

Repurposing of Sudbury Community Arena Site

Presented To:	City Council
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Recommended by:	Chief Administrative Officer

Report Summary

This report provides a recommendation regarding a response to the Council resolution of November 9, 2021 and proposes a process to develop options for the repurposing of the Sudbury Community Arena following the opening of the Greater Sudbury Event Centre.

Resolution

THAT the City of Greater Sudbury directs staff to implement the process described in the report entitled “Repurposing of Sudbury Community Arena Site”, from the Chief Administrative Officer, presented at the City Council meeting on April 26, 2022.

Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

This report refers to the goals identified in the City of Greater Sudbury Strategic Plan 2019-2027 under and “Asset Management and Service Excellence.” There are no direct connections to the Community Energy and Emissions Plan.

Financial Implications

There are no financial implications to this report. Any incidental expenses associated with process implementation will be covered through existing operational budgets.

Background

On November 9, 2021, Council approved the following resolution:

WHEREAS City Council committed to construct a new Event Centre at the Kingsway Entertainment District that replaces the current, almost 70-year old facility; AND WHEREAS City Council has repeatedly committed to take steps that help Greater Sudbury's downtown thrive, including a commitment to construct The Junction, which includes, among other features, a new Central Library

and new Art Gallery;

AND WHEREAS the existing Arena property now presents an opportunity for the community to reimagine how that public space can be used to help renew and develop downtown Sudbury's vibrancy;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to present a plan for Council's approval in the first quarter of 2022 that recommends how best to ensure the existing Community Arena and/or the property on which it resides, fully contributes to downtown renewal efforts, and sustains community vibrancy that includes, among other more technical steps, a plan for extensive public consultation.

Staff have examined the potential for repurposing the arena facility and associated property in a manner that supports the community's goals of downtown renewal and community vibrancy. There are several approaches which could be considered for this project, including:

- A fully public project such as community housing, or a new municipal facility
- A public/private partnership such as a combination of community housing and private residential or commercial space
- A fully private project with the property sold for a specific, private sector driven project that benefits the community

Given the size and prominence of the site and the expected public interest in the outcome, staff recommend a multi-phased process that will ensure that all options are considered and that the community has an adequate opportunity to participate.

In the first phase, CGS staff would produce a document that summarizes the technical aspects of the site, provides examples of redevelopment projects from other cities and establishes the context of the downtown overall. This phase could be completed by June 30, 2022. In 2022, Planning Services will also undertake work in support of the Junction East project, which will inform future updates to the Downtown Master Plan. This work will provide additional information and context to plans associated with the repurposing of the Sudbury Community Arena.

In the second phase, an extended opportunity for public input into the future of the site will be provided. The information developed in the first phase will be available through the CGS public participation portal OverToYou along with a series of questions to stimulate participation and idea-sharing. Options for residents who may not have access to technology or who may not be comfortable using online options will also be available. Downtown and other community stakeholders will be approached directly and requested to provide a response to the information and the questions. This phase would run from mid-July to late September.

In the third phase, staff will collate the details of all information received in summary form. Staff will also evaluate and prioritize the suggested opportunities and undertake a more detailed analysis of the top 3-5 ideas. This information will come forward to Council in Q1 2023, along with recommendations and options for next steps which could include Requests for Expressions of Interest, additional research and analysis or some form of feasibility study. Budgetary requirements and timelines for this additional work also be outlined as part of this report. The plans will reflect a CEEP lens and future reports will develop specific repurposing options that incorporate features which contribute to CEEP goals.

With Council approval, the first phase of this work will get underway as quickly as possible.

Resources Cited