

TO:	CHAIR AND MEMBERS COMMUNITY and PROTECTIVE SERVICES COMMITTEE MEETING ON DECEMBER 15, 2015
FROM:	WILLIAM C. COXHEAD, MANAGING DIRECTOR PARKS AND RECREATION and LYNNE LIVINGSTONE, MANAGING DIRECTOR NEIGHBOURHOOD, CHILDREN AND FIRE SERVICES
SUBJECT:	COMMUNITY FACILITY REPURPOSING OPPORTUNITIES

RECOMMENDATION

That, on the recommendation of the Managing Director, Parks and Recreation and the Managing Director, Neighbourhood, Children Fire Services, the following actions be taken with respect to the Glen Cairn Arena:

- a) the report entitled Community Facility Repurposing Opportunities and dated December 15, 2015, **BE RECEIVED**; and
- b) the Civic Administration **BE AUTHORIZED** to undertake the necessary actions to close and demolish Glen Cairn Arena after the completion of the 2018 arena season.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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- Parks and Recreation Strategic Master Plan Update (Nov. 23, 2009)

BACKGROUND

Purpose

The purpose of this report is to provide an update on the development of repurposing strategies for three (3) aging arenas (Silverwood, Glen Cairn, and Farquharson) once new replacement ice is operational at the new Southwest Community Centre in 2018 and the new Southeast Community Centre in 2022.

Prior budget decisions only allow for two of the three repurposing/service improvement projects to move forward. This report assesses and recommends which project not to move forward and how we plan to inform and engage the public on the three projects.

Planning Context

Repurposed community assets contribute to all four (4) of Council's Strategic Focus Areas as their role in strengthening the community, building a sustainable city, potential for growth with refurbished infrastructure and regenerating assets will allow the City to provide upgraded services within neighbourhoods.

Two (2) ice pads currently are being designed as part of the Southwest Community Centre, YMCA and Library project to be completed in 2018. A further two (2) pads of ice are identified in the Southeast Community Centre project anticipated to begin in 2019, pending budget approval. These four new ice pads are intended to replace the aging ice pads at Silverwood, Glen Cairn and Farquharson Arenas.

The Parks and Recreation Strategic Master Plan recommends that the City consider the redevelopment of these facilities to better serve the community as either multi-use community centres or activity-specific centres. Budget dollars for all three (3) repurposing projects were

identified in the capital plan to ensure continued investment in these neighbourhoods. However, during budget deliberations in February 2014, to meet the financial targets of the day an undetermined repurposing project of the three (\$1.55 million) was removed from the capital plan.

Given that there is only capital funding allocated to build two of the three repurposing projects, civic administration has been conducting an assessment to determine which project **not** to proceed with.

Condition of Existing Assets

Civic administration has been carefully monitoring the building conditions in an effort to determine which buildings were most suitable for repurposing and to determine which of the three facilities the City would not proceed with. A further condition assessment of Silverwoods and Glen Cairn arenas was conducted in November 2015 to more carefully assess their potential for repurposing. The removal of single pad style arenas from the asset base will also contribute to additional operational and energy savings.

Silverwood Arena is in suitable condition for repurposing as the building is structurally sound and the larger park location (3.45 Hectares in size) would allow for an expansion to the existing building and future park redevelopment.

City will assess programmatic needs and engage the community, residents, current facility and park user groups, stakeholders, and other potential partners in the repurposing of the arena, the future of the outdoor pool and the redevelopment of the surrounding park. This work can commence as early as 2016.

Farguharson Arena is in suitable condition for repurposing once the Southeast Community Centre and Arena project is complete (approx. 2022). The building is structurally sound and is of sufficient size (double pad) for a redevelopment opportunity. Recent lifecycle investments in the ice refrigeration equipment and building will allow the arena to remain operational into 2022. The City can then assess programmatic needs and engage the community, residents, current user groups, stakeholders, and other potential partners in repurposing discussions. This work could begin in 2019.

Glen Cairn Arena is not in suitable condition for repurposing. The property itself has many development constraints including the fact that the property limits consist of the building envelope only and is separated from the adjacent parking lot by a steep slope. Lands immediately to the west are the site of an old landfill and development is restricted.

After 53 years this building has reached the end of its useful life cycle. Before it could be repurposed extensive works would be required. The following items require Life Cycle renewal (LCR) to extend the life of the facility beyond 2018

- replacement of mechanical systems including heating, ventilation, ice refrigeration equipment;
- reworking exterior walls, including insulating and cladding of exterior block;
- replace sanitary sewers and plumbing fixtures;
- replace main electrical services and life safety systems; and,
- replace interior finishes such flooring, doors, ceilings and partitions.

Renovations to the site and facility to meet Facility Accessibility Design Standards (FADS) and Accessibility for Ontarians with Disabilities Act (AODA) would also be required.

Given the site constraints and the facility's current condition, it is recommended that the arena portion of the building be demolished at the end of the 2018 ice season.

The remaining portion of the facility that serves the outdoor pool can be preserved and the pool can continue to operate. It is proposed that we engage the community on the future of Glen Cairn Pool.

Although this neighbourhood is losing the arena, Environmental and Parks Planning are providing opportunities for new park amenities in other, more appropriate locations within the neighbourhood.

Conclusion

Following an extensive review of conditions and potential for repurposing, Civic administration recommends the closure and demolition of Glen Cairn Arena and to the investment in the repurposing of the Silverwood and Farquharson buildings. With the understanding that:

- Only two of the three projects originally contemplated in the capital budget can move forward;
- Silverwood and Farquharson Arenas are in good condition; and,
- Glen Cairn Arena is in poor condition, and needs significant LCR work and sits on a constrained site.

Next Steps

Civic administration will:

1. Develop, in 2016, a plan to assess program needs and engage the community regarding the repurposing of Silverwoods Arena including redevelopment options for the pool and park;
2. Develop in, 2016, a communication plan for the demolition of the Glen Cairn Arena at the end of the 2018 ice season;
3. Develop, in 2016, a plan to engage the community on the future of the Glen Cairn Pool to inform future recommendations regarding the outdoor pool;
4. Develop, in 2019, a plan to engage the community around the repurposing of Farquharson Arena;

FINANCIAL IMPACT

The current capital budget plan identifies repurposing funds for two (2) projects in 2018/19 and 2019/20 of \$2,125,000 each. The current plan also identifies \$650,000 for the demolition of one site in 2018 (Glen Cairn).

Further budget refinement will occur as repurposing proposals are considered.

Acknowledgments

This report was prepared with input from Steve Whitmore, Financial and Business Services. Lynn Loubert, Aquatics, Arenas and Attractions, Andrew Macpherson, Environmental and Parks Planning, and Jim Klingenger, Facilities.

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