

Report to Council

Report Title:	Future Municipal Complex Location		
Prepared By:	Sonya Watson, Chief Administrative Officer, Trish Serratore, CFO/Acting Director of Community Services, Fiona Hamilton, Director of Legislative and Legal Services (Clerk)		
Department:	Administration		
Date:	June 20, 2023		
Report Number:	CAO2023-11	File Number:	C11AD, A19MU
Attachments:	Map of East Ridge (lot 25B), PRISM Report-2014, Press Release, 2012		

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number CAO2023-11 – Future Municipal Complex Location, prepared by Sonya Watson, Chief Administrative Officer, Trish Serratore, CFO/Acting Director of Community Services, Fiona Hamilton, Director of Legislative and Legal Services (Clerk) and in doing so confirms the land located within the East Ridge Business Park as noted on the attached map shall be reserved for a Municipal Complex.

Report:

Background:

Over the past decade, Brockton has invested significantly in the development of the East Ridge Business Park. An integral part of this investment has been the planning, servicing and allocation of lands to be used for future municipal purposes, specifically a new Arena Complex. The purpose of this report is to summarize the history of this location choice, point out factors to consider in finalizing the location, and obtain the final confirmation from Council on the location to move forward with grant opportunities, fundraising and infrastructure planning.

Background and Previous Decisions

A Municipal Complex has been a topic of conversation across many Council terms. The need for an Arena, Municipal Office, Heritage display and a Walkerton Shop have all been topics of discussion with numerous grant applications submitted and multiple studies completed to support advancement of each over the years. Additionally, the Brockton Childcare Centre operated by the Municipality through a positive working relationship with the Bruce-Grey Catholic School Board, is in a rented facility owned by the school board meaning the long-term future of the facility is in the board's hands.

Upon review of the history of documents related to this matter in 2009, through a Council appointed Ad Hoc Committee, evaluations started for a number of sites for the location of a proposed Municipal Complex. Six sites were evaluated over a span of 2.5+ years and through that Council review of the various sites in 2012, 57 acres were purchased from Walter Zettler with the intended purpose of a Municipal Complex. At the time this Municipal complex was proposed to include a Municipal Office, Arena and lands for the purposes of soccer fields. The additional lands purchased from Walter Zettler would also ensure lands remained available for business development within Brockton.

On May 25th, 2012 a Press Release was prepared for the community outlining Council's direction and intent to locate the Municipal Complex in the Business Park noting it would be a phased project. The press release is attached for information. The Ad Hoc Committee was dissolved and evolved into a Project Management Committee tasked with developing the plans for a Municipal Complex which would include a recreation complex, soccer fields, and siting a Municipal Office. This work continued throughout 2012, 2013 and 2014.

In March of 2013, Prism Partners was engaged to act as the Municipalities Project/Contract Management expert for stage 1 of the proposed Municipal complex which involved developing a concept plan through community consultations and input into the documents produced.

In 2014, work started related to a Class Environmental Assessment for servicing for the expansion of the East Ridge Business Park to include a specific site for the future location of a Municipal office, recreation complex and soccer fields. This Class EA work spanned over a few years.

The construction of the soccer fields was completed and placed adjacent to lands reserved for the Municipal Complex. Further detailed work related to the Recreation Facility or Municipal Office then ceased with a change in Council priorities and direction. In the 2018-2022 Council term monies were committed to a specific reserve fund to start setting money aside for a future Municipal Complex and this continues to occur yearly.

For the purposes of this report we will focus on confirming the location for the Municipal Complex with the main core focus being on the Arena Complex. The attached PRISM report from 2014 is one report that relates specifically to the findings for the existing Walkerton Community Centre as a potential site for the new complex.

Analysis

Lands for a Municipal Complex were purchased in 2012 from Walter Zettler and a specific site has been reserved for such purpose since at least 2014 within the East Ridge Business Park plans. A map with the location is attached. The following is a high-level overview of some of the known factors today that continue to be pertinent when considering the most appropriate location for the Municipal Complex. Construction plans for the East Ridge Business Park have evolved around this reserved location within the park and communication to buyers has included the Municipal Complex as what has been intentionally planned for in this area.

Below we have provided further considerations for Council with each option requiring a number of next steps pending Council's direction at this time. Clear direction on continuing to reserve the lands within the East Ridge Business Park for a Municipal Complex is required to advance Phase 3 construction plans and release a

tender in September as it relates to surrounding infrastructure, parkland requirements, servicing and roadway planning and access.

Location #1- East Ridge Business Park- map attached

Benefits:

- A previous Committee of Council assigned with the task of careful evaluation of a number of locations in the community spent years reviewing locations with an expert advisor resulting in a determination that East Ridge Business Park was the preferred. This location was confirmed by Council of the day.
- Construction plans for East Ridge Business Park have evolved with these lands planned for the Municipal purposes for a Complex
- This location acts as an important buffer between Industrial and sensitive Residential Land uses – noting that construction is beginning on multiple new residential units at this time.
- Parkland Fees are being collected from all Industrial and Residential developments in the East Ridge Business Park and parkland must be maintained to ensure available amenities for residential users.
- Lands are properly zoned for the purposed of a Municipal Complex
- Grant to GICB submitted and pending for a single pad arena in the amount of \$37 mil with a Municipal Share of \$17 mil based on this location being service ready
- Walkability connections have been established for connectivity purposes to serve residents with trails planned for in all surrounding developments
- This location supports the residential growth in this area with approx. 1300 + additional people in direct proximity to this location through mixed residential developments proposed
- A Walkerton Works Shop, Municipal Office, Heritage space are all identified needs that could be incorporated into this area in phases into the future. Additional consideration for long-term future expansion of the childcare facility is a possibility supporting employee retention efforts in an all-encompassing facility
- Room for a second ice pad is available in the future as the community grows
- Soccer fields are co-located resulting in efficiencies with parking areas and amenities available and ease of use for families that has been part of current planning efforts
- For the past 10 years this location has been discussed and widely identified on maps for Municipal purposes
- Lands will be available in 2024 to initiate solid planning for a Municipal Complex
- A grinder pump is planned for within construction plans for the Municipal Complex
- Safe location out of the flood zone area for Emergency Management and resident evacuation purposes
- All pertinent studies have been completed on the lands to allow for confidence that other approval authorities would issue permits
- Is an investment into the growth of the community to support new and existing residents with known costs
- Existing use of the current arena could continue until a new facility is constructed resulting in no disruption of services
- Community consultation can occur to ensure the facility meets the existing and future needs of the community
- Accessibility needs can be met with a new facility
- Provides an opportunity to repurpose the existing Walkerton Community Centre for another use that will meet the needs in the community e.g. Housing, Recreation, Second Ice Pad etc. or sold for added revenue purposes
- Easy access to Highway corridors

- Municipal Investment of \$1 mil into these existing lands is planned for with known costs
- Existing Best Western Hotel is located in direct proximity to the Municipal Complex

Challenges:

- If a Municipal Complex is not located here another road at an estimated cost of \$700,000+ additional engineering will be required
- Some form of parkland needs to be planned for and maintained in this area for residential users as significant parkland fees are being collected from within this area of Walkerton
- Financial commitment is substantial for the new complex and requires grant funding, borrowing and community buy-in to proceed
- No ability for gravity flow sewers on this lot-If lands turned over for Residential or Industrial Development – grinder pumps would be required by any developer which may be seen as a negative for purchasers
- Location is out of the downtown area
- Not highly visible from highway corridors

Next Steps Required:

- Advance Phase 3 Construction Plans for East Ridge with the confirmation of the site for a Municipal Complex
- Await the outcome of the GICB grant for the Facility that has been applied for and seek alternative grant opportunities- advance more advocacy related to grant funding
- Establish a Project Management Committee with a focus on plan development, community consultation, fundraising, grant search etc.
- Contract a Company to lead project development based on IB Storey's work to date to lead Staff, Council and the PMT through community consultation and a final implementation plan and phasing strategy.

Location #2- Existing Walkerton Community Centre- Durham Street Location

Benefits:

- Central and visible location
- A retro-fit and reconstruction *may* have the potential to result in less overall cost – but many additional studies would be required to determine a reliable cost estimate
- Connected to downtown area and trails
- Community consultation can occur to ensure the facility meets the existing and future needs of the community with limitations due to space and construction constraints
- Excellent visibility for a major sponsor

Challenges:

- The 50-year-old facility will have various constraints that will limit the re-design and amenities that can be incorporated – including size, flooding and potential permit considerations

- The parking lot contains extensive storm sewer infrastructure down the centre of the parking lot that cannot be relocated and cannot be built on, a second storm sewer runs between the 2 Agricultural buildings that is significant and cannot be re-located and cannot be built on
- Sanitary Sewer also runs through the arena parking lot to the ball diamond with a main trunk line crossing the river onto the ball diamonds and running to the waste water treatment plant
- Sits in the flood zone. Will require added building code requirements and permits to advance a build and the Saugeen Valley Conservation Authority may require additional design work and/or other considerations to issue a permit
- For the facility most likely to be used for evacuation purposes in the event of a major flood it would be susceptible to flooding with the potential for lack of road access
- Use as an emergency evacuation centre will be limited due to the flood prone area
- Uses surrounding the existing facility such as the ball diamonds and/or Ag building may required re-location to meet parking and/or building envelope required – noting that Brockton has already submitted grant applications for significant funding to upgrade the ball diamond lighting
- A season or more of hockey and other sports and programming will be lost during renovations with residents needing to travel outside of the community for such services
- Location would be limited to an arena complex only and not meet any additional Municipal Infrastructure needs that have been identified (Municipal Office, Works Shop, Heritage etc.)
- Limited room for consideration of a 2nd ice pad – which means that Brockton would raise the additional significant funds required for a retrofit only for residents to be left with a perceived reduction in service from what they already have (two ice surfaces)
- Would require a Designated Substance review and costly removal of asbestos
- ORFA outlines the expected lifespan of arenas is 30-35 years
- An Engineering Study is required to initiate this review as a preliminary step- A Feasibility Study is step 1 to determine if the existing facility could meet today's standards for the redevelopment of the site. This study is estimated at \$40,000- \$50,000 with further assessments, studies and plans to follow for additional costs.

Next Steps Required:

- Engineering Study to look at feasibility of re-development of existing facility within the floodplain for an estimated cost of \$40,000-\$50,000
- Pending study outcome- further studies will be required to proceed-unknown cost at this time
- Designated Substance Study for the safe removal of asbestos
- Establish a Project Management Committee with a focus on plan development, community consultation, fundraising
- Contract a Company to lead project development based on IB Storey's work to date to lead Staff, Council and the PMT through community consultation and a final implementation plan and phasing strategy

Location #3- Future Location -TBD

Benefits:

- Might possibly result in a more visible location with ease of access, depending on availability and zoning

Challenges:

- Requires extensive staff time and Council and Committee time to review suitable locations
- An expert would have to be retained to conduct the review which was already completed in the past
- No existing Municipal lands currently available for this purpose
- Lands would require extensive planning and studies to be deemed suitable to build on.
- Lands would have to be purchased in a time of high interest rates and high land values that would add to borrowing capacity limits in addition to facility construction costs.
- Would be extensive servicing plans to accommodate a location outside of the existing urban area and outside of East Ridge Business Park with the potential for additions to water/wastewater infrastructure required first.

Next Steps Required:

- Capacity for borrowing to support advancement of the purchase of lands, studies required on the lands and construction plans for a Municipal Complex
- Negotiating the purchase of lands for such purpose
- Studies required to advance project on the lands (Archeological, geotechnical, environmental etc.)
- Planning Applications
- Grant applications
- Establish a Project Management Committee with a focus on plan development, community consultation, fundraising
- Contract a Company to lead project development based on IB Storey's work to date to lead Staff, Council and the PMT through community consultation and a final implementation plan and phasing strategy

Further, through a GIS analysis of a 1 km radius of both the East Ridge -reserved location and the existing Walkerton Community Centre location staff reviewed the number of persons residing in both areas with an inclusion of the proposed development areas and a portion of the Urban Boundary expansion area. With current estimations there are approximately 2,836 people within a 1km radius of the Walkerton Community Centre. Alternatively, there are 2,073 people within the area of the reserved lands in East Ridge, with the addition of the Urban Expansion Area this may surpass the residents located in proximity to the site. As a result of this review with the proposed growth of Walkerton to the West the East Ridge site is likely to surpass the existing site based on proximity of persons to the site in the future.

In summary, lands have been reserved in the East Ridge Business Park for over a decade to support a Municipal Complex of some fashion. This location was chosen after extensive review of a number of locations; construction plans for East Ridge have been designed and facilitated around a Municipal Complex located in the Business Park and the majority of residential growth the Municipality that we will see over the next few

years will be in the vicinity of the East Ridge Business Park. The Municipality must plan ahead to meet the needs of the growing community and serve the Recreational needs of our residents. With that in mind and based on the 2014 PRISM report, work previously completed by PRISM and the PMT, staff and past Council's on-site selection, and further considering our construction plans the reserved lands within the East Ridge Business park continue to be the most suitable location to provide room for growth for a Municipal Complex.

Overall, the potential timeline of the options outlined above would also need to be taken into consideration. Plans could be developed in the East Ridge Business Park location immediately, putting Brockton in a much stronger position to apply for grants and fundraising. Either of the other locations would require significant additional studies which would delay the timeline further and risk missing out on key grant opportunities and./or result in service disruptions.

Staff recommend that the reserved lands in East Ridge should be maintained and confirmed by this Council for the purposes of a Municipal Complex.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

- Recommendations help move the Municipality closer to its Vision Yes
- Recommendations contribute to achieving Heritage, Culture, and Community Yes
- Recommendations contribute to achieving Quality of Life Yes
- Recommendations contribute to achieving Land Use Planning and the Natural Environment Yes
- Recommendations contribute to achieving Economic Development Yes
- Recommendations contribute to achieving Municipal Governance Yes

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

The East Ridge Business Park location is a sound financial investment due to the significant funds already spent on studies, servicing, planning and marketing this location.

Respectfully Submitted by:



Sonya Watson, Chief Administrative Officer

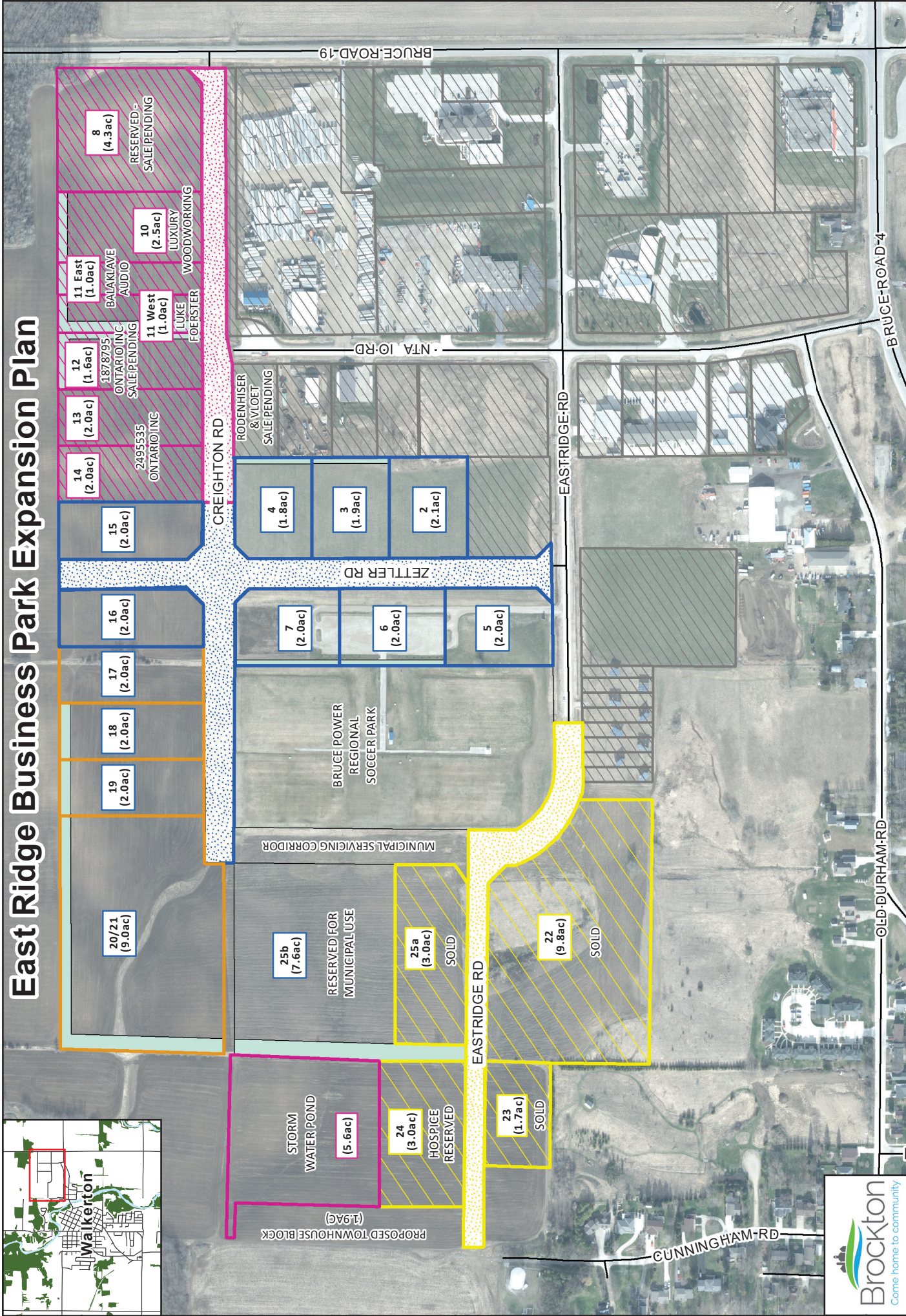
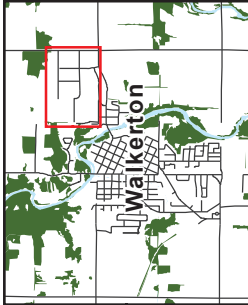


Trish Serratore, Chief Financial Officer



Fiona Hamilton, Director of Legislative and Legal Services (Clerk)

East Ridge Business Park Expansion Plan



This map has been prepared by the Municipality of Brockton GIS Department for information, consultation and discussion purposes only. June, 2023

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Phase 1: Phase 1: Residential

Drainage Easement

Phase 2: Phase 2: Residential

Phase 3A: Phase 3A: Construction 2024

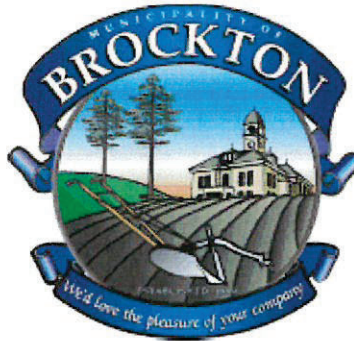
Phase 3B: Phase 3B: Construction TBD

Sold/ Sale Pending

*Lot acreage is an approximation and subject to change.



MUNICIPALITY OF BROCKTON



Brockton Multi-Use Recreation / Municipal Office Complex Project

Report to the Project Management Committee
Walkerton Community Centre Assessment

PRISM Partners Inc.

6/18/2014



Introduction

The Municipality of Brockton engaged the services of PRISM Partners, Inc. to undertake a number of tasks on behalf of the Municipality, most specifically related to the Brockton Multi-Use Recreation / Municipal Office Complex Project (“Project”). The project brought together a number of elements from the **Recreation and Leisure Services Master Plan** including the Recreation Services Team’s desire to include a new arena and community centre in the overall plan, replacing the existing Walkerton Community Centre. Direction to PRISM was provided by the Project Management Team (“PMT”) on behalf of the Municipality and Recreation Services Team.

PRISM’s mandate included the development of a Footprint Plan bringing all of the project components together at a single location in the East Ridge Business Park. The major components included a community centre and gymnasium, arena(s), soccer fields, indoor walking track the requisite parking and a municipal office building. The mandate was expanded to include an assessment of the existing Walkerton Community Centre with specific reference to the suitability and potential for an expansion of the existing building.

Walkerton Community Centre – Facility Summary

The Walkerton Community Centre was constructed in 1971/1972 with first use in late 1972. The facility now includes the following features:

- One 80 foot x 180 foot artificial ice pad
- Four under-sized player dressing rooms
- Two larger player dressing rooms at rear of building
- One referee dressing room
- Bench-style seating for approximately 800 persons

- Through-glass spectator space for approximately 100 persons (50 on benches on lower level and 50 in chairs on upper level)
- A community room capable of accommodating 300 persons (separate kitchen, bar and storage areas included)
- Snack bar
- Reception Area for Municipal and Arena office
- Office space for facility and municipal staff (253 sf shared by Summer Program Student, Recreation Programmer and Administrative Assistant – 144 sf for Recreation Director)
- Under raked-seating storage areas
- Ice resurfacing machine garage, refrigeration plant room and associated mechanical and electrical rooms located under the spectator seating area
- Maintenance shop and staff room in one shared space
- Upper and lower level male and female washrooms
- Minor Hockey, Figure Skating user-group storage rooms
- Exterior accessibility lift

As with many public buildings in smaller municipalities, the Walkerton Community Centre has been well-maintained and there is an obvious pride in keeping the building in good condition. A number of remedial renovations, restorations and cosmetic repairs have been completed since the building was originally constructed including:

- Addition of two dressing rooms at the north end of the building under the raked seating to increase dressing room capabilities and capacities
- Addition of an accessible lift to allow access to the community rooms (accessible only from the exterior of the building)
- Replacement of the roof membrane over the entire structure
- Replacement of the antiquated arena dasherboard, shielding system and player and penalty benches

- Replacement of existing metal-halide lighting in the arena area with 400 watt T5 fluorescent fixtures to create greater energy efficiencies
- Replacement of flooring throughout the arena area with rubber and slip-resistant material
- Modernization of the refrigeration cooling system to improve energy efficiency and to reduce risk of failures
- Drainage improvements on the west side of the building to alleviate water infiltration from the redevelopment of the west hill

At the time of its construction the building provided the Town of Walkerton with a modern facility common to many smaller municipalities in Ontario. It was designed to Building Code standards and Planning standards that have changed dramatically in the intervening period in multiple respects and would not meet the standards in place today for such a building. The existing facility does not provide for optimum energy efficiencies required by Code and taking the cost of energy into account, and does not provide the necessary public safety standards found in present day Codes and Regulations.

Present Facility Deficiencies

The Recreational Services Team prepared a report, *“Walkerton Community Centre – Current Design Deficiencies and Design Challenges”*¹ in 2011 following the completion of renovations in 2010 funded through the Recreation Infrastructure Canada (“RINC”) Program. The report identifies the immediate necessary remedial improvements made through the renovations and also outlines the remaining deficiencies and challenges. In summary, the RINC program allowed the Municipality to make crucial repairs but did not provide funding for major renovation or expansion of the building. Many of the updates and repairs made to the building, as noted above, were part of the RINC financed project.

¹ Appendix A

The 2011 Recreation Services Team report provides a summary of the work completed under the RINC program and other renovations and repairs that have been completed along with a list of continuing deficiencies including the following:

- The ice-surface is non-standard (80x180) with an aging concrete floor and secondary refrigerant piping
- The building is susceptible to flooding from the Saugeen River
- Bench seating configuration is inconsistent and installation creates a public trip hazard
- Spectator heating is inefficient
- Accessible access is limited and is not compliant with present accessibility requirements
- No proper wheelchair seating is provided for spectators
- No proper snow disposal area is provided creating risks with outdoor disposal in heavy vehicular and pedestrian traffic
- No effective separation of players and spectators
- Dressing rooms are too small by current standards requiring two rooms for one team
- The refrigeration system is not energy efficient and does not provide for any heat recapture

The designation of the Walkerton Community Centre as a place of refuge for citizens in the event of an emergency is inconsistent with its present location, reliance on a portable stand-by emergency generator for back-up electrical power and shortage of parking. As the most likely need for an emergency place of refuge is in the event of a major flood, the Walkerton Community Centre would fail to meet the accepted requirements on the basis of its own susceptibility to flooding, its lack of accessible facilities and its lack of road access during a major flood.

Photos of the existing facility can be found in Appendix B.

Future Requirements

The Brockton Recreational Services Team has identified the future requirement for an arena facility capable of seating approximately 1,200 spectators with ancillary facilities meeting the standards seen in more recently constructed municipal arena complexes. These requirements and additional facilities would include the following items:

- A single ice-surface meeting NHL or Olympic standards (85 feet x 200 feet or 100 feet x 200 feet) with a single auxiliary ice pad
- A minimum of six “right-sized” dressing rooms with two sized to accommodate Junior C or Senior A team size requirements (including “separation” of teams and dedicated visiting team entrance)
- A referee dressing room capable of accommodating six referees simultaneously
- Ice resurfacing machine garage with internal snow disposal and adequate equipment storage area
- Facilities that separate players from spectators and opposing teams from each other
- A dedicated dressing room for a Junior C or Senior A team with adequate storage for team equipment
- Scalable community rooms able to accommodate various group sizes
- Energy efficient mechanical and electrical systems capable of supplying auxiliary heat for other complex amenities and municipal offices
- Adequate parking for spectators and dedicated visiting team bus parking
- Snack-bar with capacity to serve a crowd of 1,200 spectators
- A fully accessible facility in compliance with the Ontario Building Code and the Accessibility for Ontarians with Disabilities Act
- Adequate storage spaces for tables, chairs, etc. and necessary maintenance and support equipment

Alternative Solutions

There are two alternatives to meeting the future requirements as identified by the Recreational Services Team: extensive renovation and expansion of the existing Walkerton Community Centre or the design and construction of a completely new facility. The two alternatives are both possible, but there are significant advantages and disadvantages to both scenarios.

Advantages	
Renovation/Expansion of Existing Facility	Design & Construction of New Facility
Maintains location in closer proximity to downtown Walkerton near the west entrance to town	Provides opportunity to design without specific site limitations
	Facility will be designed and constructed to latest codes, regulations and best practices and industry standards (ice surface size and accessibility)
	Facility would not be subject to flood risk of Saugeen River
	Facility can be designed to accommodate two ice pads for optimal operational efficiencies
	Facility can be designed to stringent energy efficiency standards
	Facility can be designed to be the hub of a "central" heating-cooling system creating optimized energy uses and efficiencies in the auxiliary spaces, for the municipal offices and with other local buildings
	Adequate on-site parking can be included in the design
	The existing facility can be re-purposed to provide facilities for other indoor sports and regional destination for indoor year-round turf opportunities

Disadvantages	
Renovation/Expansion of Existing Facility	Design & Construction of New Facility
Loss of use of the facility for a period of at least 18 months	Overall cost likely to be greater than a renovation/expansion of the existing facility
Potential loss-of-use and damage due to flooding of Saugeen River remains	
Increasing the width of the ice surface will require extensive structural changes to the west wall and a reworking of the westerly gravel access road to the municipal sewage treatment plant and a loss of already limited parking	
Increasing the length of the ice surface will impact the baseball diamonds to the north of the building	
Addition of on-site parking will impact baseball diamonds to the north of the building	
Limited space available for twinning when Horse Palace meets its life expectancy and is decommissioned	
Potential for “redundant” facility without a specific re-purposing plan in place	

Renovation and Expansion Scope

The concept of renovating and expanding the existing Walkerton Community Centre has not been studied in detail and a very extensive study would have to be undertaken to determine the scope, scale and realistic potential for the renovation and expanding the building. This study would have to advance to a level of design that would then allow for a review of the interface between new and old elements of the planned facility and for a comprehensive review of existing building elements and how they may or may not function under a new design subject to modern standards and building codes.

A preliminary scope for a potential renovation and expansion, taking into account the vision for a new facility put forward by the Recreation Services Team, would include the following elements:

- Expansion of ice surface to north and west (85x185 or 85x200)
- Addition of new seating to west side of expanded ice pad
- Rework of existing seating based on new arena layout
- Provision of new ice resurfacing machine garage and snow-melt pit
- Provision of new concrete rink floor complete with new coolant piping
- Provision of new refrigeration plant
- Provision of adequate storage
- Provision of new dasherboard system
- Structural changes to west wall to permit widening of ice surface and addition of additional seating on west site of expanded ice pad
- Provision of accessible rink-side seating
- Demolition and replacement of north wall to permit lengthening of ice surface
- Provision of accessible entrances and replacement of existing elevator
- Provision of accessible washrooms on both levels
- Installation of a fire-protection system throughout the building
- Construction of six “right-sized” player dressing rooms
- Construction of a “right-sized” referee dressing room
- Provision of dedicated female specific player and referee dressing rooms in addition to the “team” rooms
- Modification to all existing entrances and exits to comply with OBC and AODA Requirements
- Replacement of all building mechanical systems
- Upgrade of main incoming electrical service

Renovation and Expansion Challenges

The existing building presents a number of challenges to any major renovation and expansion project due to its location, its type of construction and its age. According to the Ontario Recreation Facilities Association document entitled, *“Determining your Facilities Replacement,”*² the expected lifespan of an arena is 30-35 years and the “tipping point” for major renovations is 32 years. As the Walkerton Community Centre is 41 years old, and has undergone some necessary and cosmetic renovations already, it is likely not a candidate for a further major renovation and expansion. As the ORFA notes, many buildings will have an effective lifespan much longer than noted in the report, but there is a point at which a facility will begin to suffice rather than support.

A summary of the major challenges that the existing building presents to any renovation and expansion project that is focussed on meeting the stated requirements of the Recreation Services Team would include the following issues:

- The building is within the Flood Fringe Overlay as identified by the Saugeen Valley Conservation Authority and would not be a permitted use if planned today
- The scope of renovations envisioned are extensive and would not permit a broad application of Part 11 of the Ontario Building Code which allows for exceptions to compliance under some circumstances which may force many upgrades to otherwise “untouched” elements of the building
- The building does not have sufficient parking in accordance with the Municipality of Brockton Zoning By-Law (existing building would require in excess of 300 parking spaces) and there is insufficient adjacent land available to add the requisite parking
- The building does not comply with the Accessibility for Ontarians with Disabilities Act in many respects

² See Appendix C

- The present mechanical and electrical systems would need to be replaced as their age renders them unlikely capable of major expansion or upgrade to realize maximum energy efficiencies
- The structural design parameters used in the 1972 Ontario Building Code vary significantly from those in place in 2014 and would force significant structural upgrades to meet the existing Code requirements
- The structural design of the building, load-bearing masonry wall and structural steel roof joists, is less flexible than a structural steel building and will require a more complicated and expensive solution to add width and length to the building
- The inability of twinning a second ice pad with the existing facility when the Horse Palace is decommissioned

Potential Repurposing of the Facility

The single greatest disadvantage of the replacement of the Walkerton Community Centre as Brockton's primary ice surface is the identification of potential uses for the existing facility. While a business-case for repurposing of the existing building would have to be developed in support of a new arena, potential new uses for the existing building include:

- The opportunity to market the repurposed facility as a year-round regional destination for indoor turf sports
- Indoor field-house for soccer, arena football, rugby, lawn bowling, box lacrosse and other turf sports
- Continued use for trade fairs, exhibitions and floor rentals (billiard competitions, flea markets etc.)
- Indoor walking track for inclement weather use
- The large community room can be made divisible for use by smaller groups
- Provide much needed storage for parks maintenance operations and equipment

Conclusion

The existing Walkerton Community Centre has served the citizens of Walkerton and Brockton well in its 41-year history, and can continue to do so, but not at the level of service that is outlined by the Recreation Services Team requirements. In order to meet these requirements, wholesale renovation and expansion, leaving virtually no facet of the existing building untouched would be required.

The potential cost to renovate and expand the existing facility to meet present standards would still not alleviate many of the issues; namely, parking, lack of adequate storage space, susceptibility to flooding and would force compromises during the design due to the present building's construction and condition.

Given the building's age, location and potential for repurposing, we believe that the Municipality of Brockton should begin the process of planning for the replacement of the Walkerton Community Centre as its primary ice surface venue(s) and seek to repurpose the building once replaced. The decision to do so will result in a purpose-built solution that will serve the community for many years and will overcome the deficiencies and obstacles inherent in the existing facility and create significant cumulative operational efficiencies and cost savings in one building envelope.

Appendices

Appendix A – Recreational Services Team Report

Appendix B – Photos of Existing Walkerton Community Centre

Appendix C – ORFA Report – Determining Your Facilities Replacement

Appendix A

Walkerton Community Center Current Deficiencies and Design Challenges

The following questions have been asked:

- We just spent money on the old facility. It should be fine now!
- Why can't we just build dressing rooms on to the existing facility?

RINC Funding 2010-2011

- After an unsuccessful application to the Build Canada Stimulus Fund, in 2009, it was unknown if and when funds for replacement of the aging Walkerton Community Center might be available.
- In March 2009, the Recreation Infrastructure Canada Program (RINC) was announced that addressed the aging community recreation infrastructure. Funds were specifically intended for renovation or retrofits for existing recreation infrastructure including Community Centers, Pools, Parks and Trails, with 66% or 2/3 of the funding provided by the Federal and Provincial Governments
- Not knowing if these funds might be available in the future, the WPR decided to take advantage of the "Free money" to remedy some items needing immediate attention, address public safety and accessibility concerns, and attempt to address some energy deficiencies.
- In May 2010, with \$ 3000,000.00 previously allocated in reserves for the roof replacement of the Walkerton Community Center , council supported an application for the RINC program for Renovations to the Walkerton Community Center, and Revitalization of Centennial Pool and Park
- Included in the successful RINC application was \$ 500,000.00 for the Renovations of the Walkerton Community Center to address the immediate concern of preserving the structural integrity of the building with a new roof, improving the Health and Safety for staff and patrons, and investing in energy efficiencies of the antiquated facility.

Community Center RINC Improvements 2010

- The existing "tar and gravel" roof had several deficiencies in the surfacing and joints, as well as improper drainage which was the cause of many leaks
- Over time, the leaks caused damage to the roof and insulation, and ceiling inside the building

Number of Photos	Service Agency Name	Inspection Location	Inspector Name	Inspector Title	Inspector Contact Info
1	City of Denver	Roof			
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Community Center
RINC Improvements 2010

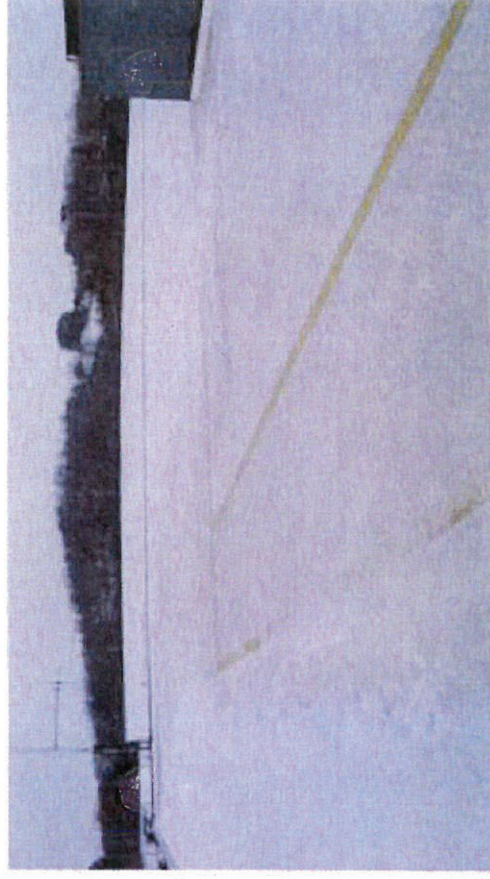
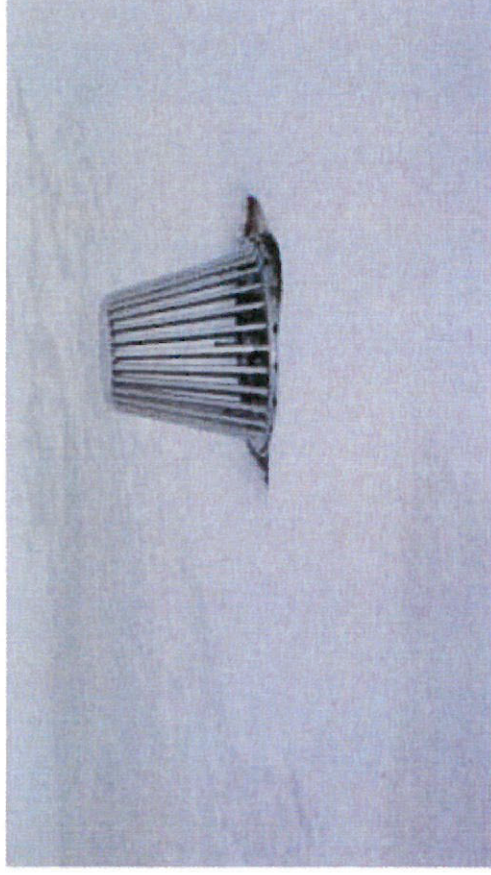
- **The improper drainage created premature corrosion of the block wall, and windows resulting in irreversible water damage to the offices and interior of the building**



Community Center RINC Improvements 2010

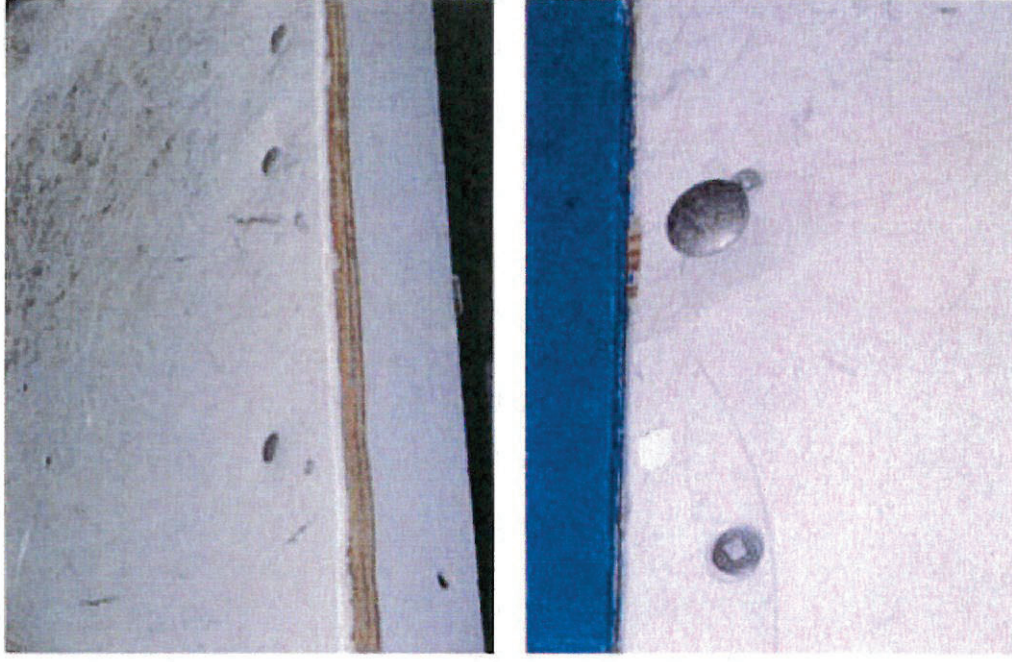
Roof refurbishment

- 6,500 sq. ft over the auditorium, with removal and replacement saturated foam, covered with a 60 mil. TPO energy saving white membrane
- 22,692 sq. ft. of arena roof, with removal of saturated insulation, additional 1/2" fiber board/insulation, covered with a 45 mil. TPO energy saving white membrane
- All roof drains were resealed, and tapered, with new roof scuppers and downspouts added for proper drainage
- Existing deteriorated metal flashings were replaced
- Total Cost of Roof Replacement approx. cost \$ 140,000.00



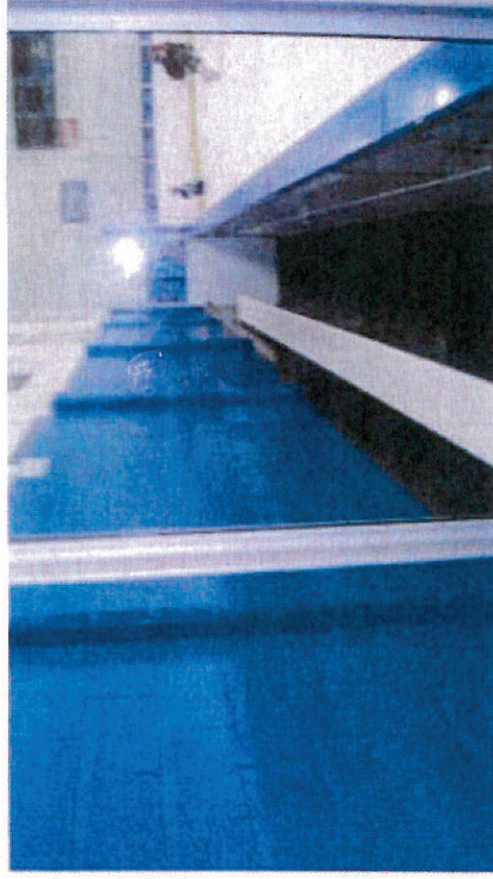
Community Center RINC Improvements 2010

- Arena Dasher Boards and Gates, Player Benches
- The original board and gate system was installed in 1972, and later renovated by covering the existing plywood with 1/4" poly puck board
- The plywood backing had deteriorated and sandwiched together with carriage bolts to the wooden supports
- the original gates latches were worn and insecure resulting in gates opening during play
- Visiting teams expressed concerns for player safety



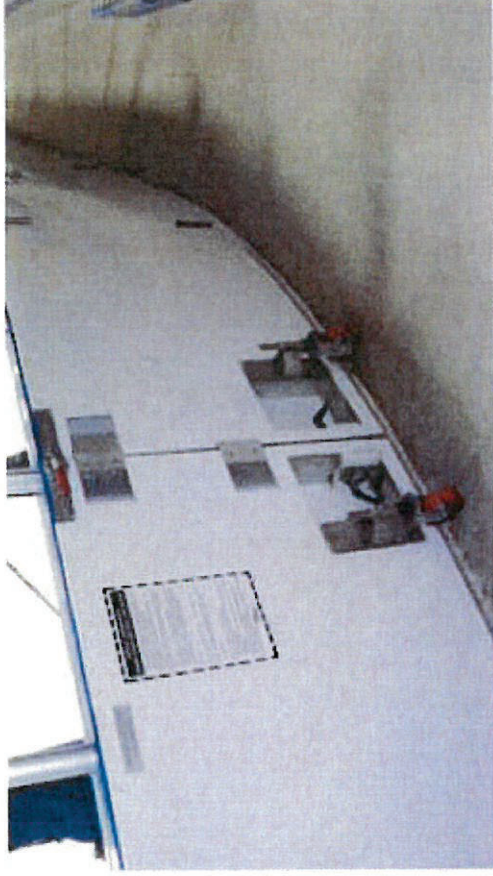
Community Center RINC Improvements 2010

- A new Aluminum, removable, ProRink 181 ft x 81ft , 20 ft. radius dasher board system was installed with quick release removable sections for special events
- New gates and hardware were installed to ensure safe operations and security during activities
- The board height was adjusted to 48", slightly lower than the original boards to meet ORFA standards and were more conducive to spectators viewing in the lobby area
- New player and penalty benches, and timekeepers benches added , complete with coaches walkway, and critical access to the penalty boxes from the time keepers area.



Community Center RINC Improvements 2010

- Original 4' and 5' tempered glass was replaced with 5' and 6' foot 1/2" tempered glass with quick release supports
- The glass, players benches, and gates were brought up to ORFA Specifications for player safety
- The Aluminum board sections, gates and glass are all removable for future use
- The cost for the total Dasher board system was approx. \$ 135,000.00



Community Center RINC Improvements 2010

- 6,500 sq. ft of Johnson's resilient Rubber Flooring was installed, throughout the facility, front to back
- The existing flooring was worn through to the concrete in many areas and extremely difficult to maintain
- Many sections were loose with moisture trapped under the tiles creating mold and mildew concerns
- New flooring with nonslip stair treads, and visually enhanced steps were added for patron safety and visually impaired at the front entrance



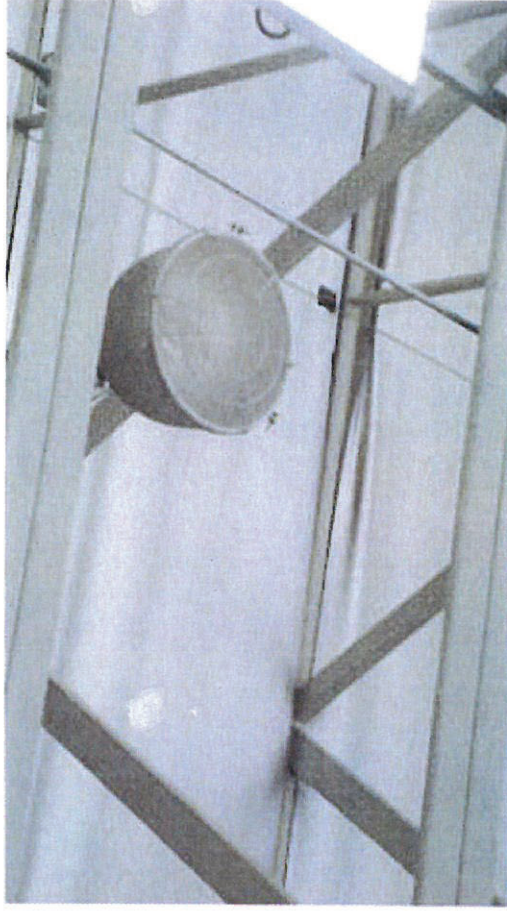
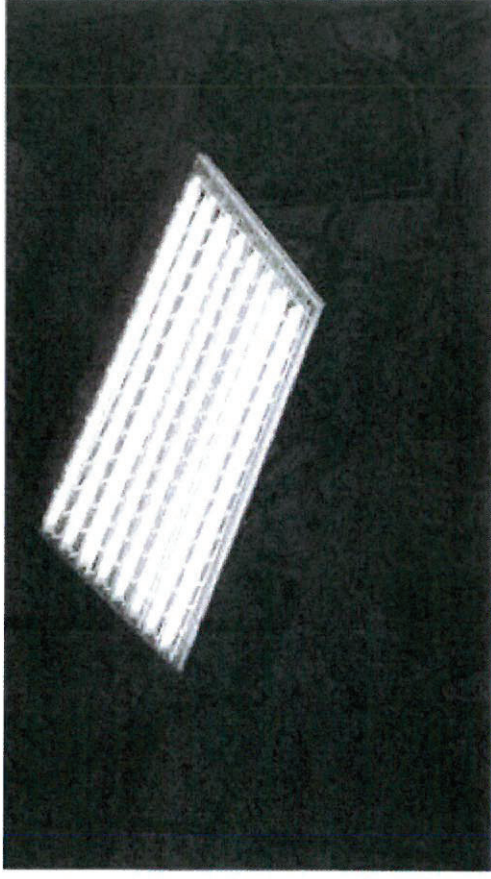
Community Center RINC Improvements 2010

- Rubber flooring was installed throughout the entire facility.
- Patrons can move easily throughout the dressing rooms, lobby, players benches without damaging skates, while providing a seamless finish easy to maintain
- The grade of rubber flooring was carefully selected considering the life expectancy of the building and possible future uses
- The approx. cost for the rubber flooring was \$ 78,000.00.



Community Center RINC Improvements 2010

- Energy efficient T5 lighting was installed over the arena ice surface auditorium
- 36 x 8 x 4 ft. T5 fluorescent fixtures were installed to replace the existing 400 watt metal halide lighting
- The existing metal halide lights provided 43 foot candles, compared to 75-95 foot candles for the 8 tube T5 fixtures, at the same energy consumption
- The new lights were wired and capable of operating 2, 4, 6, or 8 tubes at any single time, resulting in additional savings using lower lighting levels
- The capability of selecting various lighting levels was a consideration for various activities future uses of the facility
- The cost for the lighting retrofit was approx. \$ 30,000.00



Community Center RINC Improvements 2010

- Other improvements
- A glycol cooling system was added to the refrigeration system resulting in 60 % reduction in water consumption
 - Office renovations, and drainage improvements along the west side of the community center, shower saver faucets, and added auditorium storage areas, and ceiling tiles were also realized with RINC funding.



Community Center RINC Improvements 2010

- The improvements to the Walkerton Community Center realized through government funding, will ensure a safe, and more energy efficient facility for the immediate future.
- RINC improvements also ensures the preservation of a valuable community asset for future use as a temporary second ice pad, or repurposing of the facility for future activities, or resale value
- RINC funding did not address existing structural or design deficiencies



Current Structural and Design Deficiencies

- Steps risers at the Community Center vary in height creating a Health and Safety Factor
- The wooden benches also create a trip hazard
- The spectator seating is also not conducive to persons with limited mobility
- Gas radiant heaters in the spectator area are not energy efficient, and could be replaced with in-floor heating generated by the refrigeration plant...

