

Gerry McCrory Countryside Sports Complex Multipurpose Space

Presented To:	Community and Emergency Services Committee
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Recommended by:	General Manager of Community Development

Report Summary

This report provides information regarding the potential development of vacant space at the Gerry McCrory Countryside Sports Complex to facilitate community use, tournament and event hosting and other sporting functions. The report includes estimated costs and identifies potential partners and funding sources.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to the strategic goal 5.2 Investment in Infrastructure to Support Community Recreation with a Focus on Quality of Life as identified in the City of Greater Sudbury Strategic Plan. This report also supports the Climate Action Plan's goal of efficient buildings.

Financial Implications

There are no financial implications associated with this report.

Background

The addition of a second ice surface at the Gerry McCrory Countryside Sports Complex was approved as part of the 2011 capital budget at a total cost of \$10,375,315. There is a total of \$4,856,784 remaining to be paid for the project, with annual budget commitments through 2035 as per the original funding plan.

As part of the project to add a second ice pad at the Gerry McCrory Countryside Sports Complex, Council approved the inclusion of 5,000 square feet of additional programming space to be dedicated to the Greater Sudbury Sports Hall of Fame Committee. The space has remained vacant as the committee has not been able to secure necessary funding to develop the space.

In November 2017, the Greater Sudbury Sports Hall of Fame committee advised that the group intended on locating the hall of fame at another facility. A report to the Community Services Committee presented on March 18, 2019 noted opportunities to utilize the space at Countryside for City of Greater Sudbury purposes, or by third parties, to generate financial and leisure benefits for the City. Direction was received to issue a Request for Expression of Interest (RFEI) to properly canvas the community for potential proponents.

The RFEI was issued on two different occasions. The first RFEI was issued on October 4, 2019, with closing date of October 31, 2019. One proposal was received, however after review of the proposal, it was deemed incomplete and not suitable for the space or facility. A second RFEI was issued on March 6, 2020. To help raise awareness of the RFEI, Arenas Section staff reached out to Economic Development and the local Chamber of Commerce advising them of the RFEI and requested support to communicate the opportunity with their contacts/members. In addition, information about the opportunity was sent to all arena users. The second RFEI did not generate any submissions. With no plan takers and COVID-19 impacting the community, the RFEI was cancelled on April 16, 2020.

Upon receiving the results of the RFEI processes, Council passed the following resolution:

THAT the City of Greater Sudbury approves the use of the former Hall of Fame space at the Gerry McCrory Countryside Sports Complex for arena operations as detailed in the report entitled "Gerry McCrory Countryside Sports Complex Hall of Fame EOI Results" from the General Manager of Community Development, presented at the Community Services Committee meeting on August 10, 2020.

AND THAT the capital funds required to support the space be considered through capital prioritization as part of the 2021 budget process.

At the Community & Emergency Services Committee of May 21, 2024, the following resolution was passed:

WHEREAS 5,000 square feet of additional programming space, intended to house the Greater Sudbury Sports Hall of Fame, was included as part of the construction of a second ice pad at the Gerry McCrory Countryside Sports Complex in 2010;

AND WHEREAS the Greater Sudbury Sports Hall of Fame committee confirmed in November 2017 that they will not be developing the space;

AND WHEREAS the City has issued two separate requests for expressions of interest to develop and operate the space with the City receiving no submissions;

AND WHEREAS capital investments for the space are required for occupancy and to facilitate community programming, support tournament and event hosting and other potential uses;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to present a report to the Community and Emergency Services Committee prior to the 2025 budget review discussions, which will include a proposal to develop the space to facilitate community use, tournament and event hosting and other sporting functions and also includes estimated costs and identifies potential partners and funding sources.

Current Status of Gerry McCrory Countryside Space

The 5,000 square feet of programming space previously dedicated to the Greater Sudbury Sports Hall of Fame committee remains unfinished and vacant. The space has been informally utilized over the years to support the numerous tournaments and events hosted at the Gerry McCrory Countryside Sports Complex.

In a review of the vacant space with Building Services, it has been noted that there are capital investment requirements for permanent occupancy, including fire separation work and emergency egress improvements. In addition, there is minor electrical work that needs to be completed, including the upgrading of light fixtures to commercial LED grade. Further, the existing floor is polished concrete, not conducive to programming or other activities.

Analysis

Previous Council reports identified how the space has been informally used in support of user groups and event organizers. These uses included:

Regular Users

- Dry land training area
- Team meetings
- Hockey photos
- Temporary hockey equipment storage (between games & try outs)
- Team Christmas gatherings
- End of season gatherings
- Pre delivered supplies storage
- Tournament storage
- Meal area
- Award ceremonies

Special Events

- Skate Canada events
- Hockey Canada Events (tournaments & development camps)
- Curling Canada events
- Speed Skating Canada events
- Northern Ontario Junior Hockey League events

Other

- Community engagement sessions
- Filming lunchroom
- Staff training

Based on this usage, and Council's direction for a proposal to develop a multipurpose area to facilitate community use, tournament and event hosting and other sporting functions, staff engaged an architect to complete a fit-out study for transforming the space. The scope of work included mechanical and electrical design briefs addressing fire separation, HVAC, plumbing, electrical and other items required to finish the space.

Attachment 1 provides a visual of the proposed development of the space. The proposal includes the addition of a universal washroom and change area, complete with a fitness testing room. The proposal also includes a counter area which can be used for training, registration, and similar functions. It is proposed that sports flooring be installed throughout the area to accommodate a wide range of uses. A manual movable partition wall is included so that the space can be divided allowing multiple functions to occur at the same time. Storage areas are included for tables, chairs, etc. that would be set up for community events and functions. The proposal provides a visual on how exercise equipment can be temporarily placed to support training camps, sporting schools, etc. Other work includes upgraded LED lighting and HVAC improvements.

A Class “C” estimate was also provided as part of the architect’s work. The estimate received in November 2023 to complete the space as proposed was \$542,000 excluding HST, project management fees, legal fees, communication systems and furniture and equipment.

Potential Partners and Funding Sources

The following provides an overview of potential funding sources and partnerships:

Tourism Development Fund (TDF)

The Greater Sudbury Development Corporation’s (GSDC) Tourism Development Fund was established for the purposes of promoting and growing the tourism industry in Greater Sudbury. The TDF is supported through funds collected annually by the City of Greater Sudbury through the Municipal Accommodation Tax. The TDF directs funds for tourism marketing and product development opportunities and is managed by the GSDC’s Tourism Development Committee. Eligible projects must demonstrate the capacity for major events bids or hosting and show broad community impact.

Northern Ontario Heritage Foundation Corporation (NOHFC) Community Enhancement Program

NOHFC’s Community Enhancement Program is designed to support priorities of northern communities and organizations that contribute to a healthy and strong community. Eligible projects are those that involve incremental improvements, repairs, and/or renovations to improve and extend the useful life of capital assets including social and recreational facilities, municipal assets, and community halls, that contribute to a healthy and vibrant community. This includes the construction and/or renovation of capital assets that support community economic development. The maximum contribution is the lesser amount of 50% of total eligible costs or \$2 million.

Community Sport and Recreation Infrastructure Fund Repair and Rehabilitation Stream

The Province of Ontario announced that applications are being accepted for the Community Sport and Recreation Infrastructure Fund (CSRIF). This new \$200-million, three-year infrastructure supports new and revitalized local sport, and recreation facilities across the province. Under the Repair and Rehabilitation Stream, eligible organizations may apply for funding between \$150,000 and \$1 million to extend the lifespan of existing community sport and recreation facilities/spaces and improve local programming and accessibility features to meet community need. Eligible projects also include those that maximize the use of existing facilities, enhancing functionality and or participation. Applications for Stream 1 projects are due October 29, 2024.

Healthy Community Initiatives (HCI) Program Funding

The Healthy Community Initiative (HCI) Fund supports community based projects and initiatives that advance the City of Greater Sudbury’s strategic goals. As the facility is a municipal asset, enhancing the vacant space at the Gerry McCrory Countryside Sports Complex would be considered an eligible project under the Healthy Community Initiatives Fund Capital Stream. Applicants must be a not-for-profit community group or organization that conducts its activities within the boundaries of the City of Greater Sudbury. The HCI Reserve Fund in the amount of \$24,000 has been established for capital projects, intended to leverage applications for projects through senior levels of government. Projects must have a significant community impact and be aligned with the Parks, Open Space and Leisure Master Plan. Projects also require matching funding through third parties.

Parks Reserve Fund

The Parks Reserve Fund may be utilized for parkland acquisition, park improvements, erection and repair of buildings for recreation purposes and the acquisition of machinery for public recreation purposes. Council authority is required for expenditures from the fund more than \$25,000. During the 2024/2025 budget process, the City made commitments to draw a large portion of funds from Parks Reserve to complete the Playground Revitalization Project.

Greater Sudbury Cubs

The Greater Sudbury Cubs, who play in the Northern Ontario Junior Hockey League and are based out of

the Gerry McCrory Countryside Sports Complex, have expressed potential interest in contributing towards enhancing the vacant space. The Greater Sudbury Cubs have expressed interest in purchasing equipment for the space, in exchange for free use of the finished area, during specific times and with considerations for existing agreements relating to leased space and advertising rights. Staff continue to meet with representatives from the Greater Sudbury Cubs about a potential partnership.

Corporate Sponsorship Opportunities

The City's Corporate Sponsorship Policy covers instances where an external company, organization, or enterprise wherein the external party contributes funds, goods, or services to a municipal program, event, project, initiative, service, or facility, in return for recognition, acknowledgement, or other promotional consideration for a specified period. There may be opportunities to engage the private sector for investment under sponsorship agreements given the high profile of the Gerry McCrory Countryside Sports Complex, and the number of events held at the facility.

Summary

The vacant space at the Gerry McCrory Countryside Sports Complex has the opportunity to facilitate community use, tournament and event hosting and other sporting functions with the design provided. The cost estimates provided also account for items that need to be completed for permanent occupancy.

Required funding to complete the space has been previously contemplated through previous capital prioritization exercises. However, given the other capital asset needs and challenges of the organization, no funds have been identified to complete or enhance the space in the 2024-2027 capital budget program.

There are several potential funding sources that may be considered to acquire necessary funding to complete the vacant space. Should Council wish to advance this project further, Council may want to consider providing direction to staff to prioritize this work so that it is incorporated into staff workplans and further support the authority to apply for senior level government funding opportunities.

Resources Cited

Gerry McCrory Countryside Sports Complex Hall of Fame EOI Results

<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?documentid=39424>

Gerry McCrory Countryside Sports Complex Hall of Fame Space – Request for EOI Community Services Committee (March 18, 2019)

<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?documentid=3845>

Greater Sudbury Sports Hall of Fame Presentation, City Council (November 1, 2017)

<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?documentid=7418>

Sports Hall of Fame Update Report/Presentation, Community Services Committee (June 25, 2012)

<https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=20613>

Countryside Arena Expansion/Sports Hall of Fame, City Council (November 24, 2010)

<https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=24484>