



GEOMATICS
MAPPING

Ops CC



Legend

- ☐ Upper Municipalities
- ☐ Property ROLL#

Notes

Notes

0.21

Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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The Corporation of the City of Kawartha Lakes

Council Report

Report Number PRC2016-006

Date: June 28, 2016

Time: 2:00 p.m.

Place: Council Chambers

Ward Community Identifier: All

Subject: Arena Rationalization Strategy - Core Service Review

Author/Title: Craig Shanks
Director, Community Services

Signature:

Author/Title: Jenn Johnson
Manager, Parks, Recreation and Culture Division

Signature:

Recommendation(s):

RESOLVED THAT Report PRC2016-006, "Arena Rationalization Strategy – Core Service Review", be received and be referred to the July 12, 2016 Regular Council Meeting.

Department Head: _____

Corporate Services Director / Other: _____

Chief Administrative Officer: _____

Staff Recommendation(s) for Council Consideration July 12, 2016:

THAT Council support the closure of six (6) single pad arenas, by 2026, in the following locations - Manvers, Emily-Omemee, Ops, Little Britain, Oakwood, and Woodville. Two new twin pad facilities will provide services in these locations in the future; and,

THAT Council direct staff to determine a schedule and priority sequence for the closing of the arenas to minimize ongoing costs and reflect any other relevant factors and report back to Council on this schedule by the end of Q2 2017 to assist in developing the 2018 capital and operating budgets; and,

THAT Council supports the action that the initial closure take place prior to the 2018-2019 ice season; and,

THAT Council support the construction of two twin pad arena facilities by 2026, one to serve the SouthEast Area and the other to serve the SouthWest Area; and,

THAT Council direct staff to develop a plan to support the development of two twin pad arena facilities by 2026; and,

THAT Council support the inclusion of the two new Twin Pad developments in the City's Asset Management Plan for purposes of budgeting beginning in the 2017 budget cycle.

Other options considered through the review are provided within the "Alternatives" section of this report.

Background:

In December 2015, Report CS2015-17 (**Appendix C**) was presented to Council. The following motion passed:

RESOLVED THAT Report CS2015-017, **Core Service Review - Recreation Facilities**, be received;

THAT municipal ice pads be reduced from a total of ten (10) ice pads to eight (8) ice pads by 2026 through the consolidation of six (6) single pad facilities into two (2) twin pad facilities;

THAT staff be directed to consult and investigate the implementation of this plan;

CR2015-1347

This report addresses that direction of Council.

Previously City Council has received other staff presentations and a City Arena Feasibility Study was conducted in 2008 highlighting the fact that the City is over-supplied and does not have maximum utilization of our arena facilities. This information was further expanded upon and included in staff report CS2015-017.

Rationale:

Staff, along with dmA Planning & Management Services, developed criteria and an assessment process to:

- select the single pad facilities that would be decommissioned
- determine locations for two new twin pad facilities.

The Arena Rationalization Strategy - Final Report, **Appendix A**, provides details on this process as well as recommendations.

Prior to undertaking the analysis, the criteria, assumptions and assessment process for identifying arenas for closure and selecting sites for new twin pad locations were reviewed at an Arena User Group Workshop and open public meeting. The assessment process was refined based on the feedback generated at these sessions.

The recommendations generated based on the analysis are:

Single Pad Facility Closures

Arena Assessment Recommendation 1: The existing single pad arenas in Fenelon Falls and Bobcaygeon should be retained. Single pad arenas in Emily-Omemee, Little Britain, Manvers, Oakwood, Ops and Woodville should be closed and replaced with two new twin pad arenas.

Arena Assessment Recommendation 2: The City should determine a schedule for the closing of the arenas to minimize ongoing costs and reflect any other relevant factors. As many as two ice surfaces could be closed as early as 2017, with the following four ice surfaces closed to coincide with the opening of the new twin pads.

The initial priority sequence, based on cost avoidance, for arena closures is:

1. Little Britain
2. Manvers
3. Emily-Omemee
4. Ops
5. Oakwood
6. Woodville

Depending on the site selection for the future twin pad locations this sequence may change. To ensure the required service provision for each geographical area is met the order may be adjusted to enable development on preferred sites.

A report will be presented to Council outlining the sequence and process for closure.

Future Twin Pad Site Selection

Site Selection Recommendation 1: A final decision on the best sites for the twin pad arenas should be made in conjunction with the City's plans for work yards, fire halls and other possible municipal facilities on the sites under consideration.

Site Selection Recommendation 2: Unless otherwise indicated based on direction from Recommendation 1, the City should further investigate the preferred sites to confirm they are suitable candidates for the twin pad arena. The sites that should be investigated further are Ops and both of Oakwood and Little Britain, unless it is determined that the works yard will be removed from the Oakwood site in which case Oakwood would be the preferred location for further investigation.

Site Selection Recommendation 3: At minimum, the additional investigation should involve the preparation of a site plan demonstrating the manner in which the building and parking would be accommodated on the site and the identification of existing facilities or amenities that would be lost and site characteristics within the area slated for development that may increase costs.

Current existing single pad sites were the locations under review for the future site of the twin pad facilities. As result of this, Woodville, Manvers and Emily-Omemee are not feasible sites due to size of property, configuration of property or site work development required for the construction of a twin pad. It is realized that should another site be available in Omemee that it could be considered for the future home of the SouthEast twin pad site.

It is recognized that arenas play a variety of recreational and social roles in the communities where they are located. Facilities provide a place for residents of all ages to engage in recreation and social activity while also acting as a community focal point, hub and providing for community pride. These roles cannot be ignored when considering the role that arenas play in the community fabric.

Other Alternatives Considered:

As has been previously provided to Council, there are other Service Delivery Models for consideration. During the July 8th, 2015 Core Services presentation, **Appendix B**, on Arena Utilization several service delivery options were presented. Council could choose any of those options and if so one of the following resolutions would be recommended for implementation;

THAT Council support the continued status quo operations of 10 single pad arena facilities, remaining in an over-supplied state now and beyond 2026; or,

THAT Council support the elimination of one single pad arena to provide a total of nine single pad facilities; or,

THAT Council support the elimination of two single pad arenas to provide a total of eight facilities in the short term, and build one new single pad facility by 2026.

Council could also take a different direction than the provision of two (2) new twin pad facilities. While staff have brought forward this report based on the recommendation to close six (6) single pad arenas and replace with two (2) twin pads, Council could choose to reduce the number of single pads to four (4) and invest to re-furbish them to extend their life expectancy. It must be cautioned that this action would still require significant capital investment and would see the City keep four (4) facilities that are currently either past or nearing their life expectancy. If this action were to move

forward, it would significantly change the priority sequencing and decision of which single pad facilities would be closed. It should be noted that while considering the services that can be provided at a single pad facility from a modern arena development standpoint, this model would not be ideal and would not maximize operating efficiencies.

Financial Considerations:

There will be significant financial savings resulting from the actions within this report. However, much of those savings would be required to be invested in the funding model for the development of the two (2) new twin pad facilities.

The City's single pad facilities operate at an annual deficit averaging approximately \$100,000-\$125,000. The closure of six (6) of these facilities would therefore represent an annual savings of approximately \$600,000-\$750,000. However the cost of operating the two (2) new twin pad facilities would then have to be factored into the City's budget. Twin pad facilities offer an approximate 30% efficiency on operations compared to single pad facilities so the anticipated annual operating cost of two (2) new twin pads would be \$350,000-\$450,000 (this would fluctuate depending on the size of the new facilities and the amenities offered within). The recommendation would be to utilize these anticipated operational cost savings to assist in funding the development of the new twin pads.

There would also be an anticipated savings/cost avoidance of approximately \$12 million dollars by not re-investing in the six (6) single pad facilities being selected for closure. Until each facility is closed the City would not proceed with any Capital work unless it was absolutely required to keep the facility open or represented a Health and Safety issue. If this were the case, it is suggested that the priority sequence for closures be reviewed and amended at the time. Again, this savings/cost avoidance would be recommended for investing in the development of the future twin pad facilities.

The estimated cost of developing a twin pad facility is between \$14-\$18 million. Again this is all dependent on the amenities and other services to be included in the facility. This estimate could be reduced or increased depending on the final facility design and service provision. Another factor in the cost to develop the twin pad sites would be the site works required. This was a factor in the criteria for the site selection and is a major reason for the recommendations as they are.

Staff are continuing to monitor existing and potential future funding sources and it is hoped that when the project was shovel ready and nearing implementation that the City would be able to access Provincial/Federal Infrastructure Funding sources to assist with the funding of these projects.

There will also be savings as a result of staff efficiencies. In the twin pad model existing staff would be able to service and maintain multiple facilities as opposed to just a single pad.

Relationship of Recommendation(s) To Strategic Priorities:

Arena facility service provision impacts a number of elements within the Strategic Plan:

- Goal 2: An Exceptional Quality of Life - Improved Wellness, Well-Being & Community Health
- Enabler 4: Efficient Infrastructure and Asset Management - Well managed and maintained municipal assets

Review of Accessibility Implications of Any Development or Policy:

Arena facilities must adhere to the City's Accessibility Plan, the Ontario Building Code, and Provincial Integrated Accessibility Standards.

Servicing Comments:

N/A

Consultations:

Arena User Groups

Jim Morgenstern, Principle dmA Planning and Management Services

City of Kawartha Lakes Library Board and Library CEO

Public Works

Attachments:

Appendix A – Arena Rationalization Strategy - Final Report



PRC2016-006
Appendix A.pdf

Appendix B – Arena Utilization Presentation, July 2015



PRC2016-006
Appendix B.pdf

Appendix C – Staff Report CS2015-017



PRC2016-006
Appendix C.pdf

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Ron Taylor
Chief Administrative Officer, City of Kawartha Lakes
cc: Mayor Andy Letham and all councillors

24 November 2020

Dear Mr. Taylor;

I hope you and all members of staff and council are continuing well in these uncertain times. I am writing to express my disappointment at council's sudden and unexpected decision to close the Ops Community Centre. While my family has a strong personal attachment to the arena — my father, Philip Payne, was a member of the Ops Recreation Commission that secured land and funding and oversaw construction of the facility — that's not a good enough reason to ask council to reconsider.

What is important is that council allow its own review process to be completed so that the best possible decision can be made about closing recreation facilities based on evidence. My understanding is that city staff are due to present the results of this review to council early in 2021. Surely it would make the most sense, and be the most rational use of city resources, to wait for all the information to be gathered and analyzed before deciding which arenas to close.

If the results show clearly that, when all the evidence is weighed, Ops should close, well then, so be it. The city can't upgrade all of its existing arenas, many of which, like Ops, were brought to life by volunteers many decades ago; finances and shifting demographics dictate that some will have to close. What's critical, though, is that any decisions be based on hard data and comparisons applied fairly across the board. (I trust that the ball diamonds at Ops would still be maintained for community use.)

Although it doesn't show up on the bottom line, the Ops Community Centre has played a pivotal role in fostering community in the former Ops Township for more than forty years. The ice surface is well used in winter and the ball diamonds are busy all summer long. Of course I hope that the review recommends that Ops should stay open, but I recognize there are people all over the city hoping the same for their community centres. All we ask is that the final decision be based on an impartial assessment of the facts, and that when the time comes, the closures are treated with dignity, and the contributions of thousands of dedicated volunteers in the creation of these facilities be honoured and celebrated.

Sincerely,

Nancy Payne

Ops Township
December 17th, 2020

Mayor and Council
26 Francis Street
Lindsay, Ontario
K9V 5R8

Re: Ops Community Centre Closure

We write this letter on behalf of the many concerned citizens of Ops Township and, indeed, the surrounding geographical area. We are but two of the families that were intricately involved in the planning and construction of the Ops Community Centre.

To those on Council who may not be totally familiar with the history of this facility, it came to fruition out of a sense and a reality of Ops never having a central place to gather; - in essence, a home for recreational and social activities. For years approximately three thousand to four thousand citizens of Ops never had an arena, baseball diamond, banquet hall, figure skating centre or curling club. Families always had to travel elsewhere. So, in the early 1970s dozens of families (with the support and backing of Council) came together to first envision this idea and then see it through to completion. It was truly a remarkable community effort and achievement. This new Community Center gave to Ops a tangible identity and a much needed place for families and community to come together re: anniversaries, weddings, dances, fundraisers and of course a much needed arena.

This Community Centre has truly served our area well over five decades. We do realize that some centres are not utilized as fully as they once were. Communities change, age groups change, preferences change and Council always has to make decisions in the best interest of all it's citizenry. We understand this fact. However, if Bobcaygeon or Fenelon Falls with approximately the same population base as Ops lost or had their arenas closed, curling clubs and banquet halls shut down, community meeting spaces all just gone, it would be devastating. Well, that is what is being proposed to our Ops Community.

Some of our citizens had the opportunity to provide input into the meetings of the earlier 2000's concerning arena closures. To our knowledge findings indicated that Ops was one of the more successful and profitable arenas and was never discussed as a possible closure.

When the report comes forward in the New Year we ask Council to give this decision further consideration. And, as part of these deliberations, please take into account the future anticipated growth of the Ops community (approximately several thousand new people with the subdivisions and housing starts forthcoming).

Our Community Centre has been and remains the 'heart' of our community. Lose this facility and we lose much of our identity and what so many of us worked so hard for, for many, many, decades.

Sincerely,

c: Ron Taylor

MURRAY and ELEANOR WALDEN

RON and LENORE PEARSON