



COMMUNITY SERVICES – RECREATION & CULTURE
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December 22, 2015

COMMUNITY SERVICES – Recreation & Culture # 2016-02

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

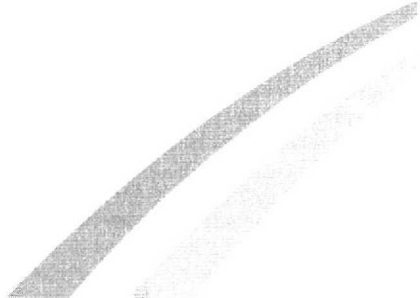
RECOMMENDATIONS

THAT the Community Services – Recreation & Culture, Report # 2016 - 02 dated December 22, 2015 regarding Hollingsworth Arena Replacement Follow up be received and the following recommendations be adopted:

- 1. THAT staff continue arena negotiations with Pickering College with the goal of being in a position to recommend a capital and operating financial framework at the February 1st Committee of the Whole;**
- 2. AND THAT in the event Pickering College negotiations do not result in a recommended financial framework, that staff considers other arena location options to be included as part of discussions at a February Council Workshop regarding Recreation Playbook Implementation: Facility Needs/Location Planning;**
- 3. AND THAT in support of operational efficiencies and further to recommendation #2 staff concurrently consider a potential outdoor artificial ice surface be incorporated as part of indoor arena replacement scenarios.**

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. A proposed development opportunity related to its current location that aligns with Council's strategic priorities, the Secondary Plan and emerging strategic frameworks (e.g. NEDAC's preliminary discussions regarding an economic development strategy re-fresh). The proposed development also financially enables the development of enhanced community park amenities in the corridor for current neighborhoods and future residents along with the replacement of an aging facility.

Review of Hollingsworth Arena Pre and Post Magna Centre Opening

Community Services – Recreation and Culture Report # 2006 02: *THAT a decision whether to sell Hollingsworth Civic Arena and property be subject to staff conducting a utilization and future options analysis to commence January 5, 2009 with public consultation and a report coming back to Council within 90 days from the start date;*

Community Services – Recreation and Culture Report # 2008 – 07: *THAT the future use of Hollingsworth Arena be considered prior to the scheduling of contracts in that facility for the 2009/10 season and following the scheduling of the new Magna Centre for two full seasons, with staff recommendations to Council including, among other things, a list of potential service level modifications;*

Community Services – Recreation and Culture and Public Works Services Joint Report # 2008 – 17: *THAT subject to further direction with respect to the service priorities of the municipality, Hollingsworth Arena remain in operation as an ice facility; AND THAT staff continue to monitor ice supply/demand and facility capital requirements against service philosophies of the Town and report back to Council in future as necessary;*

Arena Needs Assessment Study (dmA Planning and Management Services) – in 2013 looked at utilization of Town's current supply/demand and service level. Specific review of Hollingsworth Arena utilization as well in a study addendum;

Community Services – Economic Development and Recreation and Culture Joint Report #2013 – 32: Davis Drive /Patterson Street Property Matter be received;

Arena Needs Assessment Study done in 2013 was peer reviewed by Monteith Brown Planning Consultants in 2014/15 as part of the Recreation Playbook process;

May 25, 2015 Committee of the Whole meeting staff received direction to bring forward in open session the recommendations adopted by Council in June 2014 in closed session (Report # 2014 – 41);

CAO/Commissioner of Development and Infrastructure Services/ Commissioner of Community Services/Commissioner of Corporate Services Joint Report # 2015- 38: *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. From the above referenced # 2014 – 41 report the recommendation associated with Hollingsworth Arena specifically was, THAT staff be authorized to enter into discussions with Pickering College on the exclusive basis for the development of a joint venture for the development of a single pad arena on that site to replace Hollingsworth Arena with staff to report back to Council with options for an agreement in Q1 2015;*

Community Services – Recreation and Culture Report # 2015 – 28: *THAT staff work with Pickering College to finalize an agreement subject to Council approval with respect to capital and operating costs regarding a replacement arena at Pickering College and bring back a professionally prepared project estimate and recommended capital and operating agreement to Council for review within the next 45 days and THAT staff initiate a public process addressing a replacement arena and proposed disposition of land at Hollingsworth Arena.*

Pickering College Partnership Negotiations

As summarized above, 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”.*

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.

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 has been costed by an architect.

At the October 26, 2015 Council Meeting it was adopted that , *“staff work with Pickering College to finalize an agreement subject to Council approval with respect to capital and operating costs regarding a replacement arena at Pickering College and bring back a professionally prepared project estimate and recommended capital and operating agreement to Council for review within the next 45 days and that staff initiate a public process addressing the replacement arena and proposed disposition of land at Hollingsworth Arena.”*

Since this most recent direction from Council, a professionally prepared project estimate has been established. In addition, staff from the Town and Pickering College has continued to have discussions and share operating financials. Considerable work on reviewing capital and operating costs has also been done internally at both Pickering College and the Town. While the identified 45 day window would result in a mid-December report, this is the first available Committee of the Whole meeting since the expiration of the identified timeframe. While significant advancements have occurred in terms of the financial discussions, staff is not in a position to make definitive recommendations until Pickering College has had the opportunity to review the financials following the latest meeting on January 4, 2016. We anticipate within the next two weeks it will be known if we can arrive at a win-win capital and operating framework.

February Council Workshop regarding Recreation Playbook Implementation: Facility Needs/Location Planning

If a capital and operating financial framework related to a joint venture with Pickering College is recommended and adopted by Council, it would positively influence the content of the workshop as it would determine an important part of the go forward recreation infrastructure planning that will be discussed at the Council workshop. This direction will be established prior to the workshop.

In the event that there is not a capital and operating financial framework recommended and/or not adopted by Council this will also be known prior to the workshop.

The workshop will be intended to take the recommendations from the Recreation Playbook and form a planning framework that considers:

- ✓ What recreation and culture new infrastructure is anticipated within the next 10 year life of the Playbook;
- ✓ What order it is to be implemented (approximate);
- ✓ Where should new infrastructure be specifically located;
- ✓ Funding sources for each anticipated new infrastructure;
- ✓ Potential existing facility replacement/relocations related to continuing to meet needs, achieve Playbook recommendations and maximizing land effectiveness.

Staff will need to determine if this workshop is open or closed in the pre-planning stages in consultation with Legislative Services and Legal Services taking into account the extent anticipated content and discussions/planning would involve the acquisition/disposition of land.

In keeping with requirements for Council workshops, the purpose will be to have a discussion aimed at exploring the items listed above; however, no decision would be made. Any recommendations involving decisions would come back to a future Committee of the Whole and Council meeting.

Consider incorporating an outdoor artificial ice surface into new indoor rink construction scenarios

On October 26, 2015 staff were directed to, "*investigate the potential for an outdoor arena in the Town of Newmarket. The analysis should example options for the rink, including amenities, costs, location criteria and potential funding sources. The report is to brought back to Committee of the Whole within 120 days.*

For operational efficiency and capital savings, in any scenario where an indoor arena is being considered on Town owned land, staff feel that as an indoor arena is being planned that it incorporate the ability to also accommodate an outdoor artificial ice surface (now or in the future) as well. This would also be explored more fully as part of the Council workshop. Any detailed analysis indicated above in the staff direction would be incorporated into review and reporting on a go forward basis.

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 should a capital and operating financial framework be approved by both parties.

If negotiations with Pickering College do not lead to an agreement then following the Council workshop and subject to a subsequent report for Council consideration related to Playbook implementation, that potential locations for a new arena (along with other Recreation Playbook facility locations/re-locations) would be taken out to a public engagement process with area residents, sport user groups and the community as a whole.

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

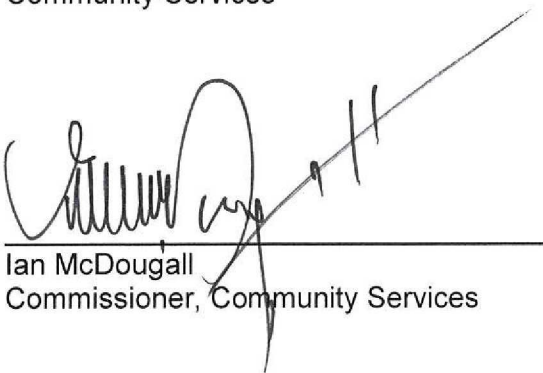
Replacement Arena at Pickering College: The draft design floor plan and site plan preliminary total project estimate \$11.5 million (including estimates for site servicing, parking, permits, etc but excluding any land value calculation if applicable).

CONTACT

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