

# Arena Renewal Strategy

Report to Community Services  
Standing Committee

July 8<sup>th</sup>, 2013



# Arena Renewal Strategy Background

April 14, 2010

- Approval to construct 2<sup>nd</sup> ice pad at Gerry McCrory Countryside Sports Complex
- Approval to conduct emergency repairs to Cambrian Arena
- Request for an Arena Renewal Strategy



June 15, 2011

- Report to Council – introduction to Arena Renewal Strategy
- Terms of Reference, timelines, principles and deliverables



February 27, 2012

- Report to Community Services Standing Committee summarizing results of Community Consultation

# Report to Community Services Standing Committee

January 21, 2013

- Summary of building lifecycle analysis
- Cost recovery data
- Demand and ice usage for City facilities
- General demographic data, population/trends, ice usage
- Scenarios re: facility repairs/replacement

# Current Report

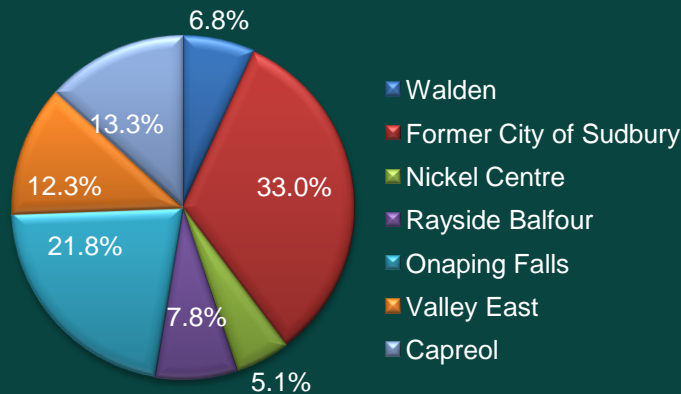
- Consult the community regarding increasing the usage of the I. J. Coady Arena
- Conduct a survey regarding the community's opinion on renewing vs. replacing facilities (with specific attention to the Sudbury Community Arena)

# Community Consultation

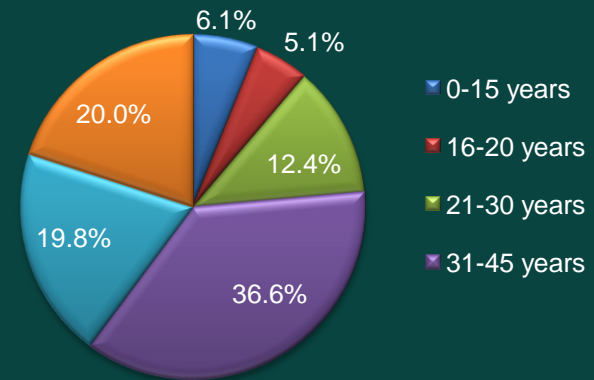
- Community survey completed
  - Over 1200 respondents
  - Electronic and paper copies
- Public Input Session – Onaping Falls
  - 170 attendees

# Survey Results

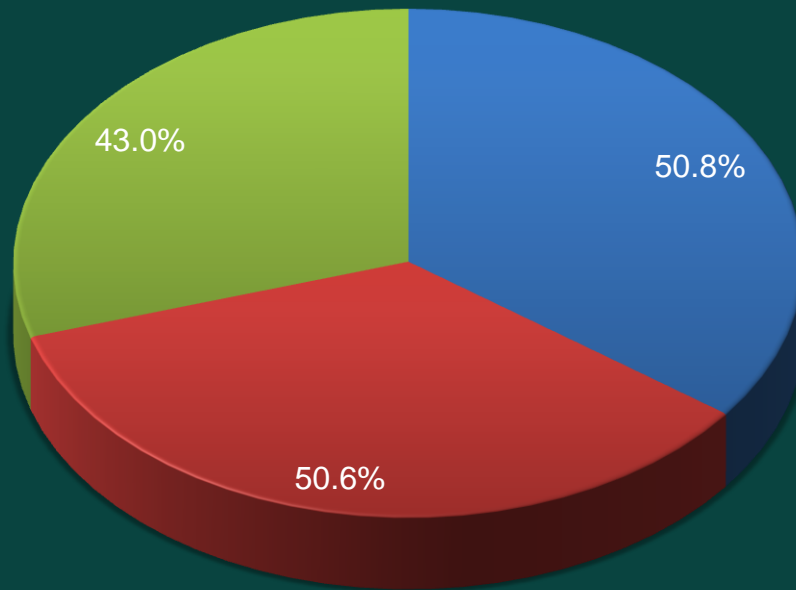
**Q #1: Please indicate in which community you currently reside.**



**Q#2: Please indicate which of the following most accurately reflects your age group.**



### Q # 3 Please indicate your level of involvement with arenas (top 3 responses)



- Ice user (hockey, ringuette, figure skating, speed skating, public skating) Ice user (hockey, ringuette, figure skating, speed skating, public skating)
- Sudbury Community Arena patron (Sudbury Wolves, concerts, trade shows) Sudbury Community Arena patron (Sudbury Wolves, concerts, trade shows)
- Parent of an ice user (hockey, ringuette, figure skating, speed skating) Parent of an ice user (hockey, ringuette, figure skating, speed skating)

4. Due to the low utilization of the I.J. Coady Arena, Council has directed staff to seek opinions/strategies to increase the ice usage and generate additional revenue for this facility. Would you support the following (may choose more than one selection)?

		Response Percent	Response Count
Incentives for bookings (i.e. 1 free hour for every 5 hours booked)	<div><div></div></div>	29.1%	334
Further discounting user fees to promote usage	<div><div></div></div>	23.1%	265
Marketing campaign to make users aware of available ice	<div><div></div></div>	24.9%	288
Other (please comment below)	<div><div></div></div>	22.8%	262
	Other (please specify)		357
	answered question		1,147

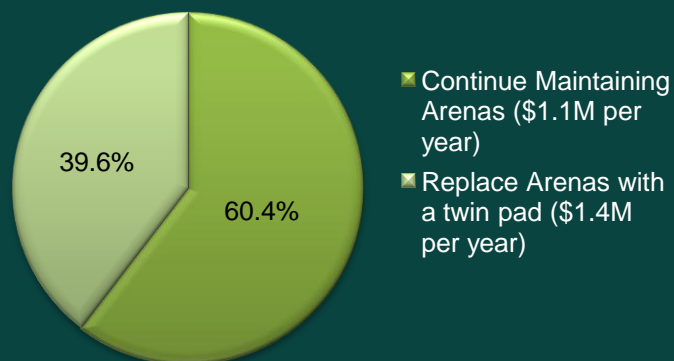


# Summary of Top Comments – Q#4

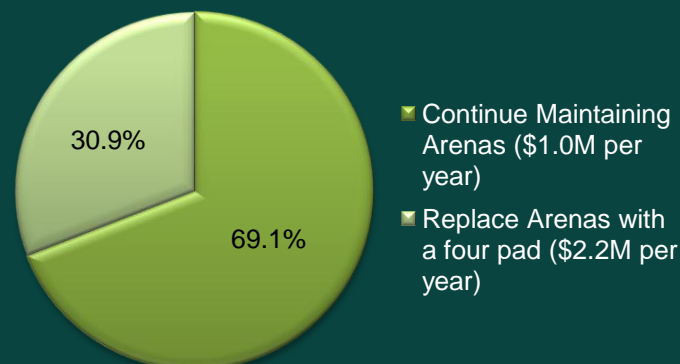
	#	%
Try all listed options	100	28%
Close the I.J. Coady Arena	38	11%
Administration of Ice time (how ice is booked)	32	9%

# Scenarios - Repair vs. Replace

## I.J. Coady (Levack), Chelmsford and Dr. Edgar Leclair (Azilda) Arenas

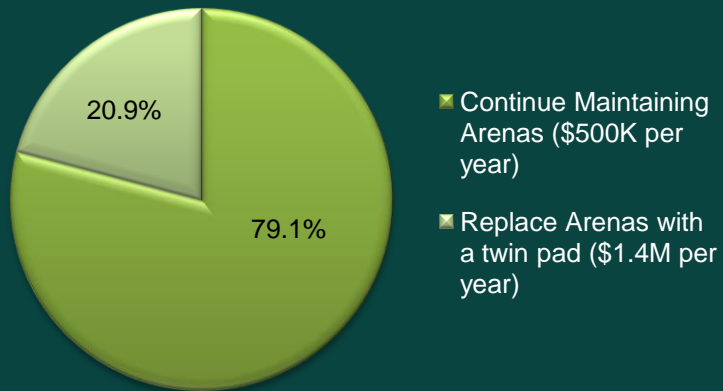


## Capreol (both pads), Centennial (Hanmer) and Raymond Plourde (Val Caron) Arenas

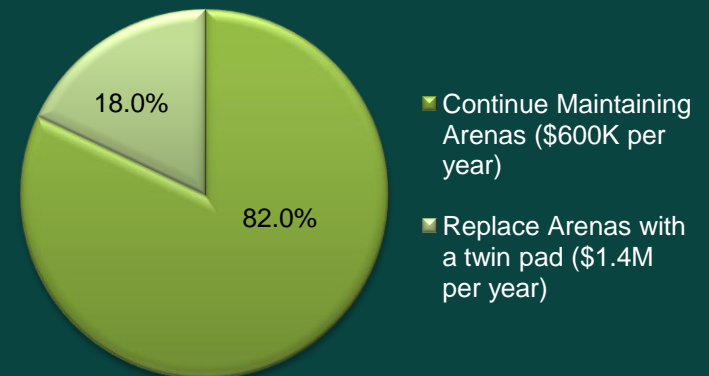


# Scenarios - Repair vs. Replace

**Garson and Toe Blake (Coniston)  
Arenas**

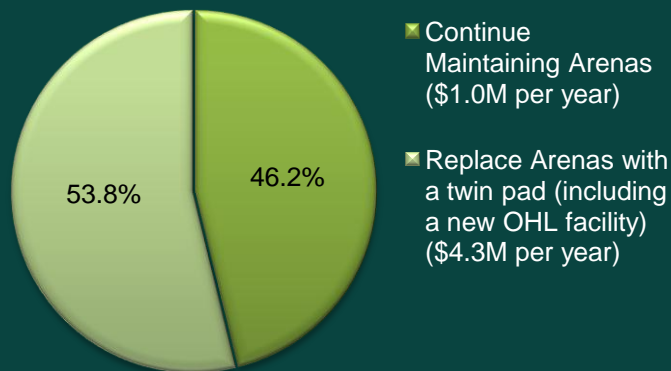


**TM Davies (Walden) and McClelland  
(Copper Cliff) Arenas**

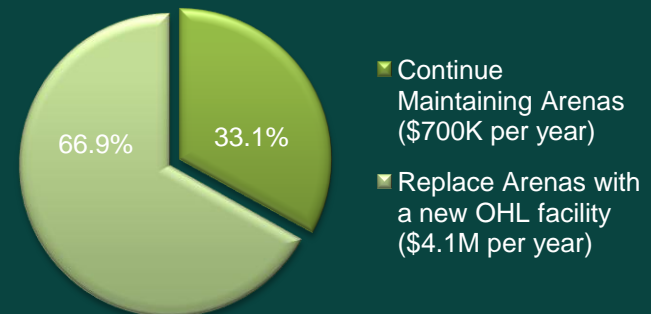


# Scenarios - Repair vs. Replace Sudbury Community Arena

## Sudbury Community Arena and Carmichael Arena



## Sudbury Community Arena



# Lifecycle Analysis

## 10 Year Building Condition Capital Cost Breakdown

<i>Facility</i>	<i>Immediate Need (1 to 5 years)</i>	<i>Long Term Needs (6 to 10 years)</i>	<i>Total</i>
<i>Sudbury Community Arena</i>	<i>\$ 2,375,000</i>	<i>\$1,450,000</i>	<i>\$3,825,000</i>
<i>Capreol (both pads)</i>	<i>\$ 2,015,000</i>	<i>\$1,037,000</i>	<i>\$ 3,052,000</i>
<i>Chelmsford</i>	<i>\$ 1,760,000</i>	<i>\$1,057,000</i>	<i>\$ 2,817,000</i>
<i>Dr. Edgar Leclair</i>	<i>\$ 751,000</i>	<i>\$1,173,000</i>	<i>\$ 1,924,000</i>
<i>Carmichael</i>	<i>\$ 921,000</i>	<i>\$ 756,000</i>	<i>\$ 1,677,000</i>
<i>Cambrian</i>	<i>\$ 895,000</i>	<i>\$ 687,000</i>	<i>\$ 1,582,000</i>
<i>Centennial</i>	<i>\$ 637,000</i>	<i>\$ 911,000</i>	<i>\$ 1,548,000</i>
<i>I.J. Coady</i>	<i>\$ 682,000</i>	<i>\$ 795,000</i>	<i>\$1,477,000</i>
<i>Raymond Plourde</i>	<i>\$ 764,000</i>	<i>\$ 602,000</i>	<i>\$1,366,000</i>
<i>Tom Davies</i>	<i>\$ 563,000</i>	<i>\$ 737,000</i>	<i>\$1,300,000</i>
<i>Toe Blake</i>	<i>\$ 785,000</i>	<i>\$ 382,000</i>	<i>\$1,167,000</i>
<i>McClelland</i>	<i>\$ 533,000</i>	<i>\$ 602,000</i>	<i>\$ 1,135,000</i>
<i>Garson</i>	<i>\$ 420,000</i>	<i>\$ 462,000</i>	<i>\$ 882,000</i>
<i>Gerry McCrory Countryside</i>	<i>\$ 137,000</i>	<i>\$ 275,000</i>	<i>\$ 412,000</i>
	<b><i>\$13,238,000</i></b>	<b><i>\$10,926,000</i></b>	<b><i>\$24,164,000</i></b>

# Capital Program Priorities

Arena	Estimated Cost of Repairs (top three priority rankings – must, critical, urgent)	Estimated Cost of Accessibility Upgrades	Total Cost (top three priority rankings - must, critical, urgent)
Chelmsford	\$1,105,000	\$125,000	\$1,230,000
Sudbury Community Arena	\$440,000	\$630,000	\$1,070,000
Capreol	\$420,000	\$175,000	\$595,000
Tom Davies	\$215,000	\$125,000	\$340,000
Toe Blake	\$210,000	\$150,000	\$360,000
Garson	\$180,000	\$100,000	\$280,000
McClelland	\$172,000	\$90,000	\$262,000
Centennial	\$170,000	\$85,000	\$255,000
I. J. Coady	\$165,000	\$100,000	\$265,000
Cambrian	\$154,000	\$155,000	\$309,000
Raymond Plourde	\$145,000	\$125,000	\$270,000
Carmichael	\$141,000	\$150,000	\$291,000
Dr. Edgar Leclair	\$140,000	\$25,000	\$165,000
Gerry McCrory Countryside	\$55,000	\$25,000	\$80,000
	\$3,712,000	\$2,060,000	\$5,772,000

# Recommendation

WHEREAS the City of Greater Sudbury has undertaken an Arena Renewal Strategy, and;

WHEREAS community consultations and analysis of the current state of ice facilities have been completed, and;

WHEREAS the City's arenas are aging and require significant capital repairs in order to maintain a sustainable inventory of ice facilities to meet the demand of the community, and;

WHEREAS municipal arenas cover a diverse geographical area and add great value to communities, providing a central social hub for community activities and events.

THEREFORE BE IT RESOLVED THAT the Community Services Committee approve the Arena Renewal Capital Plan based on the results of the Community Consultation, and;

THAT a report on funding and capital cost breakdown be submitted to Community Services Committee for the repairs to Chelmsford Community Arena and a new OHL facility, and; THAT the Committee recommend that the surplus funds from the Gerry McCrory Countryside Sports Complex project be applied towards the repairs to the Chelmsford Arena with the additional capital requirements to be funded through 2014 Leisure capital envelopes and reserve funds, and;

THAT a user fee structure be implemented to include incentives to increase usage at the I. J. Coady Arena in the Greater Sudbury community of Levack, and;

THAT opportunities be explored to replace the Sudbury Community Arena, including the consideration of Public-Private-Partnerships and Reserves



# Questions and Discussion

