



The TOWNSHIP of
NORTH DUMFRIES

Item 4.1

Arena Strategy – Phase 2

Presentation to Council
October 26, 2020

The logo for Monteith Brown is a stylized, handwritten-style 'mbpc' in black.

Monteith Brown
planning consultants

The logo for The JF Group features a stylized 'JF' in black with a white dot on the 'J', followed by the text 'The JF Group' in a serif font.

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Study Purpose

The Township operates two single pad arenas: NDCC (2011) and ACC (1977).

The Arena Strategy informs capital investment and long-term arena needs and provision.

Phase One
Usage & Needs Analysis

Presented to Council – August 10, 2020

Phase Two
Business Case

Focus of Tonight's Presentation



Phase One – Summary

- Demand is rising – the youth population is forecasted to grow by 57% by 2031
- The analysis found a current need for 1.5 ice pads, with demand growing steadily toward 2031 when there will be a need for 2.3 ice pads
- The ACC cannot accommodate the entirety of this demand due to its undersized ice pad (other factors include inconsistent ice quality, smaller change rooms and lobby, and limited parking)



Phase One – Summary

“ The analysis supports moving forward with an arena investment program that preserves long-term access to two municipal rinks, designed and maintained to meet community needs. ”



Provison Options

In order to preserve public access to two municipal arenas, Phase Two examined the following options:

1. ACC Comprehensive Renovation
2. NDCC Twinning



Consultation

Phase One

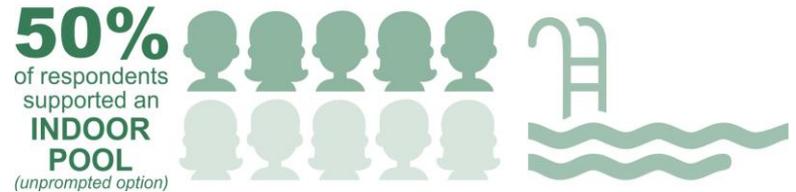
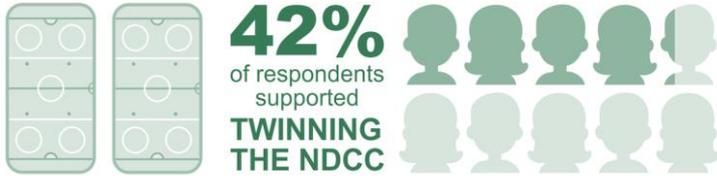
- Online open house (62 submissions)
- User group questionnaire & interviews

Phase Two

- Online open house (126 submissions)



Consultation: Phase Two





Consultation: Phase Two

- Reasons for supporting the NDCC twinning option included: a second regulation-size rink; tournament potential; convenience factors; improved parking; better safety and accessibility.
- The Centre of the Community Group reiterated their support for this option. The group has \$0.5 million in reserve for the twin pad project and is interested in assisting with further fundraising.



ACC Comprehensive Revovation

Key assumptions include:

- replace the current ice rink slab (similar size) and rink boards
- upgrade the ice plant
- retain the current building shell and change rooms
- other lifecycle and accessibility improvements (e.g., roof, lighting, parking lot, etc.), as necessary



ACC Option – Capital

- The proposed renovation would cost \$2.43 million (current year dollars). An additional \$2.16 is required to address remaining lifecycle and accessibility items, bringing the total project cost to \$4.59 million.
- The cost to maintain the facility “as is” and address accessibility upgrades is \$2.96 million. About 80% of these costs are short-term.



ACC Option – Operating

- This option assumes a similar operating model to that currently in place, with expenses (including labour) increasing in line with usage.
- It is also assumed that ice use at ACC will increase over time, but would increase at a slower rate than if the ice pad was regulation size.
- The net subsidy required to support this option (two single pad arenas) grows from \$241,000 in year one to \$305,000 in year ten.



NDCC Twinning

Key assumptions include:

- addition of a second regulation-size ice pad with 150–200 seats, as well as additional change rooms
- removal of ice from the ACC once the new NDCC pad is available; additional analysis would be necessary to consider the repurposing potential of the ACC to other uses



NDCC Option – Capital

- The proposed twinning option would cost \$10.87 million (current year dollars).
- In addition, \$4.05 million is required to maintain the existing NDCC in a state of good repair. About 85% of these costs are long-term.



NDCC Option – Operating

- This option assumes an increased ice season and that all local demand will be accommodated until such time as prime time ice is fully subscribed.
- The net subsidy required to support this option (one twin pad arena) declines from \$77,000 in year one to \$2,000 in year ten.



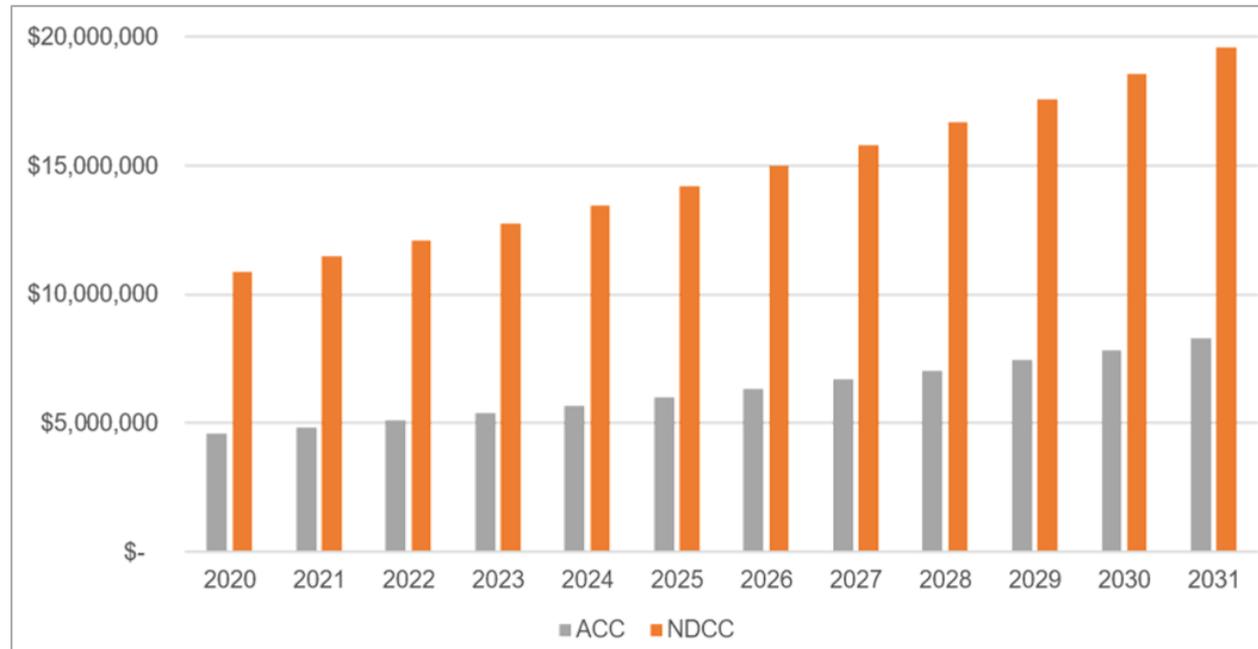
Summary of Capital Development Scenarios

Scenario	ACC Comprehensive Renovation	NDCC Twinning (new rink only)
Description	Correct physical accessible deficiencies by renovating the existing facility	Costs for construction and expansion of existing facility for proposed second ice rink
Functional Cost (Renovation)	\$ 2,432,850	\$-
Maintenance Replacement Cost	\$ 1,923,300	\$-
Construction Cost (New Construction)	\$-	\$ 10,865,138
Accessibility Cost	\$ 236,133	\$-
Total Project Cost (including Fees & Contingency)	\$ 4,592,283	\$ 10,865,138

Note: Excludes cost to repurpose or decommission the ACC rink. Applicable taxes are excluded.



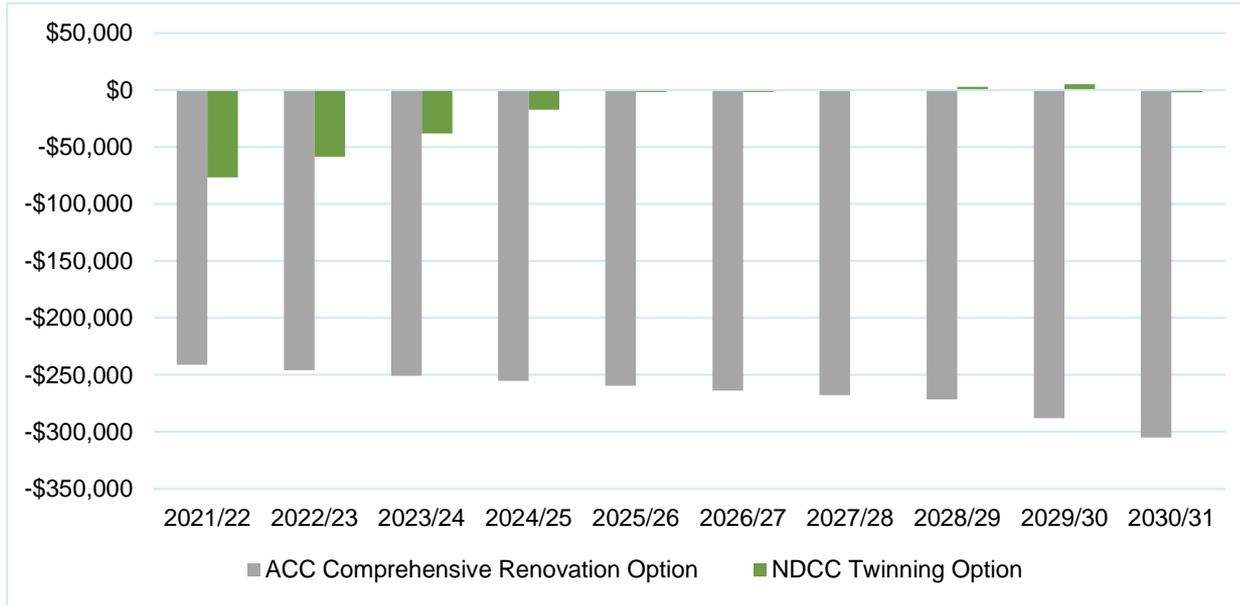
Escalation of Capital Costs to 2031



Figures have been escalated to account for inflation. Excludes applicable taxes.



Summary of Operating Cost Scenarios



Figures have been escalated to account for inflation.



Impact of a Second Regulation-Size Ice Rink

- Generates greater capacity to satisfy current and latent demand for all user groups
- Creates more flexibility in scheduling
- Safer environment for all user groups, including older youth and adults
- Allows for proper application of sport development models (e.g., half-ice use)
- Enhanced tournament potential



Benefits of Multi-Pad Rinks

Multi-pad arenas and multi-purpose facilities:

- are more efficient
- serve as community destinations for all ages
- support tournaments, events, and longer operating hours
- offer more opportunities for year-round use
- can foster co-located services and partnerships
- are more flexible and responsive to changing trends
- promote physical activity, social wellbeing and inclusion



Programming Opportunities

- The Township's arena schedules and allocations are comparable to those rinks in similar communities.
- Local ice groups are generally receiving the amount of time they require to meet their standards of play.
- As demand for ice time grows, groups should be encouraged to make efficient use of non-prime time hours and to adapt their programs to accommodate all participants, such as adjustments to practices, rosters, and scheduling.



Programming Opportunities

Although population growth is expected to lead to additional ice demand, other options include:

- offering more drop-in daytime public skating and shinny programs focused on specific age groups (e.g., seniors)
- ice sport leagues and/or skill development programs
- working with schools and partners to encourage daytime use
- reviewing rental rates and ice allocation practices



Recommendation

- The NDCC twinning option is recommended. This option provides a much-needed second regulation-size ice pad and capitalizes on the many benefits associated with twin pad and multi-use facilities.
- The Township should begin planning for this project in the short-term, with the intent of having the facility open no later than 2025. Options for re-purposing ACC (which should be closed as an ice venue when the new pad opens) should be evaluated in the interim.



Implementation Considerations

- It is assumed that municipal operation of arena services will be maintained (i.e., not contracted out)
- The project will require various funding sources: development charges, government grants, debt financing, user fees and capital surcharges, partnerships and sponsorships, fundraising, etc.
- The timeline for renovation or construction is likely a minimum of three years. Supply and demand are projected to be in equilibrium in or around 2025/26.

Thank You! Any Questions?



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