

Request for Decision

Valley East Twin Pad Multipurpose Sports Complex

Presented To: Community Services Committee

Presented: Monday, Jul 08, 2019

Report Date: Friday, Jun 21, 2019

Type: Presentations

Resolution

THAT the City of Greater Sudbury approves the recommended building program elements and site schematic, as outlined in the report entitled "Valley East Twin Pad Multipurpose Sports Complex", from the Interim General Manager of Community Development, presented at the Community Services Committee meeting on July 8, 2019.

Relationship to the Strategic Plan / Health Impact Assessment

This report supports Council's Strategic Plan in the area of Quality of Life and Place as it aligns with the Population Health Priorities of Play Opportunities, Families and Age Friendly Strategy. A new twin pad multipurpose sports complex will allow for programs and services that would improve the health and well-being of youth, families and seniors.

Report Summary

This report provides a summary of the community consultation process on the proposed Valley East Twin Pad Multipurpose Sports Complex. A summary of the report from Yellowega Bélanger Salach Architecture is included providing an overview of the recommended building program elements and site schematic. The report also includes information on current capital requirements, operating costs and utilization of existing arena facilities.

Financial Implications

The project will be considered for 2020 capital funding through the capital prioritization process and associated business case.

Signed By

Report Prepared By

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Health Impact Review

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Purpose

The purpose of this report is to provide Council information following the public consultation process on the proposed Valley East Twin Pad Multipurpose Sports Complex including recommendations relating to recommended building program elements and a recommended site plan.

Executive Summary

As part of 2018 budget deliberations, Council received a business case for a Valley East Twin Pad arena. The business case identified the Howard Armstrong Recreation Centre location as a potential location for a new twin pad facility.

Yellowega Bélanger Salach Architecture (YBSA) was retained to conduct a community consultation process to gather input on the proposed facility and to confirm desired programming within the facility. YBSA has produced a Valley East Twin Pad Multipurpose Sports Complex which includes a summary of public consultation and a conceptual site design (Appendix A).

Key program elements of the proposed facility following the community consultation process are:

- Twin Pad Arena (NHL size rinks each with 400 seat capacity)
- 8 changerooms and referee changerooms per ice surface
- Gymnasium (multipurpose sports programming such as indoor soccer training, pickleball, roller hockey, exercise classes etc.)
- Daycare Administrative offices and Daycare services for Centre Pivot du Triangle Magique.
- Heated viewing area
- Café/ Restaurant/ Concessions
- Public Concourse / Lobby
- Support Spaces

YBSA has also provided a recommended schematic site plan based on community and stakeholder input. The recommended site plan considers the following:

- A new main entrance off of Domionon Drive.
- Proposed facility is situated close as possible to the existing Howard Armstrong Recreation Centre, soccer fields and library/Citizen Service Centre to create a community hub.
- Building does not disturb existing parkland.
- Building displaces existing day care building, which would be constructed new within the proposed facility.

The estimated cost for the proposed new facility is \$29M for construction costs and \$36M for total project costs.

Background

At the June 19, 2017 Community Services Committee meeting, resolution CS2017-16 was passed stating “that the City of Greater Sudbury Council directs staff to prepare a business case to replace various arenas and/or ice pads, with the build of a multi-pad/multi-purpose arena facility in Valley East, indicating the cost of the build, recommended location, efficiencies to be had, financial options for the build, and any/or all other information to assist Council with its deliberations, to be included in the 2018 budget process.”

As part of the 2018 budget process, Council received a business case for a Valley East Twin Pad arena. The business case identified the Howard Armstrong Recreation Centre location as a potential location for a new twin pad facility.

A report titled “Valley East Twin Pad Next Steps” was presented to the Community Services Committee on July 8, 2018. The report indicated that the City would engage a third party to complete community consultation and confirm facility programming.

Yellowega Bélanger Salach Architecture was awarded work through a competitive process. Scope of work included:

- Information Gathering (review relevant information, research other similar facility builds)
- Consultation (meet with community stakeholders, City staff and lead public consultation process)
- Produce a site schematic
- Provide preferred programming requirements
- Produce a final Report and present to the Community Services Committee

Public consultation sessions were held on March 30th at Capreol Community Centre/Arena, Centennial Community Centre/Arena, Raymond Plourde Arena and the Valley East Citizen Service Centre/Library. Residents also had opportunity to provide input online and through hard copy surveys from March 30th through April 23rd. A number of meetings were held with identified stakeholders as part of the process. The purpose of the stakeholder meetings and community consultation sessions were:

- To give the community an opportunity to provide input on the programming, design and characteristics of the proposed Valley East sports complex.
- To ensure the proposed Valley East sports complex meets the current and future needs of ice users.
- To hear public opinion about the proposed replacement of three existing single ice pads.
- To consult with sports associations and outdoor recreational groups to avoid potential conflict with existing indoor and outdoor uses of the Howard Armstrong Recreation Centre and to create synergies in building design and landscaping that may benefit both the City and stakeholders.

The attached report (Appendix 'A') from YBSA summarized input received from the community consultation process. Input received and research conducted was used to develop a list of recommended program elements of the proposed facilities and the development of a site plan schematic. The questionnaire used and full public consultation results can be found in Appendix B (YBSA report appendices).

Analysis

The attached report from YBSA (Appendix 'A') includes a recommended building program for the proposed Valley East Twin Pad Multipurpose Sports Complex. Based on new twin pad construction across Ontario and experience with the Gerry McCrory Countryside Sports Complex, the major program components being recommended are the following:

- Arena: 57,630 ft²
 - A twin-pad (2 NHL size 85' x 200' ice surfaces) with capability for summer ice.
 - 300-400 seating capacity per ice surface
 - 8 change rooms and referee room per ice surface
- Gymnasium: 6,727 ft²
 - Single Court Gymnasium with changerooms and support space
- Daycare: 19,200 ft²
 - Infant, Toddler and Preschool programs
 - Before and After Program
 - Early ON Centre
 - Offices
- Public Shared: 4,008 ft²
- Atrium / Lobby / Circulation: 4,200 ft²
- Support Function: 3,537 ft²

The proposed addition of licensed child care and early learning space in the project is a result of consultation with Children's Services staff and Centre Pivot du Triangle Magique (CPTM), the not-for-profit agency which owns and operates the early learning programs on the property. CPTM has expressed that there are some challenges with the existing building on the site related to layout and acoustics. CPTM recognizes that collaborating with the City and moving the operations into a multipurpose space, would create multiple benefits for families, who could access a range of co-located services. The co-location would create a number of synergies and potential cost savings between the daycare and recreation facilities. Incorporating the daycare within the proposed multipurpose sports complex will also allow flexibility to best use the site and would minimize any negative impact on existing greenspace.

The report indicates that a minimum of 10 acres of land required to accommodate the proposed 100,000 ft² building and necessary support facilities. The following site development criteria have been identified:

- 100,000 ft² building
- 10 acres required
- 400 Parking spaces
- Bus Layby
- Drop-off Layby
- Covered Entrance

The report confirms the Howard Armstrong Recreation Centre property as the recommended location for a new twin pad sports complex for the following reasons:

- There are 28 acres (11.3 hectares) of parkland on the site, providing room for an eight acre (3.2 hectare) footprint for the recreation complex, ample parking and complementary benefits. The site is municipally owned thereby reducing overall development costs.
- The Howard Armstrong Recreation Centre is the municipality's largest indoor pool and fitness centre. It is also the site of the Valley East Public Library and Citizen Service Centre.
- The addition of a twin pad arena will make this site a convenient one stop destination for multi-generational households. Residents would have a choice of accessing municipal services through the Citizen Service Centre, borrowing materials from the library, exercising in the pool and fitness facilities at the Howard Armstrong Recreation Centre, or skating and hockey in the new twin pad arena.
- Outdoors, the Howard Armstrong Recreation Centre has a variety of recreational opportunities with soccer fields, a basketball court, a splash pad and hiking trails. A new playground structure and two new courts for beach volleyball opened in 2019.
- Two existing arenas in the Valley East area are in need of major capital investments over the next 10 years to remain viable, making them logical candidates for closing.

The report includes an estimated cost for the proposed new facility of \$29,070,000 for construction costs and \$36,261,918 for total project costs. Other costs include professional and design fees, escalations and contingencies.

In addition to the report from YBSA, the following information is provided relating to Building Condition Assessments of existing facilities, operating and cost recovery information of existing facilities, ice utilization and ice pad provision levels. This information will be included as part of a future business case for the development of the proposed Valley East Twin Pad Multipurpose Sports Complex:

Building Condition Assessment Summary

Updated Building Condition Assessments (BCAs) were completed on area facilities in 2018. The BCA's provide an overall condition assessment for each facility, as well as opinions of probable repair costs required in the immediate term (1 to 5 years) and long term (6 to 10 years). Figures represent the estimated cost to maintain facilities in a good state of repair and do not include costs associated with enhancements or building improvements (modernization of spaces or full accessibility improvements). The following is a summary of the building condition assessments relating to Capreol (Side #1), Centennial and Raymond Plourde arenas. An estimated \$9.3M of capital funds are required to maintain the facilities over the next 10 years.

Facility	Construction Date	Building Condition	1 to 5 year Costs	6 to 10 year Costs	Replacement Cost
Capreol (Side #1)	1960	Fair Condition	\$1,292,300	\$559,340	\$13,819,120 to \$16,890,160
Centennial	1972	Fair Condition	\$3,159,985	\$1,561,400	\$10,339,663 to \$12,637,459
Raymond Plourde	1974	Fair Condition	\$1,154,500	\$1,574,200	\$8,710,981 to \$10,646,833
Sub Total			\$5,606,785	\$3,694,940	

Notes:

1. Replacement cost noted for Capreol represents estimated replacement cost of the entire Capreol Community Centre/Arena.

Operational Costs and Cost Recovery Information

Revenues, expenses, and resulting cost recovery rates for the operation of Capreol, Centennial and Raymond Plourde arenas for the year 2018 are provided below. For comparison, the business case for the Valley East Twin Pad presented as part of the 2018 budget projected annual revenues of \$746,750 and annual operating costs of \$949,679 for the proposed facility (78.6% cost recovery rate).

	Capreol	Centennial	Raymond Plourde
Total Revenues	\$265,201.21	\$204,419.33	\$251,664.07
Total Expenses	\$509,635.93	\$440,106.48	\$456,265.79
Salaries & Benefits	\$239,081.84	\$222,710.30	\$228,860.15
Operating	\$93,285.54	\$95,683.70	\$83,136.14
Energy	\$177,268.55	\$121,712.48	\$144,269.50
Cost Recovery	52.0%	46.5%	55.2%

Notes:

1. Revenues and operating costs for Capreol represent revenues and expenses associated with the operation of the entire Capreol Community Centre/Arena facility.

Ice Utilization

The following chart illustrates prime utilization at Capreol, Centennial and Raymond Plourde arenas. Overall prime utilization for all 16 ice pads also included for reference. Prime hours are defined as 5 p.m. to midnight, Mondays to Fridays and 8 a.m. to midnight, Saturdays and Sunday.

Location	2015-2016 Season	2016-2017 Season	2017-2018 Season	2018-2019 Season
Capreol Side #1	51.5%	45.5%	37.3%	37.3%
Capreol Side #2	68.7%	61.2%	63.4%	59.0%
Centennial	81.3%	75.4%	61.2%	58.2%
Raymond Plourde	82.8%	76.1%	81.3%	80.6%
Overall	80.3%	79.2%	77.5%	76.1%

Ice Pad Service Provision Level

The 2013 Arena Renewal Strategy established a market-specific demand target that reflected the City's unique geography and arena utilization profiles at that point in time. To identify needs at a city-wide level, the target was set at one ice pad per 405 youth registrants. During the 2018-2019 season there was a total of 5,892 participants. Based on the recommended target of one pad per 405 registrants, there is a city-wide demand for 14.5 rinks, indicating a surplus of approximately 1.5 pads.

As part of the City's participation in the Municipal Benchmarking Network Canada (MBNCanada) partnership, the City has comparator information about number of indoor ice pads operated by municipalities. The average number of operational indoor ice pads per 100,000 population is 5.14 among the 16 reporting municipalities. The City of Greater Sudbury operates 9.91 ice pads per 100,000 population.

Next Steps

The project will be considered for 2020 capital funding through the capital prioritization process and associated business case.

The Parks, Open Space and Leisure Master Plan Review (2014) states that the decision to close any arena should be accompanied by a community engagement process, capital lifecycle analysis, evaluation of alternate uses, and options for the continued delivery of leisure services within the affected community. Upon Council's approval of a new twin pad facility in Valley East a community engagement process would be initiated as per the Parks, Open Space and Leisure Master Plan.

Resources Cited

Valley East Twin Pad Next Steps, Community Services Committee (July 8, 2018)
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1264&itemid=14525&lang=en>

Finalization of the 2018 Budget Appendix 5 – Valley East Twin Pad, Finance & Administration Committee (December 5, 2017)
<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&attachment=20991.pdf>

Arena Renewal Strategy, Community Services Committee (January 21, 2013)
<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=3&id=585>

City of Greater Sudbury Parks, Open Space & Leisure Master Plan Review (2014)
<https://www.greatersudbury.ca/city-hall/reports-studies-policies-and-plans/report-pdfs/parks-open-space-and-leisure-master-plan-review-2014/>



The City of Greater Sudbury
**Valley East Twin Pad
Multipurpose Sports Complex**

Public Consultation and Conceptual Site Design



June 17th, 2019



Public Consultation and Conceptual Site Design Report



The City of Greater Sudbury
Valley East Twin Pad
Multipurpose Sports Complex

Report Submitted to:

City of Greater Sudbury
June 17th, 2019

Prepared by:



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Executive Summary

In January 2019, the architectural firm of Yallowega Bélanger Salach Architecture (YBSA) was selected as part of a RFQ process to provide consulting services for the conceptual site plan design of a new Twin Pad Multipurpose Sports Complex in Valley East. The project began with staff and stakeholder meetings, followed by the development of two schematic site plans that were designed based on key points that were raised during those staff and stakeholder meetings. The two site plan designs along with an existing site plan were displayed and discussed at a Public Consultation and Visioning session on March 30th, 2019. The plans were also available for review and comment during a month long online survey hosted by CGS. The online survey had a total of 1250 site visits with 365 participating in the survey. (Refer to Section 4 for more detailed information on the Public Consultation.) The comments and results were varied and important feedback was given by the Community. Although the discussion often led to topics of arena closures, tax dollars and City spending, citizens were divided in their opinions of consolidating community arenas in Valley East.

Key Comments from Public Consultation:

1. More consultation with the community is necessary if this project moves forward.
2. Sentiment that they wished more ongoing maintenance was done over the years at the three arenas. (Capreol, Centennial and Raymond Plourde)
3. A new Twin Pad Arena will be an asset to the Community and the families, sports teams and out of town guests that it will serve. It will act as a Recreational Community Hub.
4. Strong desire to maintain the existing green space at the north end of the property.
5. Create program spaces that complement the high demand summer sports on the property, such as washrooms, change rooms and a gymnasium for training.
6. Situate the building as close to HARC as possible to densify the site and create connectivity.
7. Avoid the increase of traffic on Elmview Drive.

Key Programs Identified as a Result of Community Feedback

1. Twin Pad Arena (NHL size rinks each with 400 seat capacity.)
2. 8 change rooms and referee change rooms
3. Gymnasium (multi-purpose sports programming such as indoor soccer training, pickleball, roller hockey, exercise classes etc.)
4. Daycare Administrative offices and Daycare services for Centre Pivot du Triangle Magique.
5. Heated viewing area.
6. Café/ Restaurant/ Concessions
7. Public Concourse / Lobby
8. Support Spaces

As a result of the public consultation and survey, a third schematic site plan was developed – Option C that took the community's input into consideration. Option C is the preferred option for consideration.

Option C Key Points:

1. Main Entrance off of Dominion Drive.
2. Building situated close as possible to HARC, soccer fields and library to create community hub.
3. Building is not situated within and does not disturb the existing green space at the north end of the property.
4. Displaces the existing CPTM daycare building, which would be constructed new within the new city building. Financial, business case and feasibility study will be required as part of the next steps.

The total gross floor area is 95,301 ft² (8,854 m²). The order of magnitude estimated cost for the proposed new facility is in the range of:

- \$ 29,070,000 for construction costs and
- \$ 36,261,918 for total project costs.



Site Plan Schematic Design - Option C
 Preferred option based on Community Feedback

June 17th, 2019

1.1 Project Scope

YBSA has been retained by the City of Greater Sudbury to complete a Public Consultation process and subsequent report to Community Services Committee and Council for a proposed new Twin Pad Multipurpose Sports Complex in Valley East. The 75 acres site is located at 4040 Elmview Drive, north of the existing Howard Armstrong Recreation Centre.

The scope of work has been broken down into 3 main components:

1. Information Gathering

- Review all relevant information including physical and project data, existing strategies, provided by City Staff.
- Tour the site and surrounding properties with City Staff.
- Prepare a needs assessment focusing on current and potential future requirements of site in relation to the balance of municipal services provided in Valley East.
- Research and collect independently information regarding range of building typologies used in similar climactic regions to Sudbury.

2. Consultation

- Consultation with Community Stakeholders
- Consultation with City of Greater Sudbury Staff
- Public Consultation with the Public in the form of a Design Visioning Session
- Online Survey hosted on CGS Over To You website

The purpose of the initial consultation(s) is public education regarding project parameters, presented through conceptual site plan design options that allow the public to envision the new facility on the Elmview Drive site. The options which demonstrate major design elements and possible configurations of the built form have been presented in a way that help to investigate and explore as well as allow the public to see potential strengths, weaknesses, opportunities and disadvantages associated with placement of a Twin Pad Multipurpose Sports Complex on the grounds of the existing Howard Armstrong Recreation Center and outdoor soccer fields.

This initial public consultation session was developed to explore potential built forms and synergies within existing site, community and municipality. While the desired programming is a twin pad arena, the consultation was intended to encouraged members of the public to express their creative vision for what a multipurpose sports complex means to them. From that, a listing of potential programs, support spaces, both built and landscaped have been identified as being a priority for community members.

3. Report

- The report has included a review, assessment and integration of the comments and ideas gathered from the public consultation, as well as that obtained through an online survey.
- List of vetted, preferred programmatic requirements for overall site plan and building, including gross square footage.
- Documentation of public consultation session ideas/submissions/comments.
- Pertinent information of research into building typologies.

This report will be presented to Council as part of a larger package to secure funding approval for Step two: Conceptual and Detailed Design Development as well as Contract Administration for construction of the twin pad multipurpose sports complex project.

Proposed Site - 4040 Elmview Drive

Dominion Drive Street View

Howard Armstrong Recreation Centre



Elmview Drive Street View

Existing soccer field parking



75 acre Site - South West View



June 17th, 2019

1.2 Project Background

Excerpts from various pieces of CGS Documentation/ Reports

RFQ for Public Consultation Services regarding a new Twin Pad Multipurpose Sports Complex

The City's objective in this first step is to research and explore existing building typologies appropriate for a multi-purpose sports complex and develop, in conjunction with public consultation, a programmatic list desired by the community that will be used to inform a conceptual design (as part of step 2) on the selected site adjacent to Howard Armstrong Recreation Center, Located at 4040 Elmsview Dr. The primary intent of this multipurpose sports complex is to house a twin pad arena and service the adjacent soccer fields during their seasonal use. It is also desired that the current programming of the site, on which a trail system exists, should be maintained or enhanced as part of the development of the site.

Arena Renewal Strategy (2010)

The City of Greater Sudbury (City) initiated an Arena Renewal Strategy in 2010 that looked systematically at arena usage, cost recovery, participation trends and asset management requirements. This process also included extensive public and stakeholder input and identified strong support to maintain existing arenas through strategic investment. This report was delivered in 2013, including a variety of scenarios for arena repair, replacement and consolidation. To date, the City has renovated the Chelmsford Arena and is proceeding toward the replacement of Sudbury Community Arena.

The Arena Renewal Strategy noted a current and long-term demand for 15 total indoor ice pads across the entire City (resulting in a surplus of one ice pad).

The Parks, Open Space and Leisure Master Plan Review (2014) recommended that the City continue to implement the Arena Renewal Strategy, which would require:

- continued focus on maintaining existing arenas in a safe and community responsive condition, with consideration to the City's recent building condition assessments;
- monitoring of usage trends and community demands to assess the possibility of decommissioning one existing ice pad; and
- continued progress on the eventual renovation or replacement of the Sudbury Community Arena.

City of Greater Sudbury Leisure Master Plan

The Leisure Master Plan Review also states that any future arena construction should give strong consideration to the benefits of multi-pad designs where supported by demand.

More recently, a report titled "Framework for Partnership Opportunities for Indoor Turf and Multi-Purpose Facilities Interim Report" was presented to the Community Services Committee on June 19, 2017. As part of the report, current participation numbers and ice utilization was reviewed for the existing inventory of City arenas. The report identified a surplus of 1.8 ice pads at present and reiterated that new arena construction should be in the form of replacement facilities with consideration for multi-pad designs where supported by demand.

At the June 19, 2017 Community Services Committee meeting, resolution CS2017-16 was passed, stating "that the City of Greater Sudbury Council directs staff to prepare a business case to replace various arenas and/or ice pads, with the build of a multi-pad/multi-purpose arena facility in Valley East, indicating the cost of the build, recommended location, efficiencies to be had, financial options for the build, and any or all other information to assist Council with its deliberations, to be included in the 2018 budget process."

Project Timeline

- RFP for Architectural Services Issued January 10th, 2019
- Contract Award to YBSA January 15th, 2019
- Stakeholder Meetings February 2019
- Online and Hard copy Survey March 30th to April 23rd, 2019
- Public Consultation Sessions March 30th, 2019
- Final Report Submission June 17th, 2019
- Community Services Committee Presentation July 8th, 2019

Images of existing Valley arenas under review

Capreol Arena (Pad #1)

20 Meehan St, Capreol,
65 years old
Estimated Capital Cost
Repairs \$3m - 10 yrs



Raymond Plourde Arena

1919 Helene St, Val Caron
45 years old
Estimated Capital Cost
Repairs \$2.2m - 10yrs



Centennial Community Centre

Centennial Dr, Hanmer
50 years old
Estimated Capital Cost
Repairs \$1.5m - 10 yrs



June 17th, 2019



Vision for Valley East Twin Pad Multipurpose Sports Complex

2.1 Role in Community

The need for a new facility to house a consolidated Multipurpose Sports Complex with a Twin Pad Arena in the Valley East area has been discussed for a few years and is a much debated topic of conversation. Closing down existing arenas within tight-knit communities is not an easy decision to make due to strong opinions regarding maintenance of the existing Capreol, Centennial and Raymond Plourde Community Arena.

The building of larger multipurpose sports and community centers, not only makes financial sense, it is a common trend among municipalities across Ontario and Canada. See Section 3 for recent and relevant examples.

If a new Twin Pad Multipurpose Sports Complex were to be constructed, it must be an active, accessible place for community gathering, fitness, activity for all ages and members of the Greater Sudbury area, particularly for those who live in the Valley East area.

Based on the previous studies that have been conducted and in combination with the Arena Renewal Strategy; a new facility with a twin pad arena would enhance the current arena's systems ability to provide services and resources to the local and out-reaching communities within the City's 3,600 sq. km. The ability to host large scale tournaments would be significantly increased and would attract families, sports players and out of town guests. This in turn would inevitably spark commercial growth.

With this in mind, a new facility should be designed to be flexible and timeless, prepared for the evolving recreational trends, life long exercise, community needs – a character that is noticeably absent in the existing Valley East arena facilities.

The Greater Sudbury and Valley East community deserves a Multipurpose Sports Complex that will be:

1. An active part of daily life in the Valley and the entire City.
2. A resource for lifelong exercise, socialization, learning, and personal growth.
3. A modern facility that showcases its resources and recreation services.
4. A vibrant part of Greater Sudbury's sports and leisure life.
5. An environment where every citizen is welcome and is able to feel welcome and strong.
6. A place that exemplifies healthy living and a healthy community.

Recent City of Greater Sudbury Community Arena Project

Images of Gerry McCrory Country Side Arena Complex, Architects of Record, YBSA.



The role of arenas and recreation centres and the way communities interact with them have changed significantly over the past decades. They have become facilities that offer much more than a place to exercise and stay fit. Today, municipalities are consolidating smaller facilities into large multi-purpose centres of civic activity, recreation, community gathering and learning.



June 17th, 2019

2.2

The Need for a Consolidated Valley East Twin Pad Multipurpose Sports Complex

As part of the introduction of the project to stakeholders and the public, CGS prepared an outlined of why is the City of Greater Sudbury considering a new multipurpose sports complex in Valley East.

Below are bullet points of key points:

- Greater Sudbury Council requested an Arena Renewal Strategy in the spring of 2010 as part of a decision that provided approval for the construction of a second ice pad at the Gerry McCrory Countryside Sports Complex and a capital investment in the Cambrian Arena. The report, which included a public consultation, was presented to Council in January, 2013.
- A comparison with similarly sized communities across Canada found that the City of Greater Sudbury provides 9.91 ice pads for every 100,000 residents. The national average is 5.14 ice pads for every 100,000 residents.
- Based on these findings, the city's area renewal strategy established a provision level of one ice pad per 405 youth participants. The city is currently providing one ice pad for every 360 youth participants.
- The City of Greater Sudbury operates 16 ice pads. To match the national average, there is a citywide demand for 14.2 rinks, leaving a surplus of 1.8 ice pads
- The average age of municipal arenas is more than 40 years. In 2013, the estimated total capital cost to repair and maintain all arena facilities was \$13.2 million over five years and an additional \$10.9 million for years six to ten.
- Demographic trends in Greater Sudbury reflect an aging population with a decline in ages 5 to 19, meaning the City will experience little to no growth in public use of arena space.
- Replacing three aging ice pads with one new twin pad facility will reduce the number of surplus ice pads by one, achieve economies of scale that are generated by sharing overhead costs such as staffing, utilities and maintenance, and provide users with a modern facility.
- This project supports Council's strategy for Population Health to improve the health and well-being of youth, families and seniors. It also supports Council's priority to invest in projects to stimulate growth and increase sports and event tourism.

Existing Arena Costing Assessments

2.3

The City's arenas are aging and are in need of capital investment. This is particularly true of arenas in the Valley East area and therefore the city proposing to close ice pads in the Valley East area.

Capital Construction Requirements for Existing Arena Inventory in Valley East

(Excerpt from 2013 Arena Renewal Strategy Report)

Raymond Plourde Arena

The Raymond Plourde Arena is a single-pad indoor arena complex located at 1195 Helene Street, Val Caron. A building condition assessment was performed in November 2012 and updated in 2017 for this report. The arena was originally constructed in 1974. This building has received various renovations over the past few years (heater trench in 2002, condenser in 2004, compressors in 2006 and 2011, shell upgrades in 2008, dehumidifier in 2011) and most of the building components are considered to be in fair to poor condition overall.

Raymond Plourde Arena in Val Caron is 45 years old and in need of a \$2.2 million capital investment over the next 10 years.

Centennial Community Centre and Arena

The Centennial Community Centre and Arena facility is a single-pad indoor arena complex located at 4333 Centennial Road, Hanmer. A building condition assessment was performed in November 2012 and updated in 2017 for this report. The arena was originally constructed in 1972. This building has received various renovations over the past few years (heater trench in 2002, roof restoration in 2004, chiller and condenser replacement in 2006, door replacements in 2008, furnace room fire separation in 2010, dehumidifier in 2011) and most of the building components are considered to be in fair to poor condition overall.

Centennial Community Centre and Arena in Hanmer is 50 years old and in need of a \$1.5 million capital investment over the next 10 years.

Capreol Arena Side 1

The Capreol Community Centre and Arena is a two-pad indoor arena and community hall complex located at 20 Meehan Street, Capreol. The original ice pad was built in 1960 and is located to the north, side 1. The south rink, or Side 2, was constructed in 1974. This report recommends Side 2 remaining open. A building condition assessment was performed in November 2012 and updated in 2017 for this report. This building has received various renovations over the past few years (roof over side 2 in 2000, suspended heaters in 2004, chiller in 2004, and ventilation upgrades in 2008) and most of the building components in side 1 are not in a state-of-good repair. Finishes and equipment are in need of significant updating.

Side one of the Capreol Community Centre and Arena is 65 years old and in need of a \$3 million capital investment over the next 10 years

Operational Cost Savings

- Closing the Raymond Plourde Arena in Val Caron and the Centennial Community Centre and Arena in Hanmer would represent \$407,744 in operating savings each year and a total \$3.7 million in capital savings over 10 years.
- Close the Raymond Plourde Arena in Val Caron, the Centennial Community Centre and Arena in Hanmer and one ice pad at the twin pad Capreol Community Centre and Arena would represent \$521,294 in operating savings each year and a total \$6.7 million in capital savings over 10 years.
- The Valley East Twin Pad Multipurpose Sports Complex would cost an estimated \$200,000 a year to operate, leaving approximately \$320,000 in operational savings.

Current Sports Centre and Arena Trends

To meet the need for a modern, functional iconic sports complex, YBSA researched current trends in recreational design both in Ontario and Canada.

On the following pages, six of the most intriguing examples are highlighted. They were selected because they demonstrate the future of Multipurpose Sports and Community Centres.







They offer new visions for arenas as community centres that have incorporated a variety of other programs and activities such as wellness centres, children's centres, arts and crafts and youth rooms.

The following case studies represent inspirational examples for a facility that would best suit the Valley East area and Greater Sudbury.

3

Case Studies and Precedence

Legend of Relevant Design Considerations

- Sustainable 
- Population 
- Area 
- Design 
- Generational 
- Multi-Sport 





3.1 Trends Across Canada and Ontario Municipalities

3.1.1 Wayne Gretzky Sports Centre

CS&P Architects and MMMC Architect
 Brantford, ON (Pop. 102,159)
 Completed 2013 (240,000 sq.ft)

Programming of Spaces:

1. 4 NHL-sized rinks
2. Running Track
3. Lap Pool
4. Therapy Pool
5. Dry Land Training Area
6. Fitness Area
7. Pro-shop
8. Restaurant
9. Wellness Centre
10. Gymnasium
11. Multi-Purpose Rooms

CS&P Architects, in association with MMMC Architects, collaborated with the City of Brantford on the Wayne Gretzky Sports Centre redevelopment. The project includes 4 energy efficient NHL-sized ice pads, 1,000 seat arena with running track, 25 metre lap pool, therapy pool, dry land training and fitness area, improved parking.

2013 Cost:

Construction Cost: Unknown
 Total Project Cost: \$63.4M

Source: <https://themunirgroup.ca/brantfords-wayne-gretzky-sports-centre/>
<https://www.thespec.com/news-story/5681275-gretzky-centre-costs-climb-higher/>

Increased demand and an aging infrastructure necessitated major changes to the existing Centre, the hub of sports and social activity for the community for over 35 years. The redesign’s phasing strategy had to maintain ongoing rink and aquatics operations while completely transforming those parts which were to remain and be seamlessly integrated into new facilities. A four-pad arena replaces the smaller outdated facilities, as well as new change rooms, a restaurant and pro shop, multi-purpose rooms, a gymnasium, and an indoor running track. The aquatic component was expanded with the addition of a new 25m pool, a therapy pool, a fitness and dry land training centre, change rooms, aerobics and weight lifting spaces, and a Wellness Centre. A central day-lit interior street links all activities together and serves as a focus for the many community events hosted in the Centre.

Structural:
 This was a milestone project because it was the first commercial installation of CLT in Ontario. We love working with CLT, especially in Canada where our forests are sustainably harvested. For this 12,000 sq. ft. building, we designed and detailed the roof deck using large prefabricated CLT panels. The contractor saved three weeks off the construction schedule for this roof.

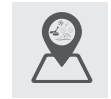
Text and Images provided by CS&P Architects.



Site Image Courtesy of Google Maps

June 17th, 2019





3.1.2 Hillcrest Centre

HCMA

Vancouver, BC

Completed 2008

(Pop. 675,218)

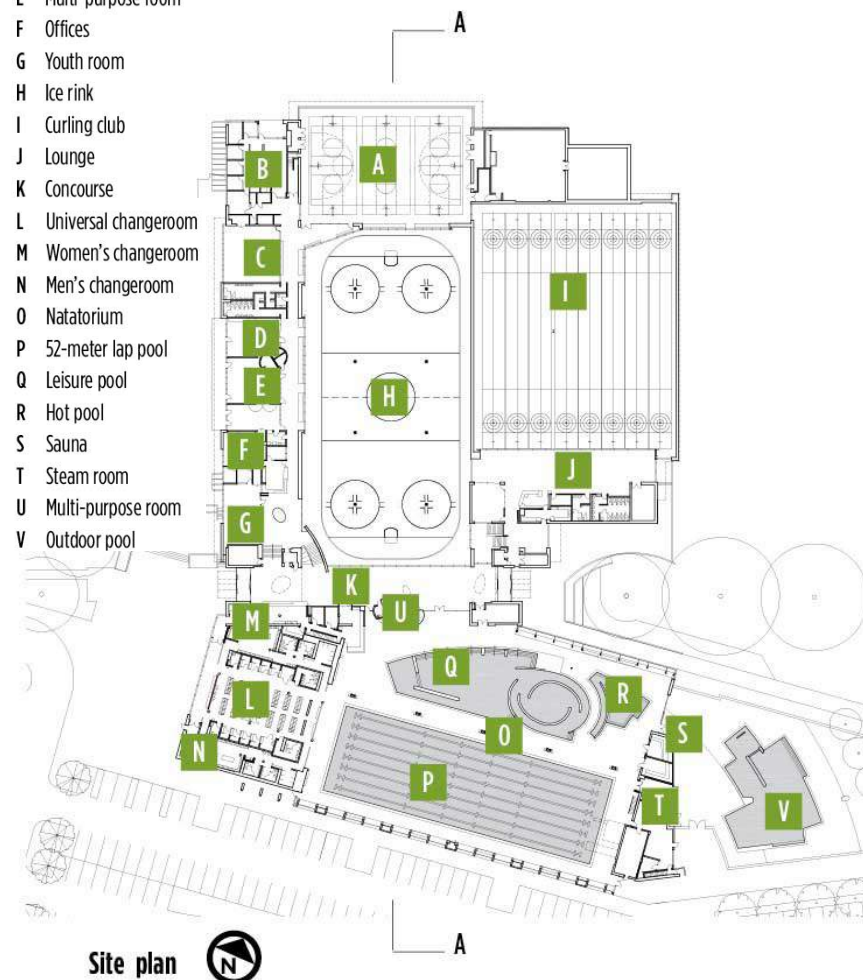
(145,000 sq.ft)

Programming of Spaces:

1. Community Centre
2. Wellness Facilities
3. Gymnasium
4. Library
5. Arts and Crafts
6. Youth Room
7. Swimming Pools
8. Skating Rink
9. Curling Club
10. Field Team Rooms
11. Concourse

Hillcrest Centre is the largest facility of its kind in the Vancouver Park Board system and includes both an aquatic centre and community centre. The integrated community space provides open and engaging recreation and wellness facilities and has revitalized an important public site through the consolidation of three aging facilities. A bustling hub with a library, pool, skating rink, curling rink, gymnasium and field team rooms, Hillcrest is a joyful gathering place for children, families and community members.

- A Gymnasium
- B Offices
- C Aerobics
- D Arts and crafts
- E Multi-purpose room
- F Offices
- G Youth room
- H Ice rink
- I Curling club
- J Lounge
- K Concourse
- L Universal changeroom
- M Women's changeroom
- N Men's changeroom
- O Natatorium
- P 52-meter lap pool
- Q Leisure pool
- R Hot pool
- S Sauna
- T Steam room
- U Multi-purpose room
- V Outdoor pool



2008/2011 Cost:

Construction Cost: \$87.5M (Olympic Curling + Expansion)

Total Project Cost: Unknown

Source: <https://hcma.ca/project/hillcrest-centre/>
<https://www.vancourier.com/news/olympic-venue-construction-will-leave-lasting-legacy-1.388205>

Located near the geographical centre of Vancouver, the facility carefully balances the needs of both the local and broader city community. The Centre was part of a broader strategy that transformed a series of adjacent public parks through the sensitive consolidation and reorganization of existing facilities. The impetus for this rejuvenation was the siting of the 2010 Vancouver Olympic Curling Venue, which provided four Olympic size curling sheets and 6,000 spectator seats, and was converted post games to the Hillcrest Centre.

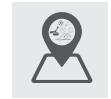
The facility demonstrates an energetic example of civic design and receives over 2 million visitors a year. This new model has been so successful that the client is looking to see if additional facilities of similar size and program are feasible.

This project benefited from HCMA's deep understanding of community centres and their role within a community context. The roots of the formal concept of the Centre are based in the synthesis of public use, program, site conditions, and the belief that community facilities have a responsibility to contribute to the betterment of society. The end result is a project that resonates beyond the boundary of site and takes a larger role in defining the character of the community. This vital centre promotes awareness of a diverse and active community while dramatically enhancing the user experience.

Text and Images provided by Architects.

June 17th, 2019





3.1.3 Cassie Campbell Community Centre

Perkins + Will
 Brampton, ON (Pop. 603,346)
 Completed 2008 (165,000 sq.ft)

- Programming of Spaces:
1. Lobby
 2. Pool
 3. Pool Viewing Area
 4. Gymnasium
 5. Running Track
 6. Fitness Programming
 7. 2 Rinks
 8. Cafe
 9. Police Office

The Cassie Campbell Community Centre is a unique set of spaces for indoor and outdoor programming. The main program elements include a natatorium, indoor running track, gymnasium and a figure skating center of excellence twinned with a community hockey rink.

2008 Cost:

Construction Cost: \$44M

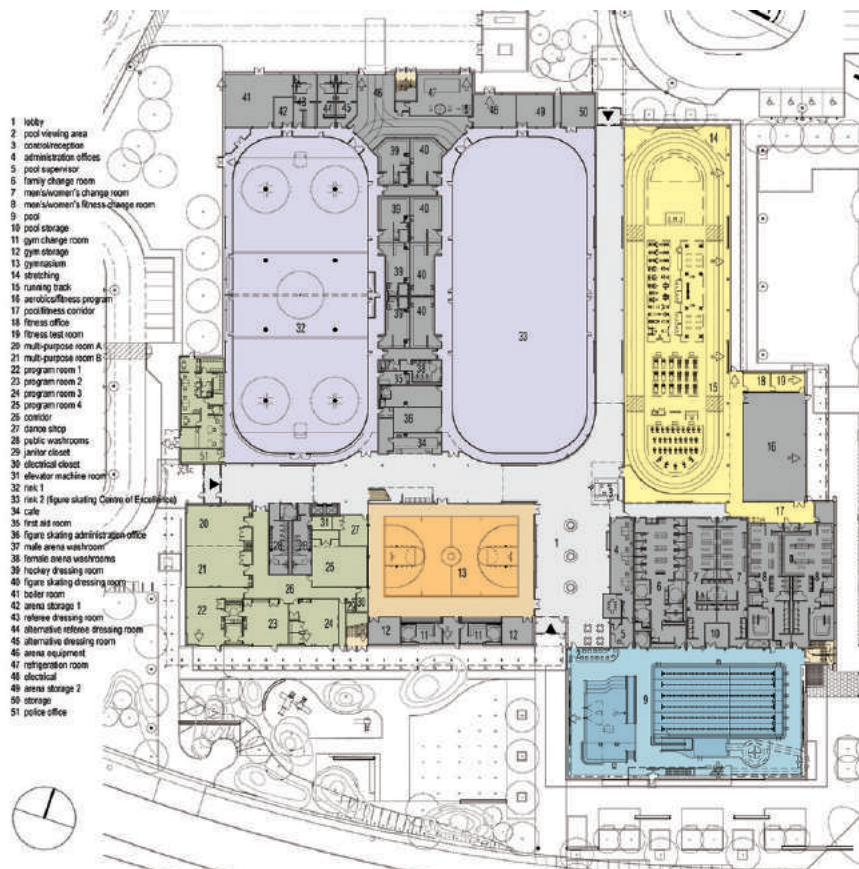
Total Project Cost: Unknown

Source: <https://qspace.library.queensu.ca/bitstream/handle/1974/6541/Urban%20Design%20-%20Recreation%20Facilities.pdf?sequence=1&isAllowed=y>

The program elements are expressed as a series of boldly cantilevered gull wing roofs floating above masonry walls. These stone and block elements frame and organize the surrounding landscaped spaces and outdoor program areas, which include a children's play area, splash pad, basketball court and entry plaza.

A long timber trellis provides an interstitial space between outdoor and indoor programs and articulates a pedestrian link between the two main entrances at the south and west sides of the building. Within the building, the public circulation is designed as a series of informal spectator lounges where a multitude of leisure and athletic pursuits can be viewed at once. Apart from the building and its immediate landscaped context, the site provides soccer fields, a cricket pitch, basketball and tennis courts, a neighborhood parkette and parking for 600 cars.

Text and Images provided by Architects.







3.2 Similar Building Typologies

3.2.1 Brant Twin Pad Arena

Perkins + Will
 Paris, ON (Pop. 12,310)
 Completed 2011 (80,000 sq.ft)

2011Cost:

Construction Cost: \$18M
 Total Project Cost: Unknown
 Source: County of Brant, Operations Department

Programming of Spaces:

1. 2-NHL sized rinks
2. Viewing Gallery
3. Concessions
4. Pro-shop
5. Public Meeting Suite
6. Glazed Public Space

This new twin-pad arena takes a sloping farm field on the outskirts of Paris, Ontario and transforms it into a dramatic new focus for hockey and skating in the Brant County region.

At 80,000 square feet, this facility is designed to provide the Brant Community with two NHL-size ice surfaces, 700 spectator seats, concessions, a pro shop and a suite of public meeting rooms for up to 500 people.

The building's main public space takes advantage of the slanted terrain in the form of a 2-story glazed gallery that allows players and spectators to enter at different levels at either end. A viewing gallery provides panoramic views into both rinks and gives access to public amenities such as meeting rooms, washrooms and a food and beverage concession. The glazed public space runs the entire length of the arena's north façade and creates an architectural billboard that broadcasts the activity to the surrounding community.

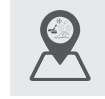
Text and Images provided by Architects.

June 17th, 2019



Site Image Courtesy of Google Maps





3.2.2 Bradford West Gwillimbury Leisure Centre

Salter Pilon Architects and Lett Architects

\$41.6 million

Bradford, ON

Completed 2011

(Pop. 35,325)

(158,000 sq.ft)

Programming of Spaces:

1. 2-NHL sized rinks
2. 8-Lane Pool
3. Beach walk-in Pool
4. Therapy Pool
5. Double Gymnasium
6. Community Service Spaces

Through a Visioning Session conducted by the Town, it was determined that this building be "...an inviting, safe and fun place to foster a healthy lifestyle through recreation, sport and cultural activities that is accessible to all!" The Town had three other priorities: 1. The project pursues LEED objectives with Silver as its target; a challenge for this building type, especially given the pre-determined green field site. 2. The ability for the public to be able to walk into the facility and understand it immediately. 3. The building must have a "wow" factor.

2011Cost:

Construction Cost: \$32.97M

Total Project Cost: \$41.6M

Source: <https://www.simcoe.com/news-story/2057417-new-bradford-west-gwillimbury-leisure-centre-construction-starting-soon/>

The interior program of the 158,000 square foot facility consists of four major components: a 900 seat NHL-sized twin ice pad facility, a pool complex including an eight-lane competition pool, a beach walk-in leisure pool plus a separate therapy pool, a double gymnasium and community service spaces. The project included several sustainable design features. Both ice rinks take advantage of waste heat from the refrigeration system to provide hydronic in-floor heating. In addition, rainwater will be captured and stored in a cistern for use in the manufacturing of the arena ice. Secondary heat reclaim of grey-water from shower drains, which will run through a series of coils, will be used to preheat supply water to the showers, reducing the energy required to heat water throughout the building. The building has now achieved the LEED Silver target and is providing state-of-the-art recreation space for the residents of the Town of Bradford West Gwillimbury. To see a video of this project please visit us on the Salter Pilon Youtube Channel.

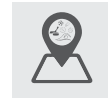
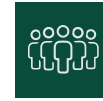
Text and Images provided by Architects.



Site Image Courtesy of Google Maps

June 17th, 2019





3.2.3 Innisfil Recreation Complex

MacLennan Jaunkalns Miller Architects
 \$30 million
 Innisfil, ON (Pop. 36,570)
 Completed 2008 (140,000 sq.ft)

Programming of Spaces:

1. Wellness Centre
2. Fitness Studios
3. Gymnasium
4. Track
5. 2 Swimming Pools
6. Adult Only Change Room
7. Family Change Room
8. Child Care Component
9. 2 Ice Rinks

Innisfil is a Township of 36,000 people that consists of a series of hamlets scattered over an area of 110 square miles, one hour north of Toronto, Ontario. The Innisfil Recreation Complex (IRC) is centrally located within this vast area to allow for equal access from each of these many communities. It is the single dense social and programmatic space within the Township and operates as a 'destination' facility offering a broad range of athletic and recreational programs to the sprawling community.

2008 Cost:

Construction Cost: \$30M
 Total Project Cost: Unknown
 Source: <https://www.simcoe.com/news-story/2002003-new-rec-centre-delights-visitors/>

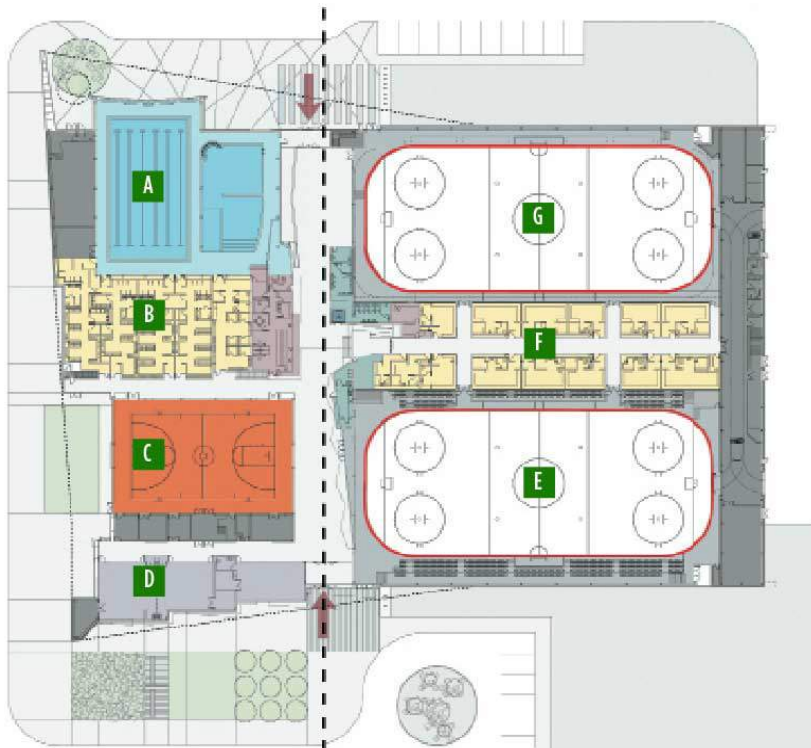
Contained on a master planned 85-acre site, the IRC is a joint venture between the township and the YMCA, providing a multi-purpose facility to the community. Emphasis has been placed on maximizing the 'seeing' of activities within the complex. The lobby allows for generous viewing into all the primary program spaces: the rinks, aquatic hall and gymnasium, and has been designed to act as a meeting space, cafe, and allow for the comfortable monitoring of children participating in the various programs.

The IRC is the first aquatic complex in Canada to achieve LEED certification. The mix of program type provides opportunities for the reuse of waste heat generated by the refrigeration and dehumidification systems, captured and shared with other parts of the building.

The YMCA exceeded its 1000 member target by 500% in its first year of operation. The IRC has become the most important civic space within the town for events, tournaments, trade shows and performances.

Text and Images provided by Architects.

June 17th, 2019



Plan organization – warm and cold sides, Innisfil Recreation complex

- | | |
|---|---|
| A Fitness and Aquatic Hall | E 1,000 seat arena |
| B Change rooms; Fitness centre above | F Arena change rooms |
| C Gymnasium | G Arena with running and walking |
| D Community rooms | |

**4**

Public Consultation Process

4.1

Consultation Process

An important step in determining the building program for the new Valley East Twin Pad Multipurpose Sports Complex involved consultation with the community and staff to gain a better understanding of the limitations of the current space and to develop a sense of how the facility should be planned for.

On July 9, 2018, the Community Services Committee directed staff to prepare a business case for the detailed design work required for development of a new Valley East Twin Pad Multipurpose Sports Complex at the Howard Armstrong Recreation Centre.

As part of the detailed design, the City of Greater Sudbury is consulting with residents, arena users and other stakeholders to obtain input into facility features and characteristics. Winter is prime time to speak with arena audiences.

Throughout the process of preparing this report, YBSA and City staff met with the various departmental staff and the community with two goals in mind. First, it was important to engage citizens in an understanding of the potential for a new consolidated arena and recreation centre would have if given the proper facilities. Second, the goal was to identify the key themes and ideas users have for a new building.

City staff also spent time with the consulting team, talking about how they currently interact with the facilities, what they like and what they would change. As people who are intimately involved in the space on a daily basis, this information proved to be extremely rich and valuable. The comments from both groups are discussed throughout Section 4.

The focus of the Consultation for this project was with the following groups:

1. Public/Community Consultation
2. City of Greater Departmental Staff
3. Community Stakeholders

The Consultation was through the following engagement processes:

1. Online bilingual survey and hard copy survey; advertised through a circulated advertisement, local media and on the City's website. https://overtoyou.greatersudbury.ca/Proposed_construction.
2. A Community Open House and Visioning Session
3. CGS Staff and Community Stakeholder Sessions

Le complexe récréatif proposé pourrait comprendre des installations modernes, notamment des plus grandes patinoires, des vestiaires supplémentaires, des sièges confortables, une piste de course et des salles polyvalentes, ainsi qu'une conception éconergétique. Parmi d'autres possibilités à considérer, notons un pavillon pour le terrain de soccer, des améliorations à un réseau existant de sentiers informels et d'autres synergies avec des groupes communautaires.

Une Stratégie pour le renouvellement des arénas a recommandé que le complexe puisse remplacer les installations suivantes :

- l'Aréna Raymond Plourde à Val Caron (qui a 45 ans);
- le Centre communautaire/Aréna Centennial à Hamner (qui a 50 ans);
- une patinoire de 65 ans au Centre communautaire/Aréna de Capreol qui dispose de deux patinoires.

Ce projet demeure en attente de l'approbation du Conseil municipal.

La rétroaction que nous recueillerons auprès des résidents à l'occasion d'une consultation communautaire à venir servira à élaborer un plan détaillé pour le complexe récréatif proposé de Valley East.

Dites-nous ce que vous aimeriez trouver et faire au nouveau complexe récréatif de Valley East.



Prenez le temps de participer à l'une de nos séances portes ouvertes :

Centre communautaire/Aréna de Capreol
le mardi 26 février, n'importe quand de 17 h à 18 h 30

Aréna Centennial
le mardi 26 février, n'importe quand de 19 h 30 à 21 h

Bibliothèque publique / Centre de services aux citoyens de Valley East
le mercredi 27 février, n'importe quand de 17 h à 18 h 30

Aréna Raymond Plourde
le mercredi 27 février, n'importe quand de 19 h à 20 h 30

Si vous n'êtes pas en mesure de participer à une séance portes ouvertes, vous pouvez soumettre vos opinions et vos idées en ligne.

Le sondage débutera le vendredi 22 février 2019 à atolap parole@greatersudbury.ca.

Pour obtenir des renseignements supplémentaires, veuillez communiquer avec :

Andrew Bialek
Surintendant des parcs
Ville du Grand Sudbury
andrew.bialek@greatersudbury.ca

Valley East Recreation Complex

Community Consultation

The City of Greater Sudbury is proposing construction of a multi-purpose recreation complex on municipal property next to the Howard Armstrong Recreation Centre in Hamner.



A Community Open House and Visioning Session was held on Saturday March 30th, 2019 at the following locations:

- Capreol Community Centre and Arena: 10 a.m. to 12:30 p.m.
- Centennial Community Centre and Arena: 10 a.m. to 12:30 p.m.
- Raymond Plourde Arena: 1:30 to 4 p.m.
- Valley East Citizen Service Centre and Library: 1:30 to 4 p.m.

The purpose of the Community Open House and Visioning Session:

- To give the community an opportunity to provide input on the programming, design and characteristics of the proposed Valley East Twin Pad Multipurpose Sports Complex.
- To ensure the proposed Valley East Sports Complex meets the current and future needs of ice users.
- To hear public opinion about the proposed replacement of three existing single ice pads.
- To consult with sports associations and outdoor recreational groups to avoid potential conflict with existing indoor and outdoor uses of the Howard Armstrong Recreation Centre and to create synergies in building design and landscaping that may benefit both the city and stakeholders.

This is the first phase of the community consultation. Once a detailed design is complete, the City of Greater Sudbury will again consult with residents on the preliminary draft design for further feedback. The first phase of the community consultation is being funded under an existing capital budget of Citizen and Leisure Services.

A series of stakeholder and City staff meetings were held during the months of February and March 2019. YBSA and CGS Parks and Recreation staff met with the following CGS stakeholders:

- February 12th 2019 – CGS Countryside Staff and Stakeholders
- February 13th 2019 – CGS Library and Children’s Services Staff and Stakeholders
- February 13th 2019 – Howard Armstrong Recreation Staff and Stakeholders
- February 13th 2019 – CGS Parks Services Staff
- February 20th 2019 – Centre pivot du Triangle Magique Stakeholders

June 17th, 2019

The proposed recreation complex could feature such up-to-date amenities as larger ice surfaces, additional dressing rooms, comfortable seating, a running track, multi-purpose rooms, and an energy-efficient design. Additional considerations would be a soccer field house, enhancements to an existing informal trail network and other synergies with community groups.

An Arena Renewal Strategy recommended that the complex could replace the following:

- the 45 year old Raymond Plourde Arena in Val Caron
- the 50 year old Centennial Community Centre and Arena in Hamner
- one 65 year old ice pad at the twin pad Capreol Community Centre and Arena.

This project remains pending the approval of Council.

Resident feedback from an upcoming community consultation will be used to help develop a detailed design of the proposed Valley East recreation complex at a future time.

Tell us what you would like to see and do at a new Valley East recreation complex.

overtoyou.greatersudbury.ca

Plan to attend an open house:

Capreol Community Centre and Arena
Tuesday, February 26, attend anytime between 5 p.m. and 6:30 p.m.

Centennial Arena
Tuesday, February 26, attend anytime between 7:30 p.m. and 9 p.m.

Valley East Public Library & Citizen Service Centre
Wednesday, February 27, attend anytime between 5 p.m. and 6:30 p.m.

Raymond Plourde Arena
Wednesday, February 27, attend anytime between 7 p.m. and 8:30 p.m.

Can't attend an open house?

Submit your thoughts and ideas online. Survey opens Friday, February 22, 2019 at overtoyou.greatersudbury.ca

For more information, please contact:
Andrew Bialek
Superintendent of Parks
City of Greater Sudbury
andrew.bialek@greatersudbury.ca

Complexe récréatif de Valley East

Consultation communautaire

La Ville du Grand Sudbury propose de construire un complexe récréatif polyvalent sur le terrain municipal se trouvant à côté du Centre récréatif Howard Armstrong, à Hamner.

Sudbury Centre d'Énergie

4.2

Stakeholder Meetings Summary

Below is a summary of the comments provided by City of Greater Sudbury staff. YBSA held an various meetings to discuss their current work environment and what they'd like to see improved or integrated into the new complex if it were to be constructed. Their comments have been taken into consideration when preparing the proposed functional program. Their input is based on their experience working within similar types of facilities.

Gerry McCrory Countryside Sports Complex Staff Meeting - February 12th, 2019

- Pad 1 – now considered to be odd sizing 96' x 207'
- Olympic size is good for speed skating but Countryside does not have the dimensions to host events
- Pad 2 – NHL size is good and appropriate size for community arena
- Goalie pad should be considered. It is often rented for just goalie training so that when the rinks get rented it takes up a whole pad

Dressing Rooms/ Change Rooms

- Change rooms - minimum 6 per pad, but 8 is ideal
- Change rooms to be a minimum size of 460 sq.ft. each
- Referees change room - 1 per pad, or could be shared if change rooms are back to back
- Male and female referee rooms to be reviewed
- Showers with privacy is recommended
- Universal barrier-free washroom/change room is required
- A family change room would not be required if just twin pads, but would be required if the facility becomes a multi-purpose sports facility
- Circulation between change rooms and pads is important so teams/parents don't congest corridors

Garage

- A large garage with multi-purpose shipping/receiving
- Zamboni garage per pad is required, often 2 machines are used
- Garage door at end of pad is necessary for Zamboni, emergency vehicles and loading

Multipurpose spaces

- Multipurpose spaces are well used by community for meetings, courses
- Proximity to rink is great for tournament headquarters

Miscellaneous

- Lots of storage is required
- Having exit doors right off the pad is not ideal

Seating Capacity

- 300 to 400 is okay, but wouldn't facilitate or attract large events.
- 1 sided seating is okay and being designed like such recently

Site Planning Considerations

- Snow storage for parking lots
- Designated Ice Storage
- Garbage enclosures (near back away from public)
- Loading zone/ shipping/receiving
- Bus loading
- General drop off with appropriate curbing and signage.
- Fencing
- Quality control for run off to be reviewed.
- Conditions between the building and green space must be considered for safety and also for a transition between building and secluded wooded area.
 - How to mitigate safety, graffiti, illegal activities, vandalism
 - Lighting vs non-lighting (for congregation)
 - Site lines are important
 - CPTED to be incorporated

Parking

- BF parking should be closer to the main entrance and could be covered
- 385 parking spaces at Countryside arena is sufficient most of the times. There is congestion when there are larger events.

Parks and Recreation Staff Meeting - February 13th, 2019

Features for Consideration:

- Keeping the trails/trees intact. Trail relocation and enhancements (benches, sitting areas near building)
- Indoor space for soccer usage due to adjacent outdoor soccer fields on site
- Shaded area for soccer usage and for outdoor events, BBQ's, etc. Shaded areas to avoid having to put up party tents for events.
- No official snowmobile trails (Sudbury Trail Plan)
- Noise buffer to residential areas
- Feel secure (lighting, dark and isolated areas)
- Cater to lots of young families
- Year round usage (all seasons) would be ideal. Usage of buildings washroom's for soccer fields to eliminate portable washrooms installed at the fields

Program Ideas:

- Walking tracks, connected to exterior trails
- Skating oval (like Queen's) but not as big
- Water filling stations
- Close to new building for water and Zamboni usage
- Integrate outdoor activities into the development
- Elmview Outdoor Rink (x55 in CGS) close by
- Food Bank – Lots of stage (2000 to 3000 sq. ft.)
- Farmer's Market
- Gymnasium close to soccer, so that it can be used for soccer, training when raining.
- Restaurant/Pub/ Food + Drink

Synergies on Site and in the Community:

- Intergenerational services
- Seniors services
- Early On Child & Family Centres
- Before and After School Programming
- Daycare to use the gym
- Library to use gym, multi-purpose and common meeting room
- Kitchen for Community cooking classes on weekends and at night

4.2 Stakeholder Meetings Summary

Howard Armstrong Recreation Centre Staff Stakeholder Consultation - February 13th, 2019

Staff Suggestions

- Children's classes to remain at Howard Armstrong Recreation Centre, would be ideal to support families that use the pool
- Can a new gymnasium be built at Howard Armstrong Recreation Centre
 - Would accommodate dry land training for all sports
 - Close to the existing outdoor basketball court
 - Children and adult programs/classes
- Adult classes/programming would be better served at a new facility
- Bootcamp for teenagers at new facility
- Open the squash courts to create a small gym
- Open the wall between Conference Room C and the Cable Room for 1 large workout room.
- Workout room that is adjacent to Gym could be turn into a multi-purpose gym (yoga). However it is quite small, more classes would be needed.
- Howard Armstrong Recreation Centre is the only pool in the City of Greater Sudbury (other than YMCA) that has other sports/wellness spaces to complement pool.
- Stage is a big concern, current lack of space
- Age appropriate divisions of programming, demographic, responding to various needs:
 - Families
 - School age children
 - Teenage
 - Adults
 - Seniors

Program options noted by Howard Armstrong Recreation Centre staff

- Kickboxing
- Spin Class Studio
- Boot Camp (Early morning)
- Thai Chi
- TRX
- Therapy Pool
- Rentable space (hall) for sports instructors
- More incentive for instructors to offer services
- Promotes and allows more programming
- City of Greater Sudbury hall with licensed areas
 - Weddings
 - Showers
- Soccer Club House with washroom and food amenities
- A small restaurant/café/canteen would be ideal

Community Programming Options

- Computer facility
- Cooking class
- Sewing class
- GSP training
- Babysitting courses
- First-aid courses
- Multipurpose rooms that have built in flexibility for all different types of classes to serve community needs.
- Babysitting services at Howard Armstrong Recreation Center and new facility would be ideal.
- Library could be re-purposed for storage, Valley Youth Centre, foodbank, etc.

- Outdoor lighting for existing Basketball courts and new beach Volleyball
- Staff indicated that Howard Armstrong Recreation Center already operates as a hub, with the pool being a major draw.
- Concern was raised from staff regarding the community going to the new facility, with no programming left at Howard Armstrong Recreation Center. The rest of the building could become a "ghost town"

Centre Pivot du Triangle Magique Stakeholder Meeting - February 20th, 2019

CPTM indicated a desire for a new building with a better layout, better acoustics and better suited building overall for a daycare and offices. Organizational feedback from CPTM is that they think it's positive, they just would not want to lose any services if the daycare and administration offices were built into a new rec facility.

CGS and CPTM indicated that there are a number of synergies between the daycare and recreation facilities, such as kitchen, pool, gym, outdoor spaces.

- Innisfil Recreation Community Centre has a daycare built into multiple programs.
- CPTM indicated that they believed the parents would be very positive about new development.
- Current area: 16,000 sq.ft. CPTM to confirm if that includes the administration offices.
- Magic Nook location currently includes:
 - Infant (10)
 - Preschool (32) Licensed for 48
 - Toddler (10) (15)
 - Before and after and non-instructional days program for K & SK
 - School age children (1000 sq ft)
 - Early On Centre
 - Admin offices that accommodate 10 staff
 - 180 employees in total throughout
 - 20 staff within programs
 - Total of 30 staff
 - Commercial kitchen
 - Storage
 - Boardroom

Magic Nook would need to remain operational during construction, therefore only parking could be shown in that area for a new development.

Additional Comments:

- Great attraction for community members to be connected to a recreation centre.
- Community inside a community

4.3

Survey Results

“Uncomfortable and run down. Not a great representation of our city.”

“The wooded area doesn’t need to be enhanced. It needs to be left alone.”

Valley East Twin Pad Multipurpose Sports Complex
Survey Results March 30th - April 23rd, 2019

Existing Uses and Conditions

Responses	League Hockey	Pick-up/Shinny	Figure Skating	Public Skate	Skating Lessons
Q1-Do you currently make regular use of municipal arenas for sports of recreation?	142	91	13	187	28
Q2-Can you tell us how you otherwise make regular use of municipal areas?	Events	Watch Hockey	Roller Derby	Ringette	Other (lacrosse, gym, swimming, pickle ball, basketball, squash)
	6	9	8	15	9
Q3-Do existing municipal arenas adequately meet your needs?	Yes	No			
	272	176			
Q4-If no, tell us why the existing facilities don't meet your needs.	Ability to host & compete in tournaments	Facilities too spread out	Need for girls change rooms	Existing facilities outdated (change rooms, showers, bleachers, wash-rooms, lobbies etc.)	Need for indoor track facility
	9	2	7	51	5
Q5-Do you currently make use of parkland surrounding the Howard Armstrong Recreation Centre?	Walking/hiking Trails	Playground	Ball Field	Soccer Field	Splash Pad
	238	125	39	163	149
Q6-What other ways do you make use of the parkland surrounding Howard Armstrong Recreation Centre?	Walk dogs	Swimming	Cycling	Outdoor Destination	Don't Use
	3	2	1	6	12
Q7-How would you enhance surrounding parkland at the Howard Armstrong Recreation Centre?	Leave as is	Park Atmosphere	Further Develop Trails (stroller friendly, lighting, benches, lengthen)	Trail Maintenance (grooming, garbage bins, scoop stations)	Trails left Natural
	54	7	38	23	11

Public Consultation Process

"A centrally located twin pad option is long over due. Existing facilities are in poor shape, a disgrace to out of town visitors, and just don't meet community needs."

If it is truly multi-purpose then it will ensure that sports that will appeal to all generations will be included. Sudbury's senior population needs to be consulted and their needs incorporated into the design.

"I would like this beautiful, secluded piece of parkland in the heart of our neighborhood to remain untouched."

Speed Skating	Indoor Walking
5	47
Don't Use	Spend \$ elsewhere
11	17

Accommodate other sports (roller derby, pickle ball, gym, volley ball, basketball)	Behind sports facilities in the south	Healthy Food & Drink Accommodations	Limited ice times available	Unsafe/ Not a welcoming experience
18	9	4	9	8
Basketball				
51				

Bike Trail	Other Outdoor sports (pickleball, volley ball, outdoor rink, skate park)	Field House	Shaded Areas	Playgrounds, Splash Pads, Outdoor Gym	Coffee Shop	Parking
14	22	4	6	19	3	4

June 17th, 2019

This would not be a good idea. This would bring in way too much traffic in our area. The soccer fields bring in enough.

4.3 Survey Results

Twin Pad Facility Recommendations

Responses	4-pad Facilities	Well Maintained	Facility with Restaurant	All-in-one Complex	Beneficial for Tournaments
Q8- Have you seen/visited other sports complexes or twin pad arenas that you admire? What did you like the best?	10	10	22	28	8
	Yes	No			
Q9- Would two NHL-sized ice rinks be appropriate for a Valley East Sports Complex?	143	301			
	No need	No Accommodations in the Area	Proposal reduces available ice time	Not right location for Facility	Use Existing Facilities
Q10- Why is two NHL-sized rinks inappropriate?	40	4	21	22	49
	Yes	No			
Q11- Would a small goalie practice rink be appropriate for Valley East Sports Complex?	142	292			
	Already have one in Sudbury	Not necessary	Allocate spending to different sports	Unsure of Use	Use existing arena has for goalies
Q12- Why is a small goalie practice rink inappropriate?	13	64	15	6	4
	No	Indoor Running/Walking Track	Restaurant/Coffee Shop with Viewing Area	Basketball/Volleyball Courts	Pickle Ball Courts
Q13- Are there other types of facilities that you would like to see at a Twin Pad Multipurpose Sports Complex in Valley East?	35	28	18	20	15
	Not Properly Maintained	Encourage Healthy, Active Lifestyles	Destination for Tournaments/Events	A Hub for Community to Grow Around	Well-used if done Properly
Q14- How do you see a Twin Pad Multipurpose Sports Complex being used over the next 10 to 20 years?	18	9	32	18	33
	Yes	No			
Q15- Are you currently a Member or do you make occasional use of facilities at the Howard Armstrong Recreation Centre?	294	143			
	Valley East not Right Location (need/should be closer to accommodations)	Use Existing Facilities (hub removes arenas from communities)	Twin Pad and HARC should be connected	Should be Separate/Too Busy	Not Needed or Interested
Q16- How could a Twin Pad Multipurpose Sports Complex and the Howard Armstrong Recreation Centre come together to create a major recreational and sports hub in our community?	23	24	18	12	27

Invest in the buildings we currently have. Spend a few million dollars in the upgrades, there is no need to close three pads to open two.

New, Welcoming and Spacious	Privately Owned/ Run	Upgrade/Maintain existing arenas	No / Not-Applicable
24	7	21	22

Potential for it to be a recreational and sports hub within the community that promotes physical activity and is a place for the community to gather.

Not all about Hockey	Too much Traffic	Too Large for Youth/ Rec. Hockey
8	9	20

A multi purpose floor that can be used for pickle ball, roller hockey, or other activities other than ice related.

Skateboard Park / Baseball / Climbing Wall	Fitness Centre (Yoga) / Warm-up Area	Pro-Shop / Indoor Field	Non-Ice Surface	Don't Need	Community Room	Indoor Play Area/ Mini Stick Room
3 / 4 / 3	19	7 / 7	13	67	15	7
Financial Burden	Not Used Enough (smaller families, aging population, hockey too costly)	Don't Support	Overused (Less Ice Time, Losing Arenas, More Pads)	Not the Right Location	Traffic Issues	
13	17	46	21	11	5	

HARC is outdated	Central Inclusive Destination (Multi-Sport/Multi-Generational)	Too Much Traffic (Traffic Flow, Transit and Parking needs to be resolved)	Keep the Green Space	Not Sure
9	41	14	16	5

June 17th, 2019

4.3

Survey Results

I don't appreciate the fact that this survey is biased towards the idea of the twin pads. Many questions are phrased to force people to answer how they would use a twin pad vs not being interested in one.

It is premature to hold a consultation on the preferred features of a twin pad arena at this location before first holding a consultation on the suitability of the location itself, and on the accompanying closure of other facilities.

Survey Participant Data

Responses	Lack of facilities to accommodate my interests	Cost	Health issues	Lack of time	I don't face any barriers
Q17- Do you face barriers that prevent you from taking part in regular physical activity?	49	83	17	41	186
Q18- Can you tell us what barriers you face?	Facilities hours not accommodating	No daycare services	Roads	Public Transit	Accessibility
	2	3	16	2	3
Q19- What is your age?	Under 18	18-24	25-34	35-44	45-54
	2	12	68	141	93
Q20- Where do you reside in the City of Greater Sudbury?	Capreol	Hanmer	South End Sudbury	Val Caron	Val Therese
	10.7%	47.9%	2.7%	14.3%	7.6%
Q21- Not Applicable					
Q22- Programming and facilities for active living may be influenced by the genders of individuals making use of a facility. What is your gender identity?	Male	Female	Non-binary		
	102	127	1		
Q23- Do you have additional ideas or comments about a proposed Twin Pad Multipurpose Sports Complex in Valley East?	Upgrade/maintain existing arenas	Keep the green space	Fix Roads and Infrastructure	Build more pads not less / Won't be enough ice time	Ensure a truly Multi-Sport facility
	43	42	40	16	18

Public Consultation Process

I think that the Twin Pad should be developed in an area off from a residential area. An area like where Centennial is currently located would be better suited for a large complex such as this. The proposed area is too close to the residents and traffic will be a huge issue for those of us who live here.

A new sports complex would be doing a disservice to the communities in the area of the three existing complexes by limit easy access to recreational facilities and by affecting small businesses that benefit from the increased traffic from these complexes.

Lack of or difficulty accessing transportation	Lack of interest	Lack of accessible features to accommodate my disability	Lack of accessible features to accommodate my mobility device
12	18	7	2
Too far of a Drive (Arenas removed from communities)			
6			
55-64	65 +		
65	61		

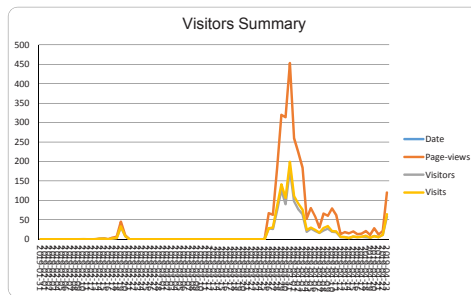
We need to plan for a large sports complex in the city core for multi sports use other than cater to hockey players only.

Resolve public consultation process	Locate new facility on existing arena sites	Traffic and Parking Issues	Privatize Arenas	Get it done!	User cost concerns
16	12	19	3	24	5

4.4 Summary of Public Feedback

The demographics, responses and feedback from those who participated in the survey and visioning session were quite varied. The report summarizes all the input received during the consultation process, and synthesizes the range of perspectives and opinions. The Appendices contain a record of the raw data from the surveys.

Project Report:	Valley East Twin Pad Multipurpose Sports Complex	16-Jan-2018	to	23-Apr-2019
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Project Highlights		Admin Notes
Total Visits	1.25 k	
New Registrations	3	
Video views	0	
Photo Views	23	
Document Downloads	53	

ENGAGED PARTICIPANTS				INFORMED PARTICIPANTS		AWARE PARTICIPANTS	
378				564		912	
Engaged Actions Performed	Registered	Unverified	Anonymous	Informed Actions Performed	Participants	Aware Actions Performed	Participants
Contributed on Forums	0	0	0	Viewed a video	0	Visited at least one Page	912
Participated in Surveys	11	2	365	Viewed a photo	14		
Contributed to Newsfeeds	0	0	0	Downloaded a document	30		
Participated in Quick Polls	0	0	0	Visited the Key Dates page	33		
Posted on Guestbooks	0	0	0	Visited an FAQ list Page	206		
Contributed to Stories	0	0	0	Visited Instagram Page	0		
Asked Questions	0	0	0	Visited Multiple Project Pages	236		
Placed Pins on Places	0	0	0	Contributed to a tool (engage)	378		
Contributed to Ideas	0	0	0				

Below is a summary of verbal comments received at the Open House and Visioning Session from various participants.

Capreol Community Centre and Arena:

- I have a strong belief in multipurpose facilities for efficiencies
- My concern in how would the arena be re-purposed; should be re-purposed for recreation purposes.
- Concern with lack of maintenance on the condemned ice rink.
- Put the new facility where the existing soccer fields are so it's closer to the fields, so it's more closely linked
- The message is not clear, people think the City is planning to close both pads in Capreol.
- The other side of the Capreol Arena could be converted to a pool.
- Move the Millennium Centre into Capreol Arena
- Put a new twin pad arena and hub in Capreol on other side of the tracks.
- A new twin pad in the Valley is very much needed. It makes sense!
- This forward thinking to build a new state of the art rec. centre, otherwise the City will keep being years behind the mark.
- CGS needs to keep up with other municipalities.
- Anyone who has kids in hockey would understand why a new twin pad arena is needed.
- Our arenas are decrepit and not worth fixing. New is better.
- Place arena closer to soccer fields or on soccer fields so that it's closer to HARC. Move soccer fields to the North.
- Check out Bradford Center – it's amazing
- Basketball Courts should be included
- A Restaurant could be upstairs in the facility
- The City should offer more amenities for seniors – promote physical activity

- Multi-purpose usage for ice rink should be considered
- People from the group indicated they don't want to see the plans, they don't want any information; they want the City to listen to their unique concerns in Capreol.
- Capreol can't effort to lose any more facilities -lease space for a potential restaurant -require a hotel in the Valley.
- Q: Does the City have an itemized list of leisure facilities/requirements for Capreol?
- Q: Why making a large investment in a new building when existing buildings are not being maintained.
- Q: Has there been a study completed for future younger demographics. Are there enough quantity of a younger generation to use the new arena?
- Q: Why can't the City spend \$1.5M to \$2M on the Capreol Arena, similar to Chelmsford and Cambrian Arenas?
- Q: What market will the twin pad bring and displace?

Centennial Community Centre and Arena

- Don't raise our taxes
- We need a Twin Pad sports complex
- Don't touch what we have in Capreol
- Make sure you design them with user consultation
- Southern Ontario has these venues so should we
- Q: What is the time frame?
- Q: Where is the money coming from?

Raymond Plourde Community Arena

- I'm all for this new development. Sudbury is the joke of the hockey community throughout Ontario and the North. The Valley desperately needs this type of development.
- Parking closer to the soccer fields is ideal.
- At least if taxes go up, we will get something great for it.
- Why do we keep sinking money (\$ millions) into old building to get nothing better. Building new is ideal.
- Tennis courts would be ideal on this site as well.
- "I'm all for 1 single building"; it's so much more efficient.
- Look at Southern Ontario as an example of how they are building multi-use recreation centres.
- This will spark private development; hotels, restaurants, etc.

Valley East Citizen Service Centre and Library

- Leave our green space
- Fix the roads first
- Traffic concern
- Noise concern
- Fix the existing arenas
- The site requires more parking
- When we have tournaments we are embarrassed
- We are building this for our children
- Expand the maintained trails as part of this project
- Sites extremely low; watch for high water table
- Traffic study required
- Fix the pot holes
- This is a positive initiative
- Additional public meetings are required
- Food and beverage is important
- Incorporate senior citizen program
- Q: What is the process for approval?

**5**

Building Program

5.1

Proposed Functions and Space Requirements

The building program was developed for the Valley East Twin Pad Multipurpose Sports Complex by the consulting team who worked closely with staff and administration. The proposed square footage for a new facility is 95,300 sq. ft. (8,854 sq. m.).

Based on new twin pad construction across Ontario, experience with the Gerry McCrory Countryside Sports Complex and community feedback the major program components being recommended are the following:

- **Arena: 57,630 sq.ft.**
 - A twin-pad (2 NHL size 85' x 200' ice surfaces) with capability for summer ice.
 - 300-400 seating capacity per ice surface
 - 8 change rooms
- **Gymnasium: 6,727 sq.ft.**
 - Single Court Gymnasium with changerooms and support space
- **Daycare: 19,200 sq.ft.**
 - Infant, Toddler and Preschool programs
 - Before and After Program
 - Early ON Centre
 - Head Administration Offices
- **Public Shared: 4,008 sq.ft.**
- **Atrium / Lobby / Circulation: 4,200 sq.ft.**
- **Support Function: 3,537 sq.ft.**



Valley East Twin Pad Multi-purpose Sports Complex - Functional Program

Arena	57,630
Support Function	3,537
Gymnasium	6,727
Daycare	19,200
Public Shared	4,008
Atrium / Lobby / Circulation	4,200
Total SQ. FT.	<u>95,301</u>

Functional Program Requirements	Area (ft2)	Area (m2)
Arena Function		
Storage	100	9
Skate Sharpening	70	7
Data / Communications	35	3
Office (Front of House)	135	13
Women's Washroom	525	49
Men's Washroom	315	29
Housekeeping	80	7
Heated Viewing Area / Crush Space	1,500	139
Referee Rooms / Change Area / First Aid (*3 People)	200	19
8x Adjoining Changerooms / Washroom / Shower Facility	4,000	372
Vestibule	90	8
Laundry Room/ Storage	200	19
Ice Resurfacers Garage(s)	1,000	93
Ice Plant	750	70
Mechanical	250	23
Repair Room	125	12
Private Concourse	1,500	139
Public Concourse	2,350	218
Ice Sheet (NHL) Pad 1	17,000	1,579
Ice Sheet (NHL) Pad 2	17,000	1,579
Home Bench	250	23
Penalty Box 1	100	9
Announcer Box	100	9
Penalty Box 2	100	9
Away Bench	250	23
Arena Function - Total Program Area (Net Area)	<u>48,025</u>	<u>4,462</u>
Net to Gross Ratio	<u>1.2</u>	<u>1.2</u>
Arena Function - Total Building Area	<u>57,630</u>	<u>5,354</u>

June 17th, 2019

5.1 Proposed Functions and Space Requirements

Functional Program Requirements	Area (ft2)	Area (m2)
Support Function		
Building Services	800	74
Main Equipment Repair Room	300	28
Maintenance Office	150	14
Mechanical Room	1,050	98
Main Electrical	350	33
Staff Washroom	150	14
Communications	90	8
Satellite Electrical Room	125	12
Laundry Room	200	19
Support Function - Total Program Area (Net Area)	3,215	299
Net to Gross Ratio	1.1	1.1
Support Function - Total Building Area	3,537	329
Gymnasium		
Gymnasium	3,500	325
Gymnasium Equipment Storage	450	42
Gymnasium Office	165	15
Change Rooms / Showers / Washrooms	2,000	186
Gymnasium - Total Program Area (Net Area)	6,115	568
Net to Gross Ratio	1.1	1.1
Gymnasium - Total Building Area	6,727	625
Daycare		
Daycare	16,000	1,486
Daycare - Total Program Area (Net Area)	16,000	1,486
Net to Gross Ratio	1.2	1.2
Daycare- Total Building Area	19,200	1,784
Public Shared		
Concession / Café	165	15
Concession / Café Storage	100	9
Staff Breakroom	350	33
Men's Single Washroom	70	7
Women's Single Washroom	70	7
Customer Service Desk	300	28
Entry Lounge	700	65
Lounge / Viewing Area	400	37
Customer Service Workroom/Office	200	19
Women's Washroom	525	49
Men's Washroom	320	30

Building Program

Functional Program Requirements		
	Area (ft2)	Area (m2)
Women's Single Washroom	70	7
Men's Single Washroom	70	7
Public Shared - Total Program Area (Net Area)	3,340	310
Net to Gross Ratio	1.2	1.2
Public Shared - Total Building Area	4,008	372
Atrium / Lobby / Circulation		
Atrium / Lobby	2000	186
Main Level Circulation	1000	93
Second Level Circulation	500	46
Atrium / Lobby / Circulation - Total Program Area (Net Area)	3,500	325
Net to Gross Ratio	1.2	1.2
Atrium / Lobby / Circulation - Total Building Area	4,200	390
Functional Description Gross Floor Areas		
	Area (ft2)	Area (m2)
Arena Function	57,630	5,354
Support Function	3,537	329
Gymnasium	6,727	625
Daycare	19,200	1,784
Public Shared	4,008	372
Atrium / Lobby / Circulation	4,200	390
Total Program Area (Gross Floor Area)	95,301	8,854

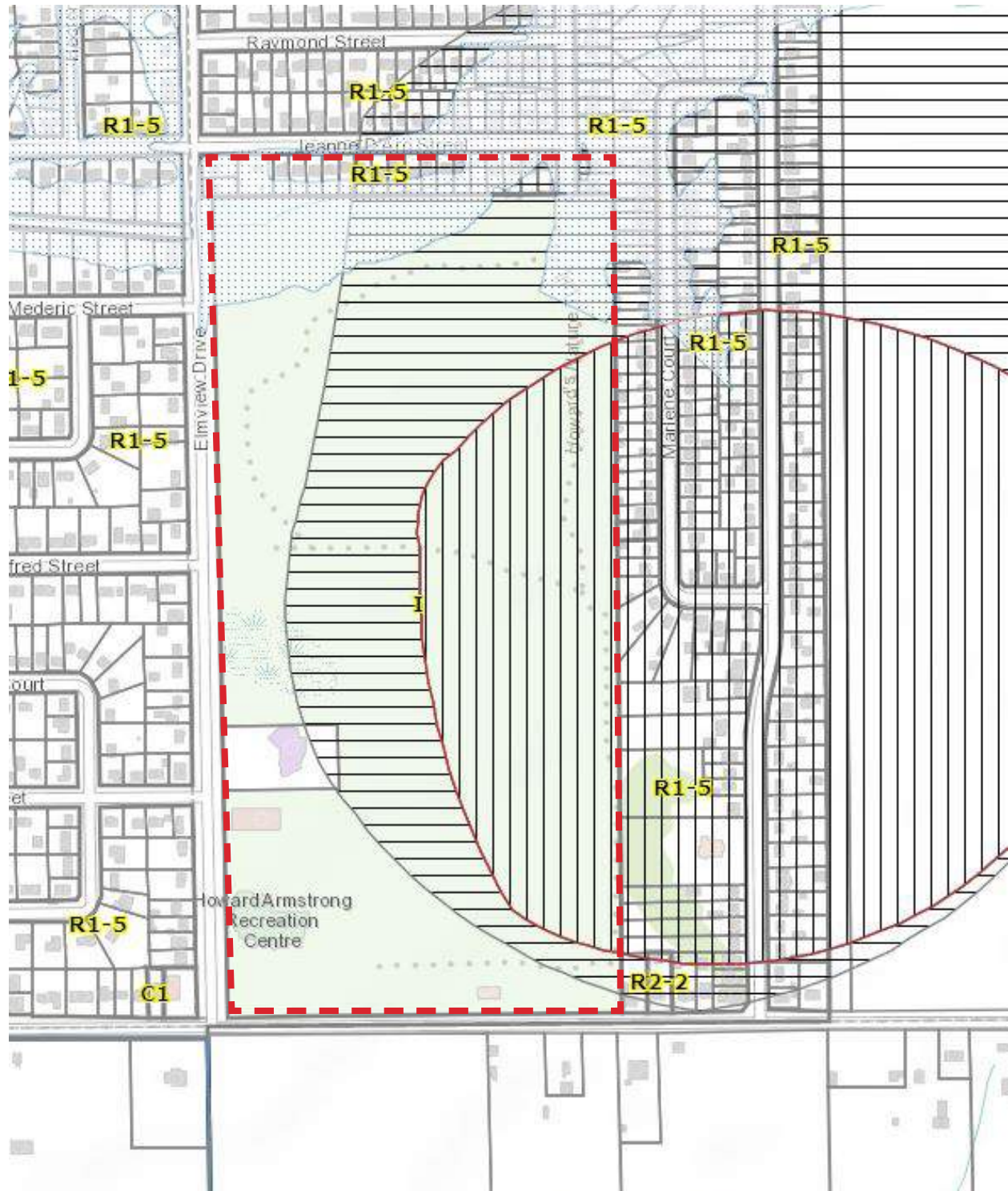
June 17th, 2019

 **6**

Site Analysis

6.1 Existing Site Analysis

Zoning Maps



Site Analysis

The area of study for the conceptual site design is located at 4040 Elmview Drive in Hanmer, Ontario. The overall City owned site is 75 acres which includes HARC, Valley East Public Library and 9 soccer fields. The potential area of development for the proposed Twin Pad Multipurpose Sports Complex was intended to be within the green space at the North End of the property; through staff, stakeholder and community consultation the preferred option shifted the location toward the south, closer to HARC.

Refer to Section 7 for Site Plan Options.

A minimum of 10 acres of land is required to accommodate the 100,000 sq. foot building, parking, storm water management, fire routes, and vehicular circulation.

Site Development Criteria

- 100,000 sq.ft. Building
- 10 acres required
- 400 Parking spaces
- Bus Lay-by
- Drop-off Lay-by
- Covered Entrance

Zoning Requirements

Currently Zoned Institutional

Setbacks

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Corner Side Yard	Maximum Lot Coverage	Minimum Landscaped Open Space	Maximum Height	Other
I	900.0 m ² (1)	30.0 m	10.0 m (2)	10.0 m (3)	10.0 m (3)	10.0 m (2)	50% (4)	15%	50.0 m	(5)

6.2

SPART Meeting Summary with CGS Planning Department

On May 1st, 2019, YBSA attended a SPART planning meeting to review site planning considerations.

Reports required for Site Plan Agreement Submission:

- Geotechnical/Soils Report (for building permit)
- Source Protection Plan Section 59 Application
- Stormwater Management Report
- Detailed Topography Survey
- Traffic Study
- CPTED Design Analysis
- Fire Flow Capacities
- Infrastructure Upgrades (water, sanitary, etc.)

Plans required for Site Plan Agreement Submission:

- Construction Erosion and Sediment Control Plan
- Elevation Plans
- Grading Plan
- Landscape Plan
- Photometric Exterior Lighting Plan
- Site Plan
- Servicing Plan
- Hydro One
- Conservation Sudbury

Preliminary Comments from City of Greater Sudbury Planning Department

1. A site plan is registered on 4120 Elmview (Magic Nook Daycare), which is currently not owned by the City. This property will need to be merged with the remainder of the property, and the registered site plan discharged.
2. A site plan control application and review will be required for this proposal; however, since this is on city owned lands a site plan control agreement will not be created or registered.
3. On-site enhanced storm water quality control is required for all existing and proposed impervious areas. The use of low impact development measures, such as Bioswales within the parking areas, are encouraged over end of pipe controls. Snow storage areas must be indicated and must be directed to the quality control facility.
4. The east side of the property is within a Source water protection area and infiltration of parking lot run off should not be implemented in this area.
5. The drainage department has advised that storm water quantity control from the site is being addressed through a proposed downstream storm water management pond and existing improvements to the municipal drains to the north of the property. On-site storm water quantity controls are not required except to control the post to pre development flows for the 2 year design storm where directed to the existing storm sewer on Elmview. An overland flow route must be built to convey storm events in excess of the 2 year design storm to the existing municipal drain north of the property.
6. Where storm service connections to Elmview are reused, the existing CB's will need to be replaced with CBMH's.
7. A sanitary test manhole is required.
8. If the existing water and sanitary services are not being reused, they must be abandoned at the main.

9. If a private fire hydrant is required the domestic water service should tee off the fire service close to the FH to reduce the amount of stagnant water in the system.

10. A fire flow capacity review of the municipal main will be provided as part of the site plan application; the applicant must provide the required fire flow for the building based on Fire Underwriters Survey requirements and must assess the available fire flow within the site.

11. It is recommended that a Capacity review be requested ahead of a formal site plan submission, to determine if any water main or sanitary sewer upgrades are required for this development.

12. All parking, drive aisles, and loading areas must be paved; all other areas of the site must be landscaped.

13. The existing gravel parking lot along Dominion should be paved. Where temporary overflow parking is required consider the use of a turf reinforcing grids.

14. Curbing or equivalent must be provided throughout the site to protect landscape areas and define parking areas.

15. Parking calculations must be provided for the entire site, including the library, community centre and fields to confirm parking needs are being achieved for all uses.

16. If parking exceeds 75 parking spaces, landscaping is required within the parking area as per the zoning bylaw. Curbing must be provided within the parking areas to protect landscape areas.

17. Parking aisles should be limited to maximum 35m lengths to reduce speeds, and pedestrian paths/crossings should be provided at 36m intervals.

18. A municipal sidewalk is required to be constructed along Elmview Drive from Dominion to the bus stop at the north end of the site. In addition, a concrete pad must be built for the north bus stop.

19. Pedestrian connections to Elmview and Dominion and throughout the site are required and must meet AODA requirements.

20. Where possible the number of entrances onto Dominion and Elmview should be reduced. It is recommended that one of the entrances onto Dominion be eliminated and the entrance north of the Library be eliminated. The applicant should ensure fire access requirements are maintained.

21. Consider one-way vehicle circulation around the bus parking area, and throughout the site.

22. Bicycle parking must be provided within 15m of the main entrance

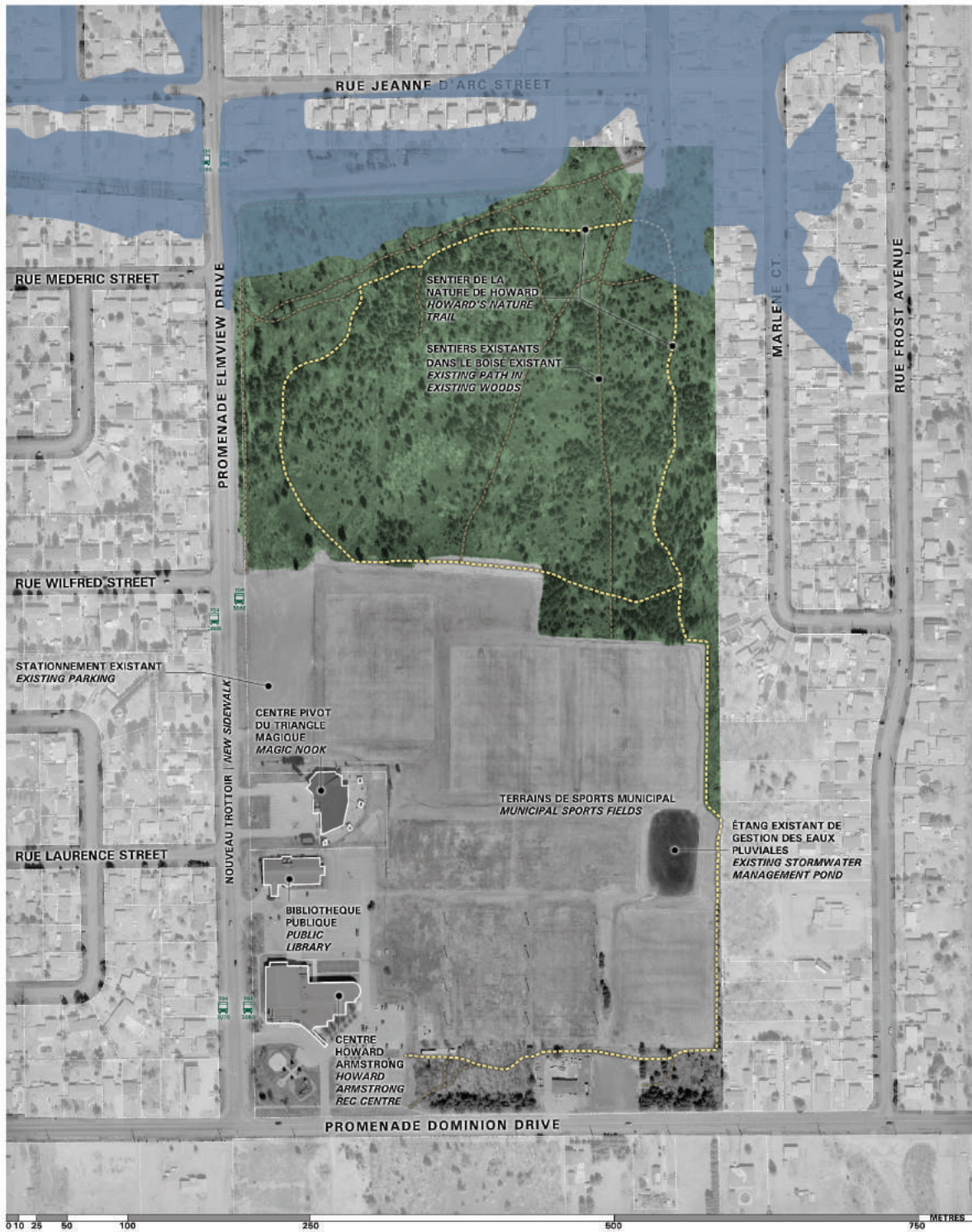
23. A 3.0m wide landscape strip is required along the entire length of Elmview and Dominion, including at minimum street trees planted 6m o/c.

24. All requirements (landscaping buffers/strips, bicycle parking, loading, garbage enclosures, fire routes, etc) of the zoning Bylaw, Building Code, and Site Plan Control Guide should be accommodated on the site plan.

6.3

Why Howard Armstrong Recreation Centre Site?

Site Analysis



Existing Howard Armstrong Recreation Centre Site

The site of the Howard Armstrong Recreation Centre has been recommended as the most suitable location for a new Twin Pad Multipurpose Sports Complex based on previous review and evaluation conducted by the city.

- There are 28 acres (11.3 hectares) of parkland on the site, providing room for an eight acre (3.2 hectare) footprint for the sports complex, ample parking and complementary benefits. The site is municipally owned thereby reducing overall development costs.
- The Howard Armstrong Recreation Centre is the municipality's largest indoor pool and fitness centre. It is also the site of the Valley East Public Library and Citizen Service Centre.
- The addition of a Twin Pad Multipurpose Sports Complex will make this site a convenient one stop destination for multi-generational households. Residents would have a choice of accessing municipal services through the Citizen Service Centre, borrowing materials from the library, exercising in the pool and fitness facilities at the Howard Armstrong Recreation Centre, or skating, hockey, basketball, volleyball, pickleball etc. in the new Twin Pad Multipurpose Sports Complex.
- Outdoors, the Howard Armstrong Recreation Centre has a variety of recreational opportunities with soccer fields, a basketball court, a splash pad and hiking trails. The site is scheduled for new playground structures and two new courts for Beach Volleyball in the spring 2019.
- Two existing arenas in the Valley East area are in need of major capital investments over the next 10 years to remain viable, making them logical candidates for closing.

Prior to the site selection for a new sports complex, the City of Greater Sudbury had considered declaring 10 of the 28 acres of surrounding parkland at the Howard Armstrong Recreation Centre as surplus for potential sale.

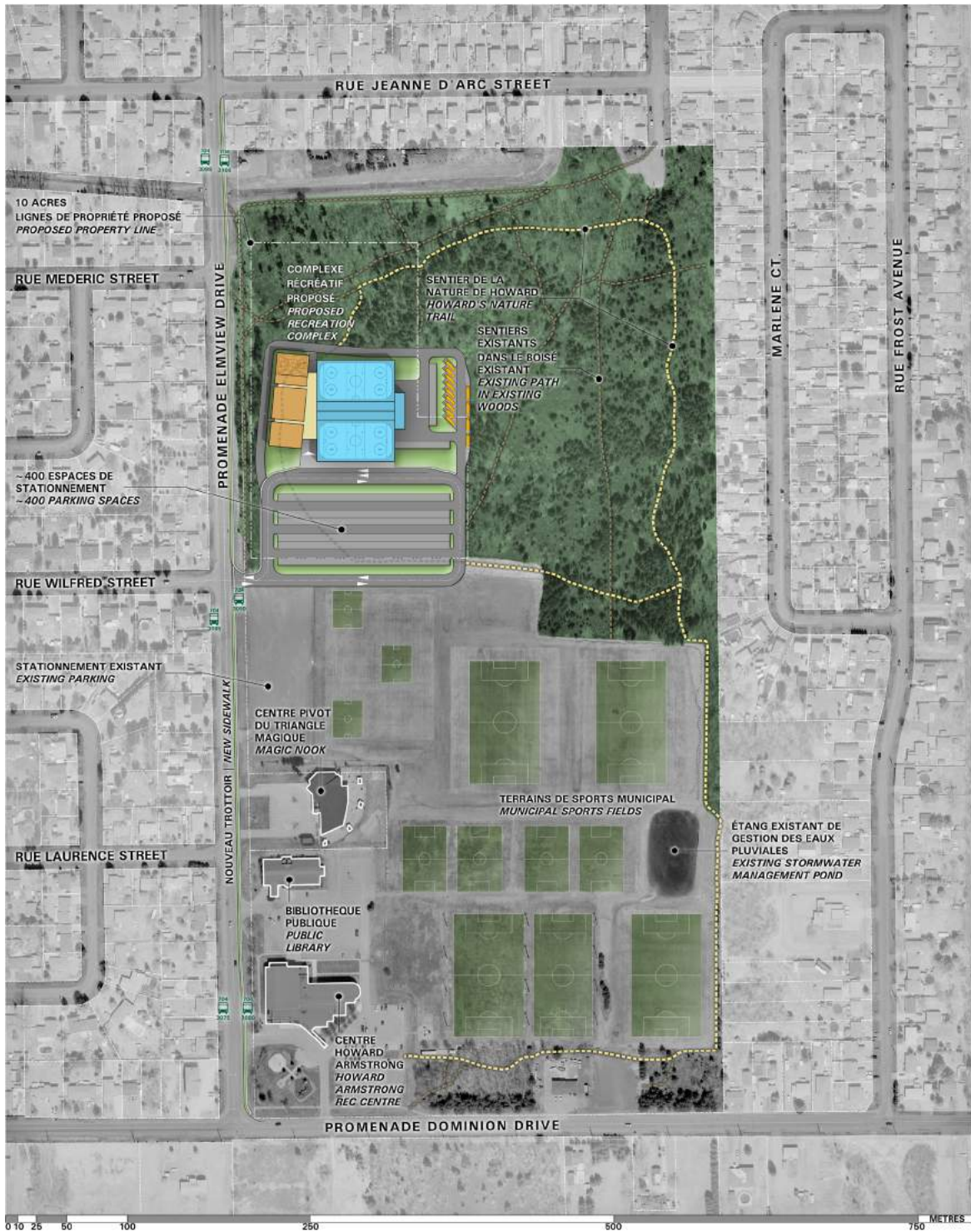
This consideration has been withdrawn in favor of maintaining municipal ownership of the entire property for continued expansion as a community sports and recreational hub.

 **7**

Site Plan Options

7.1 Option A

Site Plan Options



Site Plan Schematic Design - Option A

7.2 Option B



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Site Plan Schematic Design - Option B

7.3 Option C - Preferred Option

Site Plan Options



Site Plan Schematic Design - Option C
Preferred option based on Community Feedback



Cost Analysis

8.1 Projected Construction Costs

This report identifies the basic construction budgets for a new consolidated Valley East Twin Pad Multipurpose Sports Complex.

This budget is intended to provide a high level order of magnitude in terms of values. The numbers shown relate only to capital costs. Operating costs are excluded from this report. It would be in the best interest of the City to periodically review and update the budget as the project becomes further defined. The costing excludes HST, any land acquisition costs, development charges, and escalation beyond 2020.

8.1

Projected Construction Costs

City of Greater Sudbury
Valley East Twin Pad Multi-purpose Sports Complex
17-Jun-19

Description	Order of Magnitude Estimate		
	GFA	COST/SF	AMOUNT
Based on May 27/19 functional program			
1.0 NEW CONSTRUCTION	95,301	\$281.42	26,820,000
Arena	57,630	\$250.00	14,407,500
Support Function	3,537	\$320.00	1,131,840
Gymnasium	6,727	\$300.00	2,018,100
Daycare	19,200	\$350.00	6,720,000
Public Shared Space	4,008	\$320.00	1,282,560
Atrium / Lobby / Circulation	4,200	\$300.00	1,260,000
2.0 OTHER ASSOCIATED COSTS			2,250,000
Site Development/Landscaping Allowance			2,000,000
Abnormal Soil Conditions (allowance for structural piles due to high water table)			250,000
Hazardous Materials Abatement			N/A
Premium Time/After-Hours Work			N/A
Signage & Wayfinding			Incl.
Project Contingency			See Below
Escalation to Time of Tender (3% P.A.)			See Below
Total Construction Cost	95,301	\$305.03	29,070,000
- Professional & Design Fees (7%)		7.00%	2,034,900
- Other Consultants (1%)		1.00%	290,700
- Development Charges & Levies / Permits (N/A)		N/A	
- Commissioning, Moves, Misc., Other (1.5%)		1.50%	436,050
Total Ancillary / Soft Costs			2,761,650
Sub-Total: Construction & Ancillary			31,831,650
Furnishings and Equipment			By Owner
Sub-Total			31,831,650
Post Contract Contingency (Change Orders)		3.00%	872,100
Escalation to Tender (3.0% P.A.) - 1 Year		3.00%	872,100
Design Contingency (8%)		8.00%	2,686,068
Total Project Cost - EXCLUDING HST			36,261,918

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 **9**

**Retrofitted and Re-purposed
Arena Facility Examples**

9.1 Retrofitted and Re-purposed Arena Facilities

Due to the increasing number of Municipal Arenas that are being closed and sold to private buyers, arenas are being retrofitted with diverse programs. This section demonstrates what types of new businesses and programs are being implemented. This process will begin with studies involving the community as stated in the Parks, Open Space and Leisure Master Plan Review (2014) action item seen below:

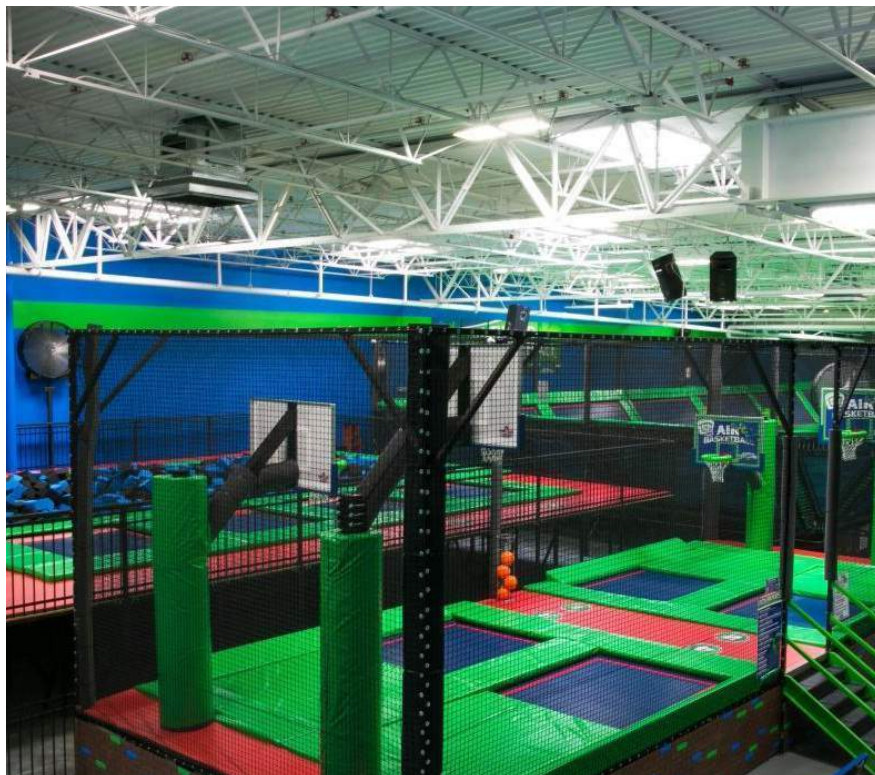
The decision to decommission any arena should be accompanied by a community engagement process, capital life cycle analysis, evaluation of alternate uses, and options for the continued delivery of leisure services within the affected community.

9.1.1 Indoor Trampoline Arena

Canada and United States Franchises
Various Locations

Programming of Spaces:

1. Trampoline Arena
2. Slam Dunk Courts
3. Foam Pit
4. In-Air Dodge Ball
5. Cafe / Concession
6. Adult Lounge



9.1.2 Ninjaz Adult & Child Ninja Warrior Courses

Ninjaz Canada
Woodridge, ON

- Programming of Spaces:
1. Adult Ninja Warrior Course
 2. Child Ninja Warrior Course
 3. Adult Rock Climbing
 4. Child Rock Climbing
 5. Soft Play Area



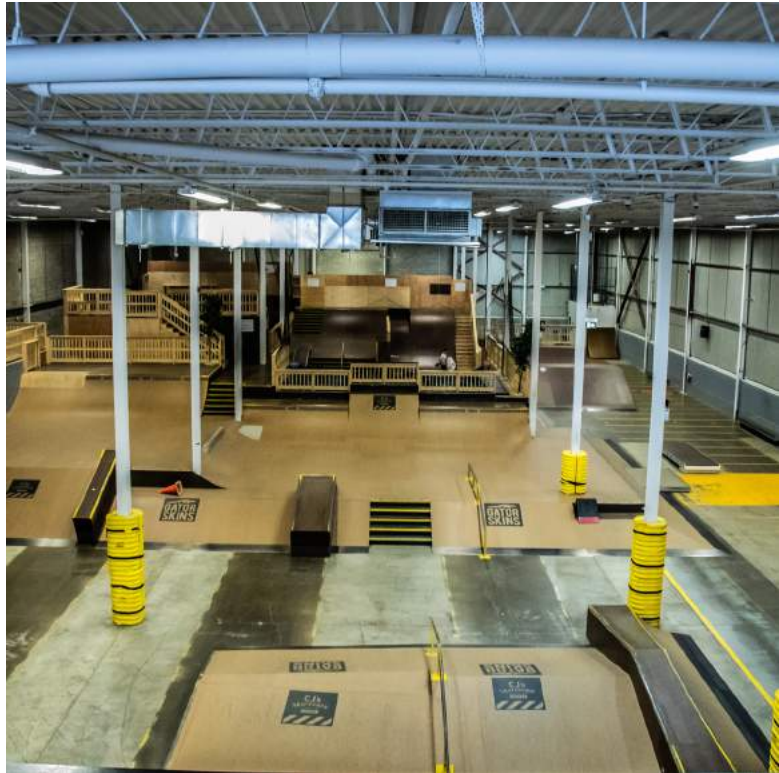
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9.1.3 CJ's Skatepark Indoor Skateboard Park

Mississauga, ON

Programming of Spaces:

1. Indoor Skatepark
2. Viewing Gallery
3. Birthday Rooms
4. Games Room
5. Food & Snack Bar



9.1.4 Arena Resurfacing - Year Round Indoor Sports

Various Locations in Canada and United States

Programming of Spaces:

1. Volley Ball Courts
2. Basketball Courts
3. Pickleball Courts
4. Indoor Soccer
5. Ball Hockey



June 17th, 2019



Appendices (Separate File)

Appendix A
Appendix B

SPART Memo of Understanding
Public Consultation and Open House Results Questionnaire

Prepared By:



Prepared For:



June 17th, 2019

Appendices



Appendix A

SPART Memo of Understanding

Appendix B

Public Consultation and Open House Results Questionnaire

A

SPART Memo of Understanding



Pre-
Consultation
Understanding

Planning Services

200 Brady Street, Tom Davies Square
Sudbury, ON P3A 5P3
T: (705) 674-4455 Ext. 4295
F: (705) 673-2200

January 30, 2019

PRE-CONSULTATION UNDERSTANDING

Requirements (Senior Planner to confirm reports/plans required on OPA, ZBL, SUB and CONDO)
 (Subdivision/Site Plan Engineer to confirm reports/plans required on Site Plan)

PRE-CONSULT FILE: PC2019-033					
OWNER: City of Greater Sudbury					
SPART MEETING: May 01, 2019					
PROPERTY DESCRIPTION/ADDRESS: 960 Dominion & 4040, 4100 & 4120 Elmview					
REPORTS AND PLANS	OPA	ZBL	SITE PLAN	SUB	CONDO
REPORTS					
Application Form			X		
Arborist Report					
Archaeological Assessment					
Draft Official Plan Amendment					
Draft Zoning By-law Amendment					
Environmental Impact Study (Full-Site)					
Environmental Impact Study (Scoped)					
Functional Servicing Study					
Geotechnical/Soils Report (for Building Permit)			X		
Heritage Impact Assessment					
Hydrogeologic Study					
Mine Hazard Study					
Noise Study					
Parking Study					
Phase I Environmental Site Assessment					
Planning Justification Report					
Public Consultation Strategy					
Servicing Options Report					
Source Protection Plan Section 59 Application			X		
Stormwater Management Report			X		
Sun/Shadow Study (6 storeys or greater)					
Traffic Impact Study					
Transportation Demand Management Plan					
Vibration Study					
Wind Study (6 storeys or greater)					
PLANS					
Comprehensive Development Plan					
Concept Plan					
Construction Erosion and Sediment Control Plan			X		
Draft Plan of Condominium					
Draft Plan of Subdivision					
Elevation Plans			X		
Grading Plan			X		
Landscape Plan			X		
Legal Survey Plan					
Off-Site Servicing Plan					
Photometric Exterior Lighting Plan			X		
Site Plan			X		
Servicing Plan			X		
Other Reports/ Plans(s) – Specify					
1. Rock Blasting Report required prior to construction					
Agencies to be Contacted by Applicant					
	OPA	ZBL	SITE PLAN	SUB	CONDO
Canada Post					
Canadian National Railway					
Canadian Pacific Railway					
Greater Sudbury Utilities					
Hydro One			X		
Ministry of Municipal Affairs					
Ministry of Natural Resources and Forestry					
Ministry of the Environment and Climate Change					
Ministry of Transportation Ontario					
Conservation Sudbury (old NDCA)			X		
Sudbury District Health Unit (SDHU)					
Sudbury East Planning Board					
Others – Specify					
1.					

June 17th, 2019

A

PRE-CONSULTATION UNDERSTANDING

Planning Services Notes

1.	A site plan is registered on 4120 Elmview (Magic Nook Daycare), which is currently not owned by the City. This property will need to be merged with the remainder of the property, and the registered site plan discharged.
2.	A site plan control application and review will be required for this proposal; however, since this is on city owned lands a site plan control agreement will not be created or registered.
3.	On-site enhanced storm water quality control is required for all existing and proposed impervious areas. The use of low impact development measures, such as Bioswales within the parking areas, are encouraged over end of pipe controls. Snow storage areas must be indicated and must be directed to the quality control facility.
4.	The east side of the property is within a Source water protection area and infiltration of parking lot run off should not be implemented in this area.
5.	The drainage department has advised that storm water quantity control from the site is being addressed through a proposed downstream storm water management pond and existing improvements to the municipal drains to the north of the property. On-site storm water quantity controls are not required except to control the post to pre development flows for the 2 year design storm where directed to the existing storm sewer on Elmview. An overland flow route must be built to convey storm events in excess of the 2 year design storm to the existing municipal drain north of the property.
6.	Where storm service connections to Elmview are reused, the existing CB's will need to be replaced with CBMH's.
7.	A sanitary test manhole is required.
8.	If the existing water and sanitary services are not being reused, they must be abandoned at the main.
9.	If a private fire hydrant is required the domestic water service should tee off the fire service close to the FH to reduce the amount of stagnant water in the system.
10.	A fire flow capacity review of the municipal main will be provided as part of the site plan application; the applicant must provide the required fire flow for the building based on Fire Underwriters Survey requirements and must assess the available fire flow within the site.
11.	It is recommended that a Capacity review be requested ahead of a formal site plan submission, to determine if any water main or sanitary sewer upgrades are required for this development.
12.	All parking, drive aisles, and loading areas must be paved; all other areas of the site must be landscaped.
13.	The existing gravel parking lot along Dominion should be paved. Where temporary overflow parking is required consider the use of a turf reinforcing grids.
14.	Curbing or equivalent must be provided throughout the site to protect landscape areas and define parking areas.
15.	Parking calculations must be provided for the entire site, including the library, community centre and fields to confirm parking needs are being achieved for all uses.
16.	If parking exceeds 75 parking spaces, landscaping is required within the parking area as per the zoning bylaw. Curbing must be provided within the parking areas to protect landscape areas.
17.	Parking aisles should be limited to maximum 35m lengths to reduce speeds, and pedestrian paths/crossings should be provided at 36m intervals.
18.	A municipal sidewalk is required to be constructed along Elmview Drive from Dominion to the bus stop at the north end of the site. In addition, a concrete pad must be built for the north bus stop.
19.	Pedestrian connections to Elmview and Dominion and throughout the site are required and must meet AODA requirements.
20.	Where possible the number of entrances onto Dominion and Elmview should be reduced. It is recommended that one of the entrances onto dominion be eliminated and the entrance north of the Library be eliminated. The applicant should ensure fire access requirements are maintained.
21.	Consider one-way vehicle circulation around the bus parking area, and throughout the site.
22.	Bicycle parking must be provided within 15m of the main entrance.
23.	A 3.0m wide landscape strip is required along the entire length of Elmview and Dominion, including at minimum street trees planted 6m o/c.
24.	All requirements (landscaping buffers/strips, bicycle parking, loading, garbage enclosures, fire routes, etc) of the zoning Bylaw, Building Code, and Site Plan Control Guide should be accommodated on the site plan.
25.	Kelly VanEmbden may be contacted at 705-674-4455 ext 4542 for further information related to City As-builts.
26.	Dave Brouse may be contacted at 705-674-4455 ext 3651 for further information related with Source Water Protection Risk Management Plans.
27.	
Name: JONATHAN CLARK	
Date: May 8, 2019	

PRE- CONSULTATION UNDERSTANDING

1. Official Plan Designation: TOWN CENTRE

Conformity with Official Plan designation YES NO

If "No" what is the nature of the amendment needed?

2. Existing Zoning: INSTITUTIONAL

Compliance with the City's Zoning By-law? YES NO

If "No" what is the proposed zoning or amendment required?

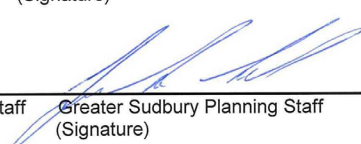
3. Related File No.(s): _____

4. Additional Information: _____

Acknowledgement by Owner/Agent

The owner acknowledges that this form in no way confirms support or non-support by the City of the presented proposal, is based on the agreed processing and submission requirements discussed.

By signing below, I acknowledge that, subject to any appeals, the drawings, report(s) and other information requirements indicated on the above chart, must be submitted along with a completed application form, any information or materials prescribed by statute, the required application fees and this executed Pre-consultation Application Form to be considered complete. All comments and direction offered by City staff and outside agencies is preliminary and based solely on the information available at the time of the meeting, and is only applicable for up to one year from the date of the Pre-consultation meeting. Once an application has been submitted, deemed complete and circulated for comments additional information or consultation meetings may be required during the processing of the application. In addition, I have read, understood, and agreed to all of the notes listed on this form.

_____	_____	_____
Owner/Agent (Print)	Owner/Agent (Signature)	Date
JONATHAN CLARK		May 9/19
Greater Sudbury Planning Services Staff (Print)	Greater Sudbury Planning Staff (Signature)	Date

June 17th, 2019

A

GLOSSARY**Application Form**

A development planning application form in accordance with the Ontario Planning Act and includes applications for official plan amendment, zoning by-law amendment, draft plan of subdivision, draft plan of condominium and site plan approval.

Arborist Report

A report by a certified arborist identifying the species, size of a tree(s) and evaluating their health and condition, and setting out the nature of the work to be undertaken on the tree(s), tree replacement, replanting information and the arborist's recommendation for treatment of the tree(s), i.e., recommend removal and replacement, recommend preservation, etc.

Archaeological Assessment

An assessment in accordance with Provincial and municipal requirements in or near areas of archeological potential.

Comprehensive Development Plan

A plan that illustrates the subject lands in context with abutting properties and the land uses in the surrounding area.

Concept Plan

A plan drawn to scale showing the proposed development including all existing natural and human elements, including existing buildings and proposed buildings, driveways, parking areas, walkways, landscaped areas, amenities, property limits, natural features including streams, forested areas, wetlands along with descriptions.

Construction Erosion and Sediment Control Plan

A plan that details the measures to control sediment and erosion. Refer to the City's Site Plan Control Guide for further information at: <http://www.greatersudbury.ca/inside-city-hall/landuseplanning/application-forms/pdf-documents/site-plan-control-guide/>.

Draft Official Plan Amendment

A draft official plan amendment includes all text, maps and appendices required by the City.

Draft Plan of Condominium

The information required on plans to be in accordance with the Planning Act and its regulations. The information required to be shown on the draft plan are:

- a) proposed exclusive use areas of the common element, such as outdoor yards and parking;
- b) driveways and pedestrian access to the proposed private units

Draft Plan of Subdivision

The information required on plans is to be in accordance with the Planning Act and its regulations. The information required to be shown on the draft plan are:

- a) the boundaries of the land to be subdivided as certified by an Ontario Land Surveyor
- b) the locations, widths and names of the proposed highways within the proposed subdivision and of the existing highways on which the proposed subdivision abuts
- c) on a small key plan, at a scale not less than one centimeter to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision, and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which such land forms the whole or part
- d) the purpose for which the lots or blocks are to be used
- e) the existing uses of all adjoining lands
- f) the approximate dimensions and layouts of the proposed lots
- g) natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, swamps, and wooded areas within or adjacent to the land proposed to be subdivided
- h) the availability and nature of domestic water supplies
- i) the nature and porosity of the soil
- j) existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land
- k) the municipal services available or to be available to the land proposed to be subdivided
- l) the nature and extent of any restrictive covenants or easements affecting the land proposed to be subdivided

Draft Zoning By-law Amendment

A draft zoning by-law amendment includes all text, maps and appendices required by the City.

Elevation Plans

Architectural drawings presenting the external design of all proposed structures within the development, including buildings, retaining walls, fences, loading and garbage collection doors. Refer to the City's Site Plan Control Guide for further information at: <http://www.greatersudbury.ca/inside-city-hall/landuseplanning/application-forms/pdf-documents/site-plan-control-guide/> .

Environmental Impact Study (Full-Site)

A study prepared by a qualified professional that contains a description of the proposal, the natural environment and an assessment of the environmental impacts of the proposal and a description of mitigating measures and recommendations. A full-site EIS requires a greater level of detail than that included in a scoped-site EIS that is appropriate to the scale of the proposed development and potential environmental impacts.

Environmental Impact Study (Scoped)

A study prepared by the development proponent or an environmental professional which addresses the requirements of an EIS in an abbreviated report or checklist and is usually applied to minor developments, single lot consents, or where negative impacts are known to be minor. The exact requirements of the scoped-site EIS will be established through consultation with municipal staff.

Functional Servicing Study

A report which addresses and ensures that the proposed development may be serviced in accordance with the City of Greater Sudbury Design Standards and Criteria. The report should include the proposed servicing scheme (Water supply and distribution, sanitary and storm drainage), the proposed grading for the site and road/access and right-of-way widths, etc.

Geotechnical/Soils Report

A report that analyses soil composition to determine its structural stability and its ability to accommodate development.

Grading Plan

A plan that details the grading required to facilitate the development of a specific site. Refer to the City's Site Plan Control Guide for further information at: <http://www.greatersudbury.ca/inside-city-hall/landuseplanning/application-forms/pdf-documents/site-plan-control-guide/> .

Heritage Impact Assessment

A report prepared by a qualified consultant for development on lands located within a designated Heritage Conservation District or where development is proposed on or adjacent to a property or building designated under the *Ontario Heritage Act*. The report shall demonstrate that any development is in conformance with the Heritage Conservation District Plan where one exists, or demonstrates that the proposed development maintains the heritage aspects for which the property was designated and is compatible with the building and its heritage attributes. Compatibility may include building materials, colour, height, scale and design.

Hydrogeologic Study

A study reviewing and summarizing information for the site and surrounding areas including soil and groundwater information from available mapping, well records, monitoring wells and site specific geotechnical studies. The study shall identify the existing groundwater quality and local hydrogeological setting including the site-specific aquifer vulnerability index (ISI) and the rate and direction of groundwater flow, water quality and water budget. The report shall also identify and classify the nature of any predicted adverse impacts and measures that will be taken. Risk management/reduction measures are to be described, including engineering controls, management (emergency response plans) and monitoring programs, if applicable.

Landscape Plan

A plan including details on the location, type and number of planting materials to be located on a development site. The City of Greater Sudbury Site Plan Control Guide provides additional details on the requirements for a landscape plan. Refer to the City's Site Plan Control Guide for further information at: <http://www.greatersudbury.ca/inside-city-hall/landuseplanning/application-forms/pdf-documents/site-plan-control-guide/> .

Legal Survey Plan

A plan prepared by a licenced member of Ontario Land Surveyors Association that includes the location and nature of any easement affecting the subject lands.

Mine Hazard Study

A study addressing a development proposal on, abutting or adjacent to lands affected by mine hazards or abandoned pits and quarries. The study shall identify potential safety hazards, demonstrate that the site can be rehabilitated to mitigate the known or suspected hazard, establish procedures for site rehabilitation and mitigation of the safety hazard or provides evidence that the potential hazards do not exist.

A

Noise Study

A noise study determines the impact on adjacent developments resulting from the proposed development or determines the impact on the development site from an existing noise source and recommends mitigation measures. Noise Studies are to be completed in accordance with the most recent guidelines issued by the Ministry of the Environment and Climate Change.

Off-Site Servicing Plan - A plan showing, road improvements, and/or sewer and water main upgrades required within the municipal right of way. Refer to The City's Site Plan Control Guide for further information at: <http://www.greatersudbury.ca/inside-city-hall/landuseplanning/application-forms/pdf-documents/site-plan-control-guide/>.

Parking Study

A study prepared when a development proposal does not meet the minimum parking standard requirements in the City's zoning by-law. The study shall be prepared by a qualified professional and provide a basis in support of the reduced parking standard.

Phase I Environmental Site Assessment

The first phase of the systematic identification and evaluation of the potential impacts of proposed developments relative to the physical, chemical and biological components of the environment. A Phase II or III Environmental Report may be required depending upon the recommendations of the Phase 1 Report.

Photometric Exterior Lighting Plan

A plan which shows the location of each current and/or proposed outdoor lighting fixture with the projected hours of use measured in lux and the area of the lighting dispersed by each lighting fixture. Refer to the City's Site Plan Control Guide for further information at: <http://www.greatersudbury.ca/inside-city-hall/landuseplanning/application-forms/pdf-documents/site-plan-control-guide/>.

Planning Justification Report

A report prepared and provided by a Registered Professional Planner or other related qualified professional. A planning justification report must address the development proposal's compliance with Provincial documents (Provincial Policy Statement, Growth Plan for Northern Ontario) and City of Greater Sudbury planning documents.

Public Consultation Strategy

A statement setting out the applicant's plans for consulting with the public on official plan amendment, rezoning, or plan of subdivision applications.

Servicing Options Report

A report which evaluates options for water and sanitary services applicable to the proposed development and includes a review of existing water service infrastructure; estimation of water demands, (domestic and fire flow); confirmation of the capacity of existing infrastructure to supply the required flows; review of options for sewage servicing; estimation of daily sewage flows; estimation of area requirements for the sewage system; and recommendation with respect to preferred water and sewer servicing and preliminary infrastructure sizing.

Site Plan

A site plan shall be prepared in accordance with the City of Greater Sudbury's Site Plan Guidelines. Refer to the City's Site Plan Control Guide for further information at: <http://www.greatersudbury.ca/inside-city-hall/landuseplanning/application-forms/pdf-documents/site-plan-control-guide/>.

Servicing Plan

A plan that details the water and sanitary servicing, hydro, lighting and other infrastructure, to facilitate the development of a specific site. Refer to the City's Site Plan Control Guide for further information at: <http://www.greatersudbury.ca/inside-city-hall/landuseplanning/application-forms/pdf-documents/site-plan-control-guide/>.

Source Protection Plan Section 59 Application

A completed application form for Section 59 Notice, Restricted Land Use Review, for applicants proceeding with a building permit or application under the *Planning Act*, in a "Vulnerable Area" as identified in the Greater Sudbury Source Protection Plan. Copies of the application form are available on the City's web site at: <http://www.greatersudbury.ca/living/sewer-and-water/source-water-protection/>.

Stormwater Management Report

A report that presents the data, methods, procedures and predicted results associated with the design of drainage works and erosion protection measures related to a development. The report shall be prepared by a qualified engineer and provide details on the techniques used to control storm runoff to allowable runoff rates, the method and volume of stormwater storage and the techniques used to address water quality requirements.

Sun/Shadow Study (6 Storeys or Greater)

A study showing the effects of a development on sunlight reaching surrounding properties, buildings and adjacent public realm areas by calculating the shadow that will be cast by the development at different times of day in different seasons. Sun/Shadow Studies maybe required for official plan amendments, zoning by-law amendments and site plan applications for developments usually 20 metres or 6 storeys and greater in height.

Sun/Shadow tests should be done for March 21 and September 21 between the hours of 9 AM and 6 PM. The Sun/Shadow diagram should identify permanently shaded areas between the start of December to the end of February.

Traffic Impact Study

A study which assesses the traffic impacts of a proposed development on the surrounding road system and identifies any improvements to the road system or mitigating measures to accommodate the development.

Transportation Demand Management Report

A report which establishes strategies to reduce travel demand from single occupancy private vehicles or to redistribute this demand in space or in time on the surrounding road system.

Vibration Study

A vibration study determines the impact on adjacent developments resulting from the proposed development or determines the impact on the development site from an existing vibration source and recommends mitigation measures.

Wind Study (6 Storeys or Greater)

A pedestrian wind model analysis is required for all six storey or taller buildings. For official plan and zoning by-law amendment applications a preliminary "Wind Impact Statement" by a qualified, registered Professional Engineer to professional standards is required. For site plan applications a detailed wind tunnel impact study shall be prepared by a qualified, registered professional engineer, and shall be based on a scale model simulation analysis, prepared to professional standards.

B

Public Consultation and Open House Results Questionnaire

1. Do you currently make regular use of municipal arenas for sports or recreation?
Check all that apply.
2. If you chose other, can you tell us how you make regular use of municipal areas?
3. Do existing municipal arenas adequately meet your needs?
4. If your answer is no can you tell us why?
5. Do you currently make use of parkland surrounding the Howard Armstrong Recreation Centre?
6. If you chose other, can you tell us how you make use of surrounding parkland?
7. If you could enhance surrounding parkland at the Howard Armstrong Recreation Centre what would you like to see or do?
8. Have you seen or visited other sports complexes and/or twin pad arenas that you admire? What did you like the best?
9. Would two NHL-sized ice rinks be appropriate for a Valley East Sports Complex?
10. If your answer is No can you tell us why?
11. Would a small goalie practice rink be appropriate for a Valley East Sports Complex?
12. If your answer is No can you tell us why?
13. Are there other types of facilities that you would like to see at a Twin Pad Multipurpose Sports Complex in Valley East?
14. How do you see a Twin Pad Multipurpose Sports Complex being used over the next 10 to 20 years?
15. Are you currently a Member or do you make occasional use of facilities at the Howard Armstrong Recreation Centre?
16. How could a Twin Pad Multipurpose Sports Complex and the Howard Armstrong Recreation Centre come together to create a major recreational and sports hub in our community?
17. Do you face barriers that prevent you from taking part in regular physical activity?
18. If you chose other, can you tell us what barriers you face?
19. What is your age? Programming and facilities for active living may be influenced by age.
20. Where do you reside in the City of Greater Sudbury?
21. Please specify:
22. Programming and facilities for active living may be influenced by the gender of individuals making use of a facility. What is your gender identity? Disclosure is voluntary.
23. Do you have additional ideas or comments about a proposed Twin Pad Multipurpose Sports Complex in Valley East?
24. Do you have files you would like to upload to share your ideas? You can do so here.

Prepared By:



Prepared For:



June 17th, 2019