



COMMUNITY SERVICES – RECREATION & CULTURE
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September 16, 2015

COMMUNITY SERVICES – Recreation & Culture # 2015 – 28

TO: Committee of the Whole
SUBJECT: Hollingsworth Arena Replacement Follow Up
ORIGIN: Community Services – Recreation & Culture

RECOMMENDATIONS

THAT the Community Services – Recreation & Culture, Report # 2015 – 28 dated September 16, 2015 regarding Hollingsworth Arena Replacement Follow up be received and the following recommendations be adopted:

- 1. THAT staff work with Pickering College to:**
 - i) Finalize an agreement subject to Council approval with respect to capital and operating costs regarding a replacement arena at Pickering College;**
 - ii) Bring back a professionally prepared project estimate and recommended capital and operating agreement to Council for review within the next 45 days;**
- 2. AND THAT in the event negotiations with Pickering College do not advance to the point of recommending an agreement that staff:**
 - i) Commission a professionally prepared architects' project costing with respect to the construction of a third ice pad at the Ray Twinney Complex;**
 - ii) Develop a capital and operating forecast regarding a new ice pad at the Ray Twinney Complex;**
 - iii) Bring back 2 i) and 2 ii) to Council for review within the next 60 days;**
- 3. AND THAT staff initiate a public process addressing a replacement arena and proposed disposition of land at Hollingsworth Arena.**

COMMENTS

The purpose of this report is to provide recommended next steps with respect to the replacement of Hollingsworth Arena.

BACKGROUND

Hollingsworth Arena is a forty-three year old single pad arena. It is approaching the end of its serviceable life. A proposed development opportunity related to its current location coupled with a partnership opportunity with Pickering College result in excellent timing to address this aging facility.

In June, 2014, Council adopted that, *"...staff be authorized to enter into discussions with Pickering College on an exclusive basis for the development of a joint venture for the development of a single pad arena on that site to replace the Hollingsworth Arena with staff to report back to Council with options for an agreement in Q1, 2015"*.

In June, 2015 related to the go forward continuity of service level for municipal ice pads Council adopted that, *"...the sale of the Hollingsworth Arena site be subject to satisfactory arrangements being made to maintain 7 (seven) municipally permitted ice surfaces for the continuity of service for Town residents"*.

Staff has prepared and received positive feedback from Pickering College on a draft MOU that relates to capital and operating of a facility to be constructed at Pickering College. A facility floorplan and site plan has been discussed and is being costed at this time with an architect. Pickering College is coordinating this costing exercise and the Town will conduct a peer review upon receipt.

The recommendations contained within this report indicated the detailed next steps and reporting back to Council milestones in the short term.

Another option for Hollingsworth Arena replacement would be to construct an additional ice pad at the Ray Twinney Recreation Complex. While this option is a viable option given the land available at this location and that it would have minimal site servicing (parking, landscaping, connections, etc), it is not the recommended preferred option at this time given this would not achieve the following key considerations to the same extent as the Pickering College option:

| Consideration | Pickering College | Ray Twinney Complex |
|--|-------------------|---------------------|
| Shared capital cost | X | |
| Reduced ongoing operating cost | X | |
| Increased energy efficiency | X | X |
| Increased prime Time Use | X | X |
| Increased Daytime Use | X | |
| Economic/Development partnership potential | X | |

In June, 2015 in the same report Council also adopted that, "...the sale of the Hollingsworth Arena site be subject to Council's declaration of the property as surplus to municipal needs and staff being directed to following the Town's land disposition process". To support the initiation of the land disposition process staff has provided replacement plans and associated recommendations within this report outlining a course of action and reporting back process to ensure Council is able to provide financial and strategic directions with respect to the replacement of Hollingsworth Arena.

CONSULTATION

There are ongoing discussions with Pickering College.

It is recommended in the report that public processes be initiated specific to decommissioning Hollingsworth Arena at its current location, as well as, a public process with area residents, sport user groups and the community as a whole regarding a replacement arena at Pickering College. If negotiations with Pickering College do not lead to an agreement for Council's review then a public process with area residents, sport user groups and the community as a whole regarding a replacement arena at the Ray Twinney Complex would be initiated.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

Council 2014- 2018 Strategic Themes and Priorities Alignment:

- *Economic Development/Jobs:* Creating a strategy for vibrant and livable corridors along Davis and Yonge Street
- *Economic Development/Jobs:* Supporting innovative projects and partnerships with various sectors
- *Enhanced Recreational Opportunities:* Enhancing recreational and community facilities
- *Efficiency / Financial Management:* Ensuring effective and efficient services

Well-balanced

- Recreation facilities and services
- Meeting the needs of all life-cycle stages

Well-equipped & managed

- Fiscal responsibility
- Service excellence
- Efficient management of capital assets and municipal services to meet existing and future operational demands
- Clear vision of the future and aligned corporate/business plans

Well-respected

- Being well thought of and valued for our judgment and insight
- Discovering innovative and creative solutions for future well-being
- Being a champion for co-operation and collaboration
- Being tradition-based and forward-looking

BUDGET IMPACT

Replacement Arena at Pickering College: The draft design floor plan and site plan is currently being costed by an architect. This costing will then be subject to a peer review by another architect. A conservative, preliminary total project estimate would be in the ten million dollars + range (including a land value calculation, site servicing, parking, etc) of which the capital budget impact for the Town would be fifty percent of a to be agreed upon portion of the project scope. Both parties are seeking a mutually beneficial capital and operating agreement that lends itself to a long term, successful project.

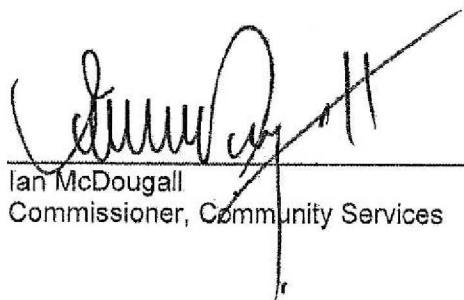
Replacement Arena at the Ray Twinney Complex: A draft floor plan and site plan would need to be developed and costed in consultation with an architect. Preliminary research indicates that as a high level reference for construction of a single pad arena could cost approximately nine million dollars (excludes contingency, site/fees). Ongoing operating of an arena at this location would be the responsibility of the Town.

CONTACT

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