

DECEMBER 8, 2017

REPORT TO COUNCIL – DECEMBER 12, 2017

2017-125-12
TWIN PAD ARENA
LOCATION ASSESSMENT

C.J. COSGROVE, P.ENG
DIRECTOR OF OPERATIONS

RECOMMENDED

THAT the Junic site be the preferred location for two new ice pads, subject to there being no land acquisition costs for the City, as well as co-location of the arena with a new school.

PURPOSE

The purpose of the report is to provide an updated comparison of the Memorial Centre and the Junic lands as potential locations for two new ice pads.

BACKGROUND

At the January 10, 2017 meeting, Council considered Report 2017-01-01 (Appendix 1) and passed the following resolution:

*2017-01-01
Twin Pad Arena Location Assessment*

Moved by: Councillor Baker

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

CARRIED

There have been two significant changes relative to the Junic property on King Street West, referred to in the previous report as "Downtown B":

- A private donor has offered to pay for the City's land acquisition costs.
- The Upper Canada District School Board has identified the Junic site as a leading candidate for the new elementary school in Brockville.

ANALYSIS

The following tables provide the updated comparison between the Memorial Centre and Junic sites, taking into account the offer to pay for the land acquisition cost and the potential benefits of co-locating the arena and school on the Junic property. The comparison uses the cost estimate provided in the Brockville Arena Site Study as a baseline (Appendix 2), and the conceptual plans for the two sites (Appendices 3 and 4).

CAPITAL COSTS

DESCRIPTION	JUNIC (dollars)	MEMORIAL CENTRE (dollars)
Land	0	0
Relocate Ball Diamonds		500,000
Refrigeration System (includes replacement of existing system at Memorial Centre)	500,000	
Enhance Architectural Treatments (optional)	200,000	
Parking	(45,000)	
Reports	(4,000)	
Signage	(25,000)	
Surveys	(2,000)	
Access Road (Shared)	(250,000 – 333,000)	
Single Bid of Construction (road, lighting, sewer, water)	(161,000)	
Design Fees	(21,000)	
Memorial Centre Dressing Room Upgrade (optional)		(135,000)
Total	109,000 – 192,000	365,000

OPERATING COSTS

DESCRIPTION	JUNIC (dollars)	MEMORIAL CENTRE (dollars)
Staffing	27,000	
Foregone Property Taxes (Brownfield rebate up to 10 years)	45,000	
Total	27,000 – 72,000/year	

OTHER CONSIDERATIONS

DESCRIPTION	JUNIC	MEMORIAL CENTRE
Potential Catalyst for Future Development	X	
Potential Downtown Benefit	X	
Additional Parking for St. Lawrence Park	X	
Zoning/OP		X
Use by School	X	
Central to Hotels/Restaurants		X
One Location for Tournaments/Events		X
Provision for Athletic Field	X	

The updated comparisons indicate a lower capital cost for the Junic site, and lower operating costs for the Memorial Centre.

Considering the financial scope of the project, the capital and operating costs of the two options are close.

The potential benefits to both the school and the arena of having the facilities operating next to each other, the provision of additional parking for St. Lawrence Park on a long-term basis, providing space for a potential athletic field, and the possibility of stimulating development in this area result in now ranking the Junic site ahead of the Memorial Centre as a location for the new ice pads.

POLICY IMPLICATIONS

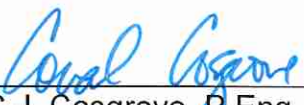
None

FINANCIAL ANALYSIS

The financial considerations are summarized in the Analysis section of the report.

CONCLUSION

The Junic site is recommended as the preferred location for two new ice pads, given that a private donor has offered to pay the City's land acquisition costs and that the arena would be co-located with a new school.



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