

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.

Business Case for Valley East Twin Pad

At the December 5th, 2017 Finance and Administration meeting staff presented a business case titled Valley East Twin Pad for Council's consideration. The business case informed Council of the following:

- The City of Greater Sudbury (City) operates a total of sixteen (16) ice pads that are contained in fourteen (14) municipal arenas, with Capreol Arena and Gerry McCrory Countryside Sports Complex being twin pad facilities.
- The average age of the ice facilities in the City is more than 40 years, with the majority being constructed between 1950 and 1978.
- The City has a surplus of 1.8 ice pads at present and data suggests insufficient support for expanding the supply of municipal arenas.
- Capital requirements over the 10 years for the existing inventory of arenas in Valley East (Raymond Plourde, Centennial, and Capreol - Side 1 Arenas) amount to \$6.67 million.
- Of the three potential sites evaluated in the business case, the Howard Armstrong Recreation Centre parkland was recommended as the most suitable location for a new twin pad facility. There is 28 acres of parkland on site allowing room for parking, complimentary benefits, and is municipally owned reducing the overall project cost due to not having to purchase property. A new twin-pad facility would require approximately eight acres of land.
- The City was in the process of considering the proposal to declare 10 of the 28 acres that is municipally owned parkland at the Howard Armstrong Recreation Centre as surplus, and offering it for sale to Conseil scolaire catholique du Nouvel-Ontario (CSCNO) for the construction of a new elementary school.
- Two scenarios were proposed of potential actions to consider if a new twin pad was built. The first scenario proposes to close the two existing arenas in Valley East (Centennial Arena and Raymond Plourde Arenas). The total operating savings to the levy would be \$407,744. Total 10 year capital savings would be \$3.7M for a total savings of \$4.1M. The second scenario proposes the closure of the two existing arenas in Valley East (Centennial and Raymond Plourde Arenas and pad 1 at the Capreol Arena). The total operating savings to the levy would

be \$521,294. Total 10 year capital savings would be \$6.7M for a total savings of \$7.2M.

- Financial projections for the new Valley East twin pad suggest that when using revenue data from the arenas proposed to be replaced, and using expenses and historical data from the operations of the Gerry McCrory Countryside Sports Complex, the net levy impact was projected to be \$202,929. This translates into an operational savings of approximately \$318,365 per year if the other arenas closed and were replaced with the new twin pad.
- A Class "D" estimate was conducted using industry standard square foot pricing for an indoor hockey rink. The square foot price range is \$175- \$250 per square foot with a median of \$218.50 per square foot. A square foot range for the twin pad facility is 100,000 -125,000 square feet. Using the median average a Class D construction estimate for a new twin pad arena is \$24-\$27M.
- The estimated annual payment of the new Valley East twin pad if debt financed would be \$1,611,957 at 3.7% interest over 25 years, starting in 2020, less the net operating savings related to the closure of the three facilities identified.

At the December 5th, 2017 meeting, Council directed Leisure Services to conduct community consultation and to undertake site assessment (soil study) and obtain a preliminary design.

Update

As identified above and in the business case for the Valley East Twin Pad, the City of Greater Sudbury (City) was considering a proposal to declare 10 acres of the municipally owned parkland at the Howard Armstrong Recreation Centre surplus, and offering it for sale to Conseil scolaire catholique du Nouvel-Ontario (CSCNO) for the construction of a new elementary school.

A report was presented to the Planning Committee on May 28, 2018 regarding this matter. The Planning Committee approved the recommendation that the City would not declare the parkland surplus for the purposes of selling parkland to CSCNO.

Preliminary Design Work

In order to obtain additional information about the topography and soil conditions in the Howard Armstrong Recreation Centre area, the City will arrange for soil studies this summer.

The City will also engage a third party through a competitive process to provide a preliminary design for a potential twin pad facility. To inform the preliminary design, the City will undertake a community consultation process in the fall of 2018. As part of the process, stakeholders and the public will be asked to provide input into design features and characteristics. The following design elements for a new twin pad facility were previously recommended as part of the 2018 business case:

- A twin-pad or triple-pad facility (2 NHL size 85' x 200' ice surfaces) with capability for summer ice. One ice surface designed for people with disabilities (i.e. see through benches, level with ice, etc). May also look at one ice pad being full Olympic size, especially to aid with speed skaters.
- Eight (8) secure dressing rooms per ice surface (with stick holders and white boards), plus one additional dressing room per ice surface dedicated to be identified as alternate dressing room, for a total of nine (9) dressing rooms. At least two (2) dressing rooms associated with one of the ice surfaces to accommodate persons with disabilities.
- An ample lobby with food court/café, social space/sitting areas, views of the ice surfaces, information boards/electronic signs and water bottle refill stations.
- Comfortable seating for 300 to 400 per ice surface and depending on intended use, more seating may be required in one pad.
- Running/walking track around the top of one of the pads.
- Offices and storage for major user groups.
- First aid room.
- Referee rooms of sufficient size to accommodate four-person crews. Referee's rooms should be located in isolation of dressing rooms.
- Multi-purpose/gymnasium space and meeting rooms (initial allowance of 4,000 square feet).
- Wide hallways and automatic sliding doors (main entrance and dressing rooms).
- User friendly public address system, sound system and scoreboards.
- Air conditioning to encourage summer non-ice uses in one or more ice surfaces.
- An energy-efficient facility.
- Adequate parking with a drop-off zone (including bus parking).

It is recommended that the community consultation process be initiated in the fall of 2018, at the start of the next arena season. The consultation process is recommended to have two parts. First, input will be sought on the major design elements of a twin pad facility. The second phase will provide an opportunity for feedback on the preliminary design developed.

Given the community feedback received through the proposed parkland disposal process, any proposed twin pad facility incorporates and enhances the existing informal trail network in the area. A preliminary landscape design will also form part of the work.

Soil study and preliminary design work will be funded through existing dollars in the Citizen and Leisure Services 2018 capital envelope.

Next Steps

It is recommended that detailed design work take place in 2019, which would allow the project to commence in 2020 upon Council approval. With detailed design drawings, the project would also be considered shovel ready for any potential external funding which may become available. Detailed design is estimated to be at 6% of total project budget. The business case presented as part of the 2018 budget process estimated a total project budget of \$24M to \$26M. Estimated detailed design costs would be approximately \$1.5M.

Upon Council's approval, a business case will be brought forward for detailed design work as part of the 2019 municipal budget process.

References

4040 Elmview Drive Hanmer – Proposed Sale of Parkland, Planning Committee (May 28, 2018)

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=6&id=1224>

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/play/parks-and-playgrounds1/parks-open-space-and-leisure-master-plan-review-2014/>