

## Appendix A – Magna Fitness Centre & Ice Considerations

### Background

In the Spring of 2020, amidst the initial lockdown, the Town of Newmarket proceeded with an already planned replacement of all existing fitness equipment. Given the dynamics of the pandemic, the need for additional space, and the decreased ice demand at that time, a determination was made to have the equipment set up on a dry pad arena floor. This enabled all equipment to be utilized and spaced in appropriately in accordance with public health regulations.

When the pandemic continued in the fall, all minor sport organizations were able to be accommodated within 4 ice pads – 2 at Magna and 2 at Ray Twinney complex. When lockdown restrictions were implemented again, all ice pads were forced to close again.

During this closure, Southlake Hospital approached the Town asking to utilize an ice pad surface to accommodate a mass vaccination site. This was intended to be a short term rental to vaccinate essential health care workers.

The Town had previously signed a Memorandum of Understanding with York Region to administer a vaccination clinic at Ray Twinney Complex when they were ready to begin public vaccinations. As such, it was determined that Southlake would occupy Pad 2 at Ray Twinney Complex. When there used finished, the site would then be handed over to York Region for administration of the public vaccination program. It was determined that ice could be made on the Forhan Ice Pad at Magna (which had not previously been in use) to make up for the loss of Pad 2 at Ray Twinney. This would mean that four ice pads would still be available to accommodate needs of the minor sport organizations.

Issues arose with acquiring appropriate volumes of vaccination. Consequently Southlake has been delayed and is requiring use of the facility until June. York Region needs to move forward with launching the public vaccination clinic towards the end of March, beginning of April. York Region will need to make use of Pad 1 at Ray Twinney.

This would leave the inventory of ice available to only 3 of the 6 pads available – the 2 pads at Ray Twinney would be dedicated to the vaccination site and one pad at Magna currently houses the Fitness Centre. User groups have expressed a desire to try and continue with all of their programs through extended ice seasons (running into end of May). All of the needs expressed by the user groups can not be met fully with only 3 pads of ice. Conversely, moving the Fitness Centre would have implications on the membership and use of that facility.

### Options

There are two options to consider at this time. The first option is to proceed with the Fitness Centre on one of the dry pads. The second option to move the Fitness Centre back to its intended location and the surrounding hallway/lobby spaces and put ice back in at Magna as soon as possible. The financial benefits and challenges of each option, as well as a financial comparison are included below:

#### *Option 1 – Fitness Centre Remains on Dry Pad*

In this option, the Fitness Centre would remain on the dry pad until the end of the summer. It would then be moved back to its original location in September, 2021 to ensure that the next season ice schedule maximizes the use of as many ice pads as possible.

Benefits – this option provides the optimal experience for members of the Newmarket Fitness Centre, and is more cost effective. There are currently 900 families who continue as members of the facility. By remaining on the dry pad, as the stages of reopening permit, more individuals can be safely accommodate in this space. Members have expressed that they have continued their membership because of the extra space afforded on a dry pad. The Fitness Centre provides a valued outlet for physical activity with strong links to improved mental health for adults within our community.

Challenges – this option removes an ice pad that would be utilized to support youth participation and could impede the ability of minor sport organizations to deliver a completed season. This youth participation is impacted to ensure that an outlet for physical and mental health is provided for adults.

*Option 2 – Move the Fitness Centre back to original location and adjacent spaces*

In this option, the Fitness Centre would be relocated back to its original location and all adjacent spaces would be utilized to ensure that as much equipment as possible could be utilized. It is expected that the original space and adjacent spaces could accommodate approximately 50% to 60% of the existing pieces of equipment to ensure that public health requirement of 3 metres of space between equipment is maintained.

Benefits – This option would ensure that ice is made available to accommodate minor sport organizations, consistent with past practice of prioritizing opportunity for children first. Additionally, the Red Zone only allows for 10 participants at one time. This could be easily accommodated in this space. On an ice pad, a significant amount of space is wasted when only 10 individuals can be accommodated.

Challenges – Given the current location of the Fitness Centre on a dry pad, reopening the fitness centre will be delayed while preparations for movement of equipment are made and executed. This will mean the loss of a month's worth of membership revenue, and additional moving and set up expenses. It is anticipated that at least 40 to 50% of existing members would either cancel or keep memberships on hold in this new location. It should be noted that this would gain around 2.5 months of ice revenue, while compromising one full month of total fitness revenue and reduced revenues (by 40 to 50%) for 5 months.

Financial Considerations

Item	Option included in Reforecast	Alternate Option
Moving/Set up expenses	\$15,000	\$40,000
Ice Revenue	\$0	-\$87,500 (\$35,000 per month x 2.5 months)
Fitness Revenue	-\$210,000 (\$35,000 per month x 6 months)	-\$87,500 (\$17,500 per month x 5 months, reflects no revenue for March)
NET	-\$195,000	-\$135,000
Key Assumptions:		
<ul style="list-style-type: none"> <li>- Staffing for Fitness Centre will remain constant in either option.</li> <li>- That at least 50% of fitness members will continue in a new set up</li> </ul>		

Staff recommend Option 1, which keeps the Fitness Centre in its current location is a more fiscally prudent option, improving the overall position of the organization by approximately \$60,000.