



COMMUNITY SERVICES – RECREATION & CULTURE
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January 27, 2016

COMMUNITY SERVICES – Recreation & Culture
CORPORATE SERVICES – Finance
Joint Report # 2016-08

TO: Committee of the Whole

SUBJECT: Potential Hollingsworth Arena Replacement Next Steps

ORIGIN: Community Services – Recreation & Culture
Corporate Services - Finance

RECOMMENDATIONS

THAT the Community Services – Recreation & Culture and Corporate Services – Finance Report #2016 - 08 dated January 27, 2016 regarding Potential Hollingsworth Arena Replacement Next Steps be received and the following recommendations be adopted:

- 1. THAT Council provide direction to staff with respect to Option A or Option B:**

Option A:

THAT Council direct staff to work on an operating and capital agreement related to the construction of a new arena at Pickering College with the agreement to come back to Council for approval prior to execution;

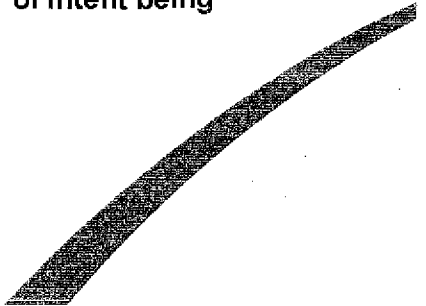
AND THAT while the agreement is being developed a joint public meeting with Pickering College be held to seek public input on the concept of new arena at Pickering College.

OR

Option B:

THAT the Town not advance arena negotiations further with Pickering College but to instead look at any other future partnerships that might arise with Pickering College;

AND THAT staff report back with new arena options that would be constructed on Town owned land within the next 45 days.

- 2. AND THAT final direction with respect to replacing Hollingsworth Arena be subject to the SanMichael Developments negotiations being completed and a Letter of Intent being approved by Council.**
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COMMENTS

The purpose of this report is to seek council direction with respect to potential 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-refresh). 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 and is under review. In addition, forecasted operating costs are also under review by Pickering College and the Town.

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

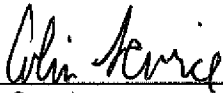
- Being well thought of and valued for our judgment and insight
- Discovering innovative and creative solutions for future well-being
- Being a champion for co-operation and collaboration
- Being tradition-based and forward-looking

BUDGET IMPACT

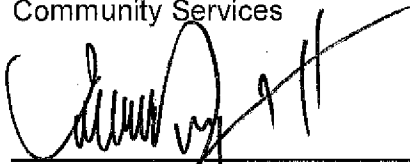
It is not anticipated that there will not be any impact on the 2016 operating and capital budgets. Dependent upon the option selected by Council, the budgetary impacts would be reported to Council when finalized and considered as part of future budget deliberations. Specifically detailed budget impacts would be subject to ongoing negotiations with Pickering College if Council directs staff to advance Option A or additional costing being done if Council directs staff to advance Option B.

CONTACT

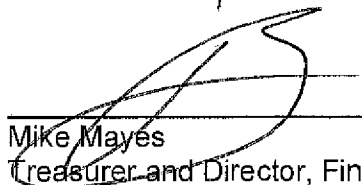
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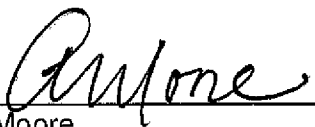
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