

Report to Council

Report Title:	Confirmation of Council Direction Regarding Request for Proposal for Arena Project		
Prepared By:	Colleen Gillis, Director of Community Services		
Department:	Recreation		
Date:	March 24, 2026		
Report Number:	REC2026-10	File Number:	C11REC
Attachments:	Photos of Flooding at Walkerton Ball Diamonds and Saugeen River Saugeen River Flows Data Map of Storm and Sanitary Sewers at Walkerton Community Centre		

Recommendation:

That the Council of the Municipality of Brockton hereby authorizes reconsideration of direction to staff provided on March 10, 2026 in relation to advancing an RFP related to an Arena Project that includes the current Walkerton Community Centre; and

further receives Report Number REC2026-10 – Confirmation of Council Direction Regarding Request for Proposal for Arena Project, prepared by Colleen Gillis, Director of Community Services and in so doing authorizes proceeding with Option _____ as direction for staff in developing the scope for the Request for Proposal (RFP) and procurement process for retaining a qualified project consultant for the Municipality's arena project.

Report:

Background:

During the March 10, 2026, Council Meeting Council considered Report Number REC2026-06 – Green and Inclusive Community Building (GIBC) Grant Application Update for New Arena and passed a resolution to receive the report and authorize staff to initiate an RFP and procurement process to retain a qualified project consultant to advance detailed planning for a retrofitted or renovation to the existing Walkerton arena.

Since Council's resolution, the Municipality has experienced significant flooding in the area located behind the arena. The flooding has affected all three ball diamonds and has extended up to the arena parking lot. Water depth measurements recorded at various locations throughout the affected area were 10, 11, 20, 12, 21, and 26 inches. Photographs documenting the extent of the flooding are attached for Council's reference.

This event does not, by itself, determine the preferred project approach, however, it underscores the importance of clearly defining the project pathway and ensuring that flood risks are appropriately addressed in planning particularly if Council wishes to keep a retrofit/renovation option under active consideration.

Prior to staff initiating an RFP for works related to a potential arena renovation we felt it prudent to bring this forward for further information and consideration based on these recent flooding events and the associated conditions.

Analysis:

Staff consulted with an engineer to gain more understanding of water and flood events, staff received preliminary observations relevant to future planning at the Walkerton Community Centre site. It is to be noted from this discussion and information learned that there are significant, site-specific constraints at the current Walkerton Community Centre (WCC) arena location that must be weighed in determining the appropriate project pathway and the scope of any consultant RFP.

The engineer advised the arena's close proximity to the dyke will inherently place the facility at ongoing risk of flood impacts. Based on the Saugeen River flow data recorded over a 56-year period, there have been four other instances where river flows exceeded what was experienced this spring. (as shown in the attached chart "Saugeen River Flows").

While a formal flood frequency analysis has not been completed for the Saugeen River through Walkerton, the consulting engineer provided an estimate that the recent event in Walkerton is closer to a 1:10-year flood event, unlike the Teeswater River near Pinkerton, which experienced a 1:100-year event.

In addition, further clarifications were sought related to the presence of major sanitary and storm sewer lines running through the main WCC parking lot and grounds to the Saugeen River (see attached "Storm and Sanitary Sewers WCC Image"). This shows the general location of the sewers and sanitary on an ariel image (blue = storm sewer, red = sanitary sewer) It was also noted that a building cannot be constructed over these sewer lines. As a general servicing and maintenance standard, a minimum clear working space of 6 to 10 metres from the centreline of both the sanitary and storm sewers is typically required to accommodate future maintenance and replacement needs. This is significant infrastructure that requires an outlet to the Saugeen River.

The engineer also advised that there may be technical challenges in rerouting storm and sanitary sewers. Rerouting typically adds length, which can reduce slope and capacity, and any resulting capacity constraints would need to be assessed and understood. Notably, any enlargement of the existing arena to the east would likely impact the sanitary and storm sewers.

Finally, staff emphasize the community's need for a reliable community centre that can function as an emergency evacuation centre. Given that high water and flooding have also been experienced at the Cargill Community Centre, retaining essential emergency reception/evacuation capability within the municipality is a critical consideration, potentially leaving the Elmwood Community Centre as the only consistently reliable option during a significant flooding event.

Based on this additional information as a result of recent flooding events we seek to confirm Council's confirmation to proceed to advance an RFP process that includes consideration of the Walkerton Community Centre.

Option A: RFP includes Retrofit/Renovation + New Build

If Council wishes to keep retrofit/renovation on the table, the RFP would be drafted to require the consultant to:

- assess feasibility and constraints associated with a retrofit/renovation concept for the existing WCC arena, including considerations arising from the recent flooding and costs related to infrastructure re-location².
- also assess/advance new-build planning at East Ridge as part of comparative options (including conceptual design and Class "D" cost estimates).

Option B: RFP is New Build Only

If Council wishes to advance only a new build, the RFP would be drafted to:

- focus exclusively on needs validation, feasibility, conceptual design, Class "D" costing, and implementation strategy for a new-build arena
- exclude retrofit/renovation planning work for the existing arena from the consultant's scope.

The recent flooding at the Walkerton Community Centre site highlights a material planning consideration that should be reflected in the Municipality's next steps, particularly if a retrofit/renovation option remains under consideration.

Staff are therefore seeking to reaffirm Council's direction on the intended scope of the consultant RFP. Council's decision on this project pathway will allow staff to initiate draft RFP scope and proceed with procurement in an efficient and transparent manner with all currently known factors considered.

Brockton's Community Goals:

The content and recommendations in this report support advancing the priorities to **Build a Better Brockton** in one or more of the following areas: **Heritage, Culture, and Community, Quality of Life, Municipal Governance, Land Use Planning and the Natural Environment**, and/or **Economic Development**.

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective?
N/A

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Colleen Gillis, Director of Community Services

Reviewed By:



Sonya Watson, Chief Administrative Officer