



Committee of the Whole Report

Report Number:	CS2022-05
Meeting Date:	March 8, 2022
Title:	CS2022-05 – Ops Community Centre Status
Description:	Provide an update on the status of the Ops Community Centre and proposed next steps.
Author and Title:	Craig Shanks, Director of Community Services

Recommendation(s):

That Report **CS2022-05, Ops Community Centre Update**, be received; and,

That \$300,000 be included in the 2023 Capital Budget deliberation to demolish the Ops Community Centre; 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 adopted the following resolution:

CR2020-353

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

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

At the April 6, 2021 Council meeting the following resolution was subsequently endorsed:

CR2021-195

That Council direct staff to utilize the funds remaining in Project PR1903 - 950190301 (Ops Arena and Community Centre Design - with approximately \$130,000 remaining) to have a design prepared for the re-purposing of the Ops Community Centre as a dry-floor multi recreational space for the purpose of allowing a Capital Budget request to be prepared for inclusion in the 2022 Capital Budget if the concept is approved for implementation by Council when the report is brought back later in 2021.

This report addresses that direction based on current realities of the facility.

Rationale:

In 2020 Council resolved not to allot any funding for the re-purposing and/or renovation of the Ops Community Centre facility as a result of the Canada Infrastructure Funding (ICIP) application for \$10,632,850 being denied. At that time, the previously approved debenture funding project in the amount of \$3,867,150 was closed and not utilized for any Ops Community Centre project. This left a remaining balance of approximately \$130,000 remaining in the 2019 PR1903 project for the potential design of a re-purposing of the facility.

The primary factor in the original request and ICIP Funding application was due to the age and on-going deterioration of the Ops Community Centre. These needs and costs associated have been reported on throughout the years within various Arena Feasibility reports (Appendix A).

As a result of the continued deterioration, no funds for capital upkeep and no operation of the facility, the roof system (and other components) of the entire facility have failed and the building is now in a state of dis-repair and needs demolition. The decommissioning of the refrigeration system (ice-plant) of the Ops Community Centre is underway through an approved 2022 Capital Project. If other refrigeration system related equipment, or other components of the community centre, are salvageable they will be inventoried for potential future City use at other Community Centre/Arena facilities. The remaining funds from project PR1903 could be used for immediate needs and preparation for 2023 demolition.

There is no detailed costing at this time for an "indoor/dry-floor" recreational use facility as no previous studies were commenced for providing this specific option and no project specific to this was approved.

Other Alternatives Considered:

Considering the current situation, a complete demolition of the entire Ops Community Centre is required. This is not just the arena pad but also includes the community hall portion of the facility. Therefore, a re-purposing of the structure is no longer an economically feasible option. The required demolition will allow for the continued use of the property, with greater parking availability, as a community parkland and sports field space, and for the Ops Fire Station to continue operating.

Previous surveys of the community, input to staff and general feedback, while expressing a limited desire for the need of an indoor, dry-floor recreational space, has not provided a substantiated need for such a facility. With the potential use of School Board properties and gymnasiums being re-initiated post pandemic and the lesser cost to community groups for those uses, there remains no demonstrated need for a new indoor/dry-floor recreational space. Previous use of the community hall can be accommodated within the existing inventory within municipal facilities.

Should Council wish to further consider the need for such a facility, a potential future Capital Budget should be established in a future year for the study and design of what the facility would be to allow for the proper Capital Budget for actual construction purposes.

Therefore at this time, it is not economically feasible for the City to invest in a replacement facility; indoor dry floor recreational or community hall in nature.

Alignment to Strategic Priorities

This report aligns with the strategic priorities within the 2020-2023 Kawartha Lakes Strategic Plan of:

1. An Exceptional Quality of Life
2. Good Government

The Strategic Plan is available on SharePoint at the following link:

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

Financial/Operation Impacts:

There are no financial impacts associated with this report. A Capital Budget will be required and requested in 2023 for the demolition of the facility. If further direction of Council is provided a potential future year's capital budget would be required for any follow-up actions Council proposes. Capital funding for required upgrades to our existing facilities is at a premium and strategic decisions will need to be made pertaining to new and existing facility enhancements.

Consultations:

Manager of Parks and Recreation

Attachments:

Appendix A: Staff Report PRC2020-006



PRC2020-006 Ops
Community Centre F

Appendix B: Staff Report CAO2021-004



CAO2021-004 Ops
Arena Property.pdf

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