



## Committee of the Whole Report

---

<b>Report Number:</b>	<b>CAO2021-004</b>
<b>Meeting Date:</b>	April 6, 2021
<b>Title:</b>	<b>Ops Community Centre Property Utilization</b>
<b>Description:</b>	Options for use of the Ops Community Centre property and arena facility.
<b>Author and Title:</b>	Ron Taylor, Chief Administrative Officer

---

### Recommendation(s):

**That** Report CAO2021-004, **Ops Community Centre Property Utilization**, be received; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## Background:

At the Council Meeting of November 12, 2020, Council considered Report PRC2020-006 – “Ops Community Centre Redevelopment Update” (see Appendix A). The following resolutions were adopted:

### CR2020-352

**Moved By** Councillor Dunn

**Seconded By** Councillor Yeo

**That** Report PRC2020-006, Ops Community Centre Redevelopment Update, be received; and

**That** Capital Project 950200601 – Ops Arena and Community Centre be closed and the \$3,867,150.00 in Special Debenture Funding for this project not be utilized.

**Carried**

### CR2020-353

**Moved By** Councillor Seymour-Fagan

**Seconded By** Councillor Elmslie

**That** Council directs Staff to not reopen the Ops Arena Facility; and

**That** Staff report back to Council on options available for other utilization of the property.

	<b>For</b>	<b>Against</b>	<b>Absent</b>
Mayor Letham	X		
Deputy Mayor O'Reilly		X	
Councillor Ashmore		X	
Councillor Dunn		X	
Councillor Elmslie	X		
Councillor Richardson	X		
Councillor Seymour-Fagan	X		
Councillor Veale	X		
Councillor Yeo		X	
<b>Results</b>	<b>5</b>	<b>4</b>	<b>0</b>

**Carried**

This report addresses that direction.

## **Rationale:**

The Ops CC property is located on the north side of Highway 7, and east of the settlement boundary of Lindsay, within the former township of Ops. A property location map is provided in Appendix B to this report. The property is approximately 20.5 acres (8.3 hectares) in size. The size of the existing Ops CC is 30,570 sq. ft. (building footprint of approximately 0.28 hectares). The average size of a modern single pad arena/community centre facility is approximately 45,000 sq. ft. or 1 acre (0.42 hectares).

The property is home to the Ops CC, that has traditionally operated as an arena and community hall facility. Also located on the property is greenspace, active and well-utilized baseball diamonds, the Ops fire station, and a shared, centralized parking lot. The property map shows a municipal building (Former Ops Township office) on the south-east corner; this facility has since been demolished.

During the pandemic, the Ops CC was not open to the public. In November, Council directed staff to not reopen the arena facility. To re-establish the arena use would still require extensive maintenance, repairs and upgrades, and could not be accomplished in 2021 (inclusive of the 2021-22 ice season). While Council determines future use of this facility, and dependent on easing of restrictions of use resulting from the pandemic, community hall rentals could be considered later in 2021.

This property services the Ops community and surrounding areas through the provision of a well-utilized active park, a community hall for events, and the Ops Fire Station. Improvements and/or relocation of the Ops Fire Station will be reviewed in future years.

Council could choose to surplus all or a portion of the property, and direct staff to prepare the resultant surplus lands for sale. This is not recommended as the lands are accessible on a provincial highway, proximate to significant population, and are of a size that can support multiple city services effectively. It is recommended that all of these lands be retained in public ownership to support public uses servicing the surrounding communities.

If Council accepts the recommendation to retain all of the property for municipal purposes, then two options remain:

**Option 1 – Refurbish the arena/hall facility, and repurpose the former arena facility space for other community recreational use(s).**

This option would include structural and facility renovations to offer indoor “dry floor” activities, and some upgrading/modernization of the community hall and common public spaces. The “dry floor” space could remain a concrete floor, or could be upgraded with turf installation. There is currently no committed budget(s) for this work. The following are some cost estimates for certain known required works:

Existing Roof Replacement	\$180,000
Pad Replacement (cement slab only)	\$230,000
Rink Dasher Boards	\$116,000
Structural/Building Envelope	\$250,000
<hr/>	
Total	\$776,000

Additional improvements, such as turf installation or flooring enhancements, if desired, are unknown at this time.

Further review and work would be required to determine broader facility cost to maintain the community hall, accessibility needs, modernization of the facility, facility enlargement, if desired, public space improvements such as the lobby, change rooms, spectator viewing and/or site servicing.

At this time staff is not aware of the demonstrated demand for dry floor use for specific purposes such as indoor soccer, lacrosse, etc..

**Option 2 - Decommission and demolish the existing arena/hall facility, and explore the feasibility of the establishment of a new city facility(s).**

The cost to demolish/decommission the Ops CC is estimated at approximately \$300,000. Depending on the intended new use within that building footprint, a more accurate estimate could be provided.

There are a number of possible City facilities and services that could be established on this property (based on the building footprint size and general location). A detailed analysis of the appropriateness of this site for the listed uses has NOT been conducted to-date.

Facility needs identified within our City asset management plans (and for future capital budgeting) include:

- A future municipal long term care home;
- A consolidated paramedic station;
- Affordable housing; and
- A transit and/or works depot.

Other public uses not within our asset or master plans (and not currently budgeted for), but for consideration include:

- Additional greenspace/active outdoor recreation uses;
- An outdoor ice rink; and
- Re-establishment of a community hall/room/space for local rentals.

Should council wish to review any of the options and uses outlined above, and inform the 2022 budget, then the following resolution should be passed:

**That** staff initiate a feasibility review of (*insert scope of use consideration*), including cost estimates, and report back to council by end of Q3, 2021.

## **Alignment to Strategic Priorities**

Good Government is a strategic priority within the City's Strategic Plan. To accomplish this, Asset Management is a stated goal, with actions including:

- Ensuring municipal assets are well maintained and well managed
- Accessing infrastructure funding
- Effectively managing municipal buildings and land portfolio

[Kawartha Lakes Strategic Plan 2020-2023](#)

## **Financial/Operation Impacts:**

There is no capital budget allocated to this facility, and a minimal operating budget remains for the 2021 calendar year. Depending on future use(s), budgets will need to be established.

## **Servicing Implications:**

The Ops Community Centre property is serviced by private well and septic systems. Public WWW infrastructure is not available to this property.

## **Consultations:**

Senior Management Team  
Portfolio Management Team  
Community Services staff

## **Attachments:**

Appendix A – Report PRC2020-006



PRC2020-006 Ops  
Community Centre F

Appendix B – Property Map



Ops CC Map.pdf

Appendix C – Report PRC2016-011



PRC2016-011 Costin  
gAnalysis-ArenaRati

Appendix D – Resident/User Correspondence received since November 20, 2021



Appendix D -  
Resident-User Corre

**Department Head email: [rtaylor@kawarthalakes.ca](mailto:rtaylor@kawarthalakes.ca)**

**Department Head: Ron Taylor**