trails for access by bicycle

Disadvantages

- ▶ Site
 - Site size is restricted to 2 hectares according to zoning by-law which would limit opportunity for further development of complimentary uses without zoning amendment
- ▶ Cost
 - Site is privately owned and would have to be purchased
 - Reverting privately owned land to publicly owned land will result in a reduction of property tax revenue
- ▶ Additional Considerations
 - Not easily accessible from the north part of the City
 - Not very accessible as a regional use facility with poor links to Highway 401 westbound and areas north of the City
 - Not very accessible to hotels and restaurants
 - Higher operating costs from duplication of management, operating and maintenance staff
 - Not convenient access for any major schools to use facilities as part of school program or after school activities
 - Not convenient to major employers for recreational use during or after work or as part of employee incentive initiatives

DOWNTOWN "C"

Benefits

- ▶ Location
 - Re-use of an existing property would be beneficial to the community group that owns the property in ensuing continued recreation and social opportunities
 - Potential for increased traffic flow into downtown area – enhancing downtown business and investment opportunity
- ▶ Site
 - Large enough to accommodate the facility and desired parking
 - Has a good grade for large building footprint
- ▶ Proximity to
 - Park areas, high schools and elementary schools, future Brock Trail extension

Disadvantages

- ▶ Site
 - Cost to demolish existing building on site will add to the project budget
 - Upgraded watermain required to service the facility
 - Cost to relocate existing recreational facilities
- ▶ Cost
 - Cost to purchase property and/or cost for larger facility to accommodate existing community group
- ▶ Additional Considerations
 - Not very accessible as a regional use facility with poor access from Highway 401 and areas north of the City
 - Not convenient to hotels and restaurants for people coming to tournaments, trade shows, etc.
 - Higher operating cost from duplication of management, operating and maintenance staff
 - There is uncertainty regarding potential contaminants from adjacent uses

MEMORIAL CENTRE SITE

1 Magedoma Drive

Benefits

- ▶ Location
 - Already the site of a major sports facility and other recreational facilities
- ▶ Site
 - Existing parking can be expanded for shared use of facilities
 - Site already serviced with most required infrastructure
- ▶ Proximity to
 - Close to main east/west regional Highway 401 corridor and main north/south Stewart Boulevard corridor
 - Close to hotels and restaurants for out of town travelers coming to the City for tournaments and trade shows, etc.
 - Central location to major population centres
 - Close to Thousand Islands Secondary School and St. Lawrence College Campus for easy access to students for school programs or after school activities
 - Close to major industrial employers to allow easy access to facilities for recreational use before, after or as part of employee incentive program
 - Close to shopping malls and major retail stores for convenient access to sporting goods and other shopping activities
- ▶ Cost
 - Reduced operating costs by sharing existing management, operating and maintenance staff over multiple ice pads
 - Opportunity to reduce operating costs with reduced shared upgraded equipment requirements and joint energy saving and heat reclaim initiatives
 - Opportunity with new build cost savings to modernize and upgrade existing facility
 - Lowest cost option
 - Quickest build time
 - Highest probability of attracting users with multi-use capabilities to generate revenue (tournaments, trade shows, etc.)

Disadvantages

▶ Site

- One (or more) baseball diamonds will need to be relocated
- Does not draw people directly into the downtown core
- Design needs to integrate with an older facility rather than starting with a clean slate

BUDGET COST BREAKDOWN
Site Specific Cost Considerations

Downtown "A"

- Property purchase TBD
- Demolition cost \$250,000
- Potential environmental uncertainty 100,000
- Site constraint & grade differential challenges 500,000
- Enhance architectural treatments to fit into downtown character 400,000
- Off-site parking provisions 500,000
- Additional Staffing Cost 27,000

Downtown "B"

- Property purchase TBD
- Additional staffing cost \$27,000

Downtown "C"

- Property purchase TBD
- Demolition cost \$100,000
- Potential environmental uncertainties 100,000
- New watermain 250,000
- Additional space for community group 500,000
- Additional staffing cost 27,000
- Relocate recreational facility 400,000

Memorial Centre Site

- Ball Diamond Relocation\$500,000
(cost provided by city)