



2019 Recreation Centre Feasibility Report

PREPARED BY THE
RECREATION CENTRE
FEASIBILITY COMMITTEE

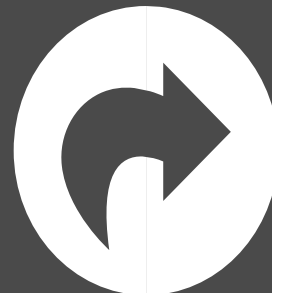
Recreation Centre Feasibility Committee

The 2019 Recreation Centre Feasibility Report was prepared by the committee including:

- Councillor Angela Johnston (Chair)
- Councillor Dale Scott
- Lana Kutchaw
- Marcus Mohr
- Leslie McDermid
- Brian Phelps
- Jordan Smith
- April Watson
- Ron Wouthuis

REPORT INCLUDES:

- Revenue/Expenses for Community Buildings in Central Manitoulin
- Operating Cost Savings
- Financial Projections & Contributions
- Feedback from Key Community Stakeholders
- Community Benefits
- Proposed Rec Centre Inclusions
- Potential Uses for the New Recreation Centre
- Final Recommendations from Committee
- Appendix



REVENUE/EXPENSES FOR COMMUNITY BUILDINGS IN CENTRAL MANITOULIN

In order to understand the feasibility of a new recreation complex, the committee first reviewed the revenue and expenses for 8 buildings in Central Manitoulin over the past five years and into the foreseeable future. This data is summarized in the table below.

Central Manitoulin Building Overview

Building	Mindemoya Arena	Providence Bay Arena	Mindemoya Community Hall	Total - 3 Key Buildings	Providence Bay Community Hall	Mindemoya Old School	Big Lake Community Centre	Sandfield Community Centre	Spring Bay Community Hall	Total - All 8 Buildings
2014-2018 Average Annual Revenue	\$18,674.00	\$10,087.00	\$4,137.00	\$32,898.00	\$2,595.00	\$14,561.00	\$0.00	\$0.00	\$2,241.00	\$52,295.00
2014-2018 Average Annual Expense	-\$110,919.00	-\$66,912.00	-\$47,973.00	-\$225,804.00	-\$37,625.00	-\$26,249.00	-\$4,246.00	-\$456.00	-\$18,771.00	-\$313,151.00
Average Annual Operating Loss	-\$92,245.00	-\$56,825.00	-\$43,836.00	-\$192,906.00	-\$35,030.00	-\$11,688.00	-\$4,246.00	-\$456.00	-\$16,530.00	-\$260,856.00
Capital Expenditures 2014-2018	-\$304,359.00	-\$122,997.00	-\$96,653.00	-\$524,009.00	-\$109,788.00	-\$23,457.00	\$0.00	\$0.00	-\$93,378.00	-\$1,274,641.00
Total 5 Year Loss	-\$765,584.00	-\$407,122.00	-\$315,833.00	-\$1,488,539.00	-\$284,938.00	-\$81,897.00	-\$21,230.00	-\$2,280.00	-\$176,028.00	-\$2,578,921.00
Cost of Accessibility Upgrades	-\$225,000.00	-\$126,000.00	-\$357,000.00	-\$708,000.00	\$0.00	\$0.00	-\$88,000.00	-\$15,000.00	-\$9,000.00	-\$820,000.00
Potential Capital Expenditures (2-5 years)	-\$1,060,000.00	-\$136,000.00	-\$4,000.00	-\$1,200,000.00	\$0.00	-\$250,000.00	\$0.00	\$0.00	\$0.00	-\$1,450,000.00
Total Capital Expenditures (2-5 years)	-\$1,285,000.00	-\$262,000.00	-\$361,000.00	-\$1,908,000.00	\$0.00	-\$250,000.00	-\$88,000.00	-\$15,000.00	-\$9,000.00	-\$2,270,000.00
*Mindemoya Arena - repairs to roof, west wall and zamboni room, new chiller, condenser and brine pump										
*Providence Bay Arena - new chiller, condenser and brine pump, dressing room doors										
*Mindemoya Community Hall - dehumidifier										
*Mindemoya Old School - repurposing										
*Note that wages for maintenance staff ARE NOT INCLUDED in the figures presented above										

We then narrowed our focus to the three key buildings that a new complex would replace - the Mindemoya Arena, the Providence Bay Arena and the Mindemoya Community Hall.

With regard to those three key buildings, the following are what the committee feels are the important take-aways from the financial data presented in the table:

- The 2 arenas and the Mindemoya Community Centre together lose ~\$193,000 annually, and this does not include wages for maintenance staff
- Including capital expenditures, those 3 buildings have cost tax-payers ~\$1.5 million over the last 5 years
- Capital expenditures over the next 5 years for those 3 buildings could be in the range of ~\$2 million

OPERATING COST SAVINGS

Due to environmental issues and the increasing cost of energy, there is a need to make buildings as energy efficient as possible. There are several ways that this can be done:

- Carbon dioxide refrigeration systems - safer for humans and the environment (very low global warming potential) *1
- Recovery of heat produced by refrigeration systems *2
- Automating heating, ventilation and air conditioning systems *2
- Convert lighting to LED technology, and potentially pre-configure and control remotely the lighting above the ice surface *2

In addition, a new single multi-use facility would bring about staffing efficiencies and potential cost savings due to staff not being required to travel between Providence Bay and Mindemoya. Staff member(s) could be located full-time at the multi-use facility, which would also allow for increased use of the facilities due to a decreased requirement for advanced bookings.

To get a sense of what the energy savings could potentially be for a new complex, the committee looked for similar types of projects in Canada. The findings are as follows:

- An Arena/Community Centre Needs and Feasibility Assessment Study completed by the Township of Cavan Monaghan, near Peterborough, ON, indicated that the net cost per square foot to operate a modern, energy-efficient community centre is approximately 1/3 lower than the current facility, with the potential to improve to over 50% lower, depending on utilization level and rates. *3
- The city of Dorval, QC recently announced a project to improve energy efficiency of Dorval Arena, Westwood Sports Centre and the Sarto-Desnoyers Community Centre. The city said the project represents a \$3.8-million investment, and will be “self-financed through energy savings over a 13-year period.” The city also indicated that automating heating, ventilation and air conditioning systems will generate energy savings in the order of \$47,000 per year, and that replacing the ice refrigeration systems and integrating a number of energy-efficiency measures will reduce energy consumption by nearly 45 per cent and greenhouse gas emissions by more than 47 per cent. *2

These studies suggest that significant energy and efficiency savings are possible with a new recreation complex that replaces the current two arenas and the Mindemoya Community Centre. Although it is nearly impossible for our committee to speculate on what the operating cost savings would be, in order to allow for some cost analysis, we used an estimate of 40% in the financial projections in the next section of the report.

*1 carnotrefrigeration.com/en/case-studies/recreation-and-sports-2

*2 montrealgazette.com/news/local-news/west-island-gazette/dorval-expects-to-save-millions-on-energy-costs-with-building-renovations

*3 www.cavanmonaghan.net/en/resources/Arena_Needs_Feasibility_Assessment_Study_Cavan_Monaghan_Final_Report.pdf

FINANCIAL PROJECTIONS & CONTRIBUTIONS

These financial projections are based on the scenario of replacing the current Mindemoya Arena, Mindemoya Community Centre and Old School with a new recreation complex. For maximum cost savings, we also propose that the Providence Bay Arena be sold or control given over to a community group that would look after fundraising and running of the building.

- A very rough estimate of the cost of a new complex would be \$8 million. There is already \$500,000 set aside for this project, reducing the remaining cost to \$7.5 million.
- If this project was financed over 30 years at an interest rate of 3.1%, yearly payments would total ~\$385,000, based on monthly payments.
- If we also subtract from that, the ~\$4.5 million dollars* that would have been spent on capital expenditures on the current buildings over 30 years, this brings the additional yearly cost to taxpayers down to ~\$235,000.
- The current yearly operating losses for the 4 buildings total ~\$200,000. If we can reduce that by 40% due to energy savings, staffing efficiencies and revenues from building usage and advertising, the additional yearly cost to taxpayers for a new complex could be ~\$155,000.
- This could potentially require a 4% increase in the mill rate, but the committee feels that a new recreation complex would provide a significant social and health benefit to all members of the community, as outlined in other sections of the report, so is worth pursuing, despite the potential tax increases.

Another way to look at the finances is to project the costs associated with the three key buildings compared to a new complex over a thirty year period:

	Maintain the Three Buildings	Build a New Complex
Yearly Estimated Operating Cost	\$225,000	\$135,000
Operating Costs Over 30 Years	\$6,750,000	\$4,050,000
Estimated Capital Costs	\$4,500,000*	\$9,000,000**
TOTAL	\$11,250,000	\$13,050,000
DIFFERENCE		\$1,800,000

*Years 1-5 \$2,000,000 total
 Years 6-30, \$100,000 per year (based on the capital expenditures over the past five years)

**Years 1-10 \$8,000,000
 Years 11-30, \$50,000 per year

Bottom Line: For an extra \$60,000 per year over 30 years, the community could reap the benefits of a new recreational complex.

There are also several ways to help assist in the financial cost of a new recreation centre, and therefore reduce the cost to taxpayers:

- Funding for infrastructure (The Investing in Canada Infrastructure Program: Community, Culture and Recreation stream)
- Funding for programs (once the new building is completed)
- Fundraising by community groups ie. Minor Hockey
- Donations
- Sponsorships
- Advertising inside the new arena
- Memberships & Rentals (walking track, community groups, etc.)

FEEDBACK FROM KEY COMMUNITY STAKEHOLDERS

In order to determine if the current buildings met the needs of community groups, the committee reached out to several groups and found their *needs were not being met*. The following are items needed, specifically with regards to the building of a new rec centre.

Mindemoya Lakers/ Hackers

- Larger dressing rooms
- New plant allowing for earlier ice-in dates and later ice-out dates
- LED lighting
- Players benches separated

Mindemoya Minor Hockey

- More dressing rooms (gender specific)
- Showers
- More storage for boards for half ice
- Indoor and outdoor seating areas for spectators
- Longer ice season

Providence Bay Adult Hockey (Needs are currently being met at Providence Bay arena, but could be met with new Rec Centre with the following:)

- Showers
- Place to hang out

Lions Club

- Large venue to accommodate 500-1000 people, including a seating area
- Kitchen
- Good acoustics and sound system
- Stage
- Meeting room with sufficient storage

Special Olympics

- A building that is all on one level
- Complete accessibility for all rooms within the building, viewing areas and ice surface
- Fully accessible washrooms with an outside entrance

COMMUNITY BENEFITS

Currently, the municipality provides very little to its residents in terms of recreation. This is unfortunate and should be rectified, particularly because the health benefits of regular participACTION and fitness are well-documented and numerous. They include weight loss, improved joint mobility, reduction in joint pain, increased heart and lung health, improved outcomes for type 2 diabetics, reduction in the occurrence of some cancers, and enhanced mental health (decreased anxiety, depression and sleep disorders). Discussion with a health professional in our community has indicated that a proper area for patients to be able to walk and carry out light physical activity is needed in Central Manitoulin. This suggests that referrals for use of a walking track and other fitness amenities may come from the Manitoulin Central Family Health Team, as well as the Manitoulin Physio Centre.

In the Manitoulin District, it is projected that population growth overall will remain stagnant between now and 2041. However, age groups from 0-64 will decrease by 14%, with the 65+ group increasing by the same amount. *4 This shift in demographics requires Central Manitoulin to examine the amenities that it currently provides to the senior population, and the committee feels that most seniors in the community would agree that such amenities are lacking. Some of the responses to the “Manitoulin Better Living for Seniors” survey indicated that there is a desire for a drop-in centre space for seniors, and that there is a lack of facilities for winter and summer activities. A new recreation complex could provide these items and could become a popular social gathering spot for many of our citizens.

This shift in demographics will also mean that more younger people will be required to assist in taking care of the aging population, thus, our municipality also needs to consider what it offers as amenities to this younger population in order to draw them to Central Manitoulin. A new recreation complex could meet the needs of all age groups by providing a setting for a multitude of activities (see Opportunities for New Recreation Centre page that follows).

Our local schools (Central Manitoulin Public and Manitoulin Secondary) would also benefit from a new recreation complex in Central Manitoulin. CMPS already makes good use of the arena to allow their students to enjoy skating and to hold their annual fall fair. They could similarly use a new complex in this manner, plus may also be able to take advantage of other amenities that the school does not provide. MSS currently uses the NEMI arena for a portion of their hockey program, which they may choose to instead run in Central Manitoulin due to its closer proximity.

Other community groups that would directly benefit from a new recreation complex include the Central Manitoulin Lions Club, Special Olympics, the Mindemoya Minor Hockey Association and Adult Hockey Leagues. In addition, the availability of proper facilities may also entice Islanders who offer programs in other communities to offer their programs in Central Manitoulin as well (for example, martial arts, ballet, archery, yoga).

In addition, a rec centre has many economic spin-offs for the existing businesses, as well as the ability to attract new people and businesses to the community, thus, increasing the tax base. An example of this is the 3-on-3 hockey tournament run by Mindemoya Minor Hockey. Currently, this event is held in Little Current, as the Mindemoya arena is unsuitable for an event of this magnitude. A new complex could bring this tournament to Central Manitoulin, along with the 1000 participants and supporters.

In summary, a new recreation complex in Central Manitoulin would meet many of the needs that have been identified in our community. It has the potential to be used by all age groups within the community for numerous diverse activities. In particular, it would provide opportunities for recreation and physical activity that are noticeably absent at this time and are invaluable in terms of the health and quality of life afforded to our residents.

*4 Ontario Ministry of Finance, “Ontario Population Projections, 2013-2041” (Toronto, 2014)

PROPOSED REC CENTRE INCLUSIONS

Based on the needs and wants of our community, we have put together the following 'wish list' for a new complex.

- an NHL size ice surface with 6-8 adult-size dressing rooms (including at least one room dedicated to female customers and one room designed for persons with disabilities) and shower facilities
- heated spectator seating along one side of the ice surface for 200-300
- ample lobby with a concession and café-style seating, ice viewing and wheelchair accessible seating, electronic information display(s), a trophy display case, a water bottle refill station
- male and female referees rooms, and a first aid room
- staff office, workshop and ice re-surfacer room
- adequate storage with air quality control
- public washrooms with outdoor-access washrooms
- an adequate sound system for all uses and an easy-to-use scoreboard
- Wi-Fi throughout the building
- an energy-efficient building with a heat exchanger system and a/c
- bright and airy – lots of windows
- wide hallways and automatic sliding doors (main entrance and dressing rooms)
- the building should be accessible throughout for persons with disabilities and be a single storey structure
- adequate parking with a drop-off zone (including sufficient room for bus parking)
- an assembly hall/gymnasium space – programmable space; excellent acoustics; dividable; multipurpose floor to support gym sports, social functions, floor-based exercise programs, performances, trade shows/exhibitions, etc.; natural lighting; accessible from the lobby, but also with a separate entrance; portable stage; sound system, commercial or warm-up kitchen; and adequate storage.
- several activity rooms that can support programs, meetings and other activities (arranged to open up into each other to create one room); one or more of the rooms to include a counter with a water source and lockable cupboards; natural lighting; and multipurpose cushioned or sprung wood floor to support aerobic fitness and dance programs.
- an elevated, double-lane running/walking track around the perimeter of the ice surface, with ramp access (could be enclosed for climate control if required); natural lighting where appropriate.
- various methods of communication to the public, advertising the many new events happening!

POTENTIAL USES FOR NEW RECREATION CENTRE

Ice Surface

- Hockey : minor, adult-pickup
- Special Needs – hockey, skating
- Figure Skating, skating lessons
- Tournaments- 3 on 3, etc.
- Hockey Schools, clinics
- Recreational Hockey, public skating
- Rentals – birthday, family reunions
- School fair
- Concerts
- Off-season racquet sports

Activity Rooms

- Service Clubs: Lions, Nature, Historical
- Health and Wellness Programs
- Aerobic Exercise Programs, Gymnastics
- Martial Arts
- Shuffleboard, pickle ball and floor based games
- Card and board games
- Leisure classes, photo club, culinary classes
- Seminars, Training Sessions
- Health Clinics
- Community public meetings
- Youth Groups (4-H, Scouts)
- Rentals, parties, dances
- Quilting
- Arts and Craft shows
- Seniors Activities
- Arts & Cultural/ Historical Displays

Running-Walking Track

- Youth, adult and senior fitness
- Physiotherapy, sport & joint injury and cardio rehabilitation



Uses of a multipurpose complex is only limited by your imagination!

FINAL RECOMMENDATIONS FROM COMMITTEE

After reviewing the data, *the committee recommends a new Recreation Centre for Central Manitoulin.*

In 2017-2018, the average usage of the Providence Bay arena was 14 hours/week and Mindemoya was 28.5 hours/week, for a combined total of 42.5 hours/week. That number of hours does not require 2 arenas. Moving toward using only one arena would save money that could be used for projects that will benefit more taxpayers, not only those who use the arenas.

The size of Providence Bay's ice surface, as well as its location, do not make it ideal to be kept as our main arena. As well, the Mindemoya Arena is not in good shape, and requires many expenditures. Neither building is suitable to provide not just the arena access needed, but the many other requirements by the community, as detailed in this report.

The new Rec Centre we believe, should be in Mindemoya, where it is close to the majority of the population, the school, and has access to municipal sewer and water.

The committee strongly feels that a new recreation centre could provide positive benefits for the majority of community groups in Central Manitoulin, as well as be enjoyed by all members of the community in ways that improve social, mental and physical well-being.



APPENDIX

The appendix contains several supporting documents including:

- the Minden Arena Renewal Summary and Timeline, which includes key points, summarized from a case study of a new arena built in Minden.
- a letter from Mike Bridgeman in 2016 outlining similar concerns and conclusions to the Rec Centre in Central Manitoulin.
- Expression of Interest for Architectural and Engineering Services for the Mindemoya Arena Project from IDEA Inc. Integrated Design Engineering + Architecture and Tulloch Engineering, August 28, 2019 (will be provided as a separate document)

MINDEN ARENA RENEWAL SUMMARY AND TIMELINE

Background

SG Nesbitt Arena was built in 1971 and required significant upgrades to meet current standards. The arena's operating costs were \$350,000 annually.

The township's arena task force conducted a public consultation in 2016, which included issuing a survey to residents and hosting two public input sessions. Members also reviewed a 2014 engineering report on the facility, and visited recreation facilities in a number of other small communities in Ontario, including Fenelon Falls, Ennismore, Lakefield and North Kawartha.

Renewal Project:

In July, 2018 Council awarded the arena reno project which included: new walls, roof, floor, ice plant, boards and glass, LED lighting, new dressing rooms and offices, installation of elevator for accessibility between upper and lower levels, parking lot resurfacing and the following optional items: extension of the ice pad to 200 ft. x 85 ft. from 180 ft. x 80 ft., addition of gymnasium with raised indoor track and renewable energy generation. The total cost of the project was estimated to be \$9,648,657. A \$1 million grant was applied for to help with accessibility upgrades.

The 2018 approved budget had \$300,000 allocated for the architectural design, engineering plans, general contracting/consulting services phase of the project. It was determined at that time that a completely new facility, with an estimated price tag of \$10 to \$12 million, was outside of the township's financial capabilities.

In December, 2018, Minden Hills Treasurer and Chief Administrative Officer, Lorrie Blanchard, told taxpayers they could see an increase of \$30 to \$40 in 2019 and then another \$30 to \$40 in 2020 as a result of the township paying for the renovations.

February, 2018, Mayor Devolin made note of the support of councillors in the project, particularly praising those who voted against it in February – his vote broke the tie for the project for a final vote of 4 – 3. The high cost of the project, the single bid, that a feasibility study was not completed, and that the design does not include a pool had made the issue a contentious one for the community and council. Once the decision was made, the councillors have been supportive moving forward.

On May 1, 2019, the building was demolished. The initial figure submitted in response to the RFP was \$10 million. However, that figure jumped to \$12 million after engineering assessments determined that the current arena would have to be demolished. The arena was built in 1971 and engineering analysis determined that chloride salts that were used in the mortar during the building's construction had been eroding the block of its foundation for years, making it unable to bear the weight that would come along with a rebuild. The size of the gymnasium was also increased after a number of Minden Hills residents said that the proposed gymnasium was too small. There was also criticism from some residents that, for its price tag, the facility contains no aquatic component.

MINDEN ARENA RENEWAL SUMMARY AND TIMELINE (CONTINUED)

The project will include a new arena with a 200-foot rink and six change rooms as well as new office space for township staff, a new gymnasium, and renovations to the Minden Hills Community Centre, to which the arena is attached.

The Township of Minden Hills waived all building permit fees and landfill tipping fees for the project, something not all members of council agreed with, at an April 25 council meeting. The fees total more than \$100,000. Minden Hills has applied for a loan of up to \$12.5 million from Infrastructure Ontario to cover the bulk of the project's costs.

In the demolition, wooden doors and insulation were discarded, but everything else got recycled, the metal roof, the metal walls, the steel, the reinforcing in the concrete, the masonry block, the concrete slab and even the granulars that are there now are going to be reused for compacting and for raising the parking lot. Nostalgic pieces from the former building will be integrated into the design of a new building. The project is scheduled to be completed by fall of 2020, in time for the 2020/21 ice season.

Noteworthy Comments:

Mayor Brent Devolin said he hoped the walking track would bring opportunities for seniors in the winter, and the young 20-30 somethings would enjoy the multi-fitness room.

Arena task force member Diane Peacock said she has logged 175 volunteer hours on the project so far, "When the building first came down I had mixed feelings," she said. "I've done the last five years with minor hockey, timekeeping.... But, with what I knew was in the structure, the problems and issues, it was nice to see it go because no more liability issues. There's a lot of memories there, but it's an opportunity for us to make more memories and bring our town up into the 21st century."

Note: The building costs of a pool would cost about \$6 to \$8 million for a four-lane, 25-metre pool with a warming therapy pool, the annual operating cost would add an additional \$300,000 to \$500,000 to the budget.

Additional References:

The complete report from the July 18 meeting is available on Haliburton Civic Web at haliburton.civicweb.net.

Business Plan for the Renewal of the S-G Nesbitt Memorial Arena

<https://mindenhills.ca/wp-content/assets/Business-Plan-for-the-Renewal-of-the-S-G-NesbittMemorial-Arena.pdf>

Township website photo documents project. <https://mindenhills.ca/s-g-nesbitt-memorial-arena-renewal/>

2016 MAASC LETTER TO COUNCIL

Good evening Property Committee Members,

June 14, 2016

My name is Michael Bridgeman, chair of the Mindemoya Arena Advisory Steering Committee or MAASC. I bring the regrets of Adam Smith, President of the Mindemoya and the Manitoulin Minor Hockey Executives, who had planned on attending, but had a more pressing engagement come up. I would like to ask the committee to address our concerns regarding the current state of the J H Burt Arena.

As I am sure you are aware, two years ago the town and MAASC committed time and earmarked funding to develop plans for a renovation of the arena. Our primary targets were the disintegrating east wall, the small, shower-less dressing rooms, the inadequate washroom facilities, the problematic highway entrance and the lack of a wheelchair accessible entranceway and washroom. There seemed to be a severe disconnect between what we at MAASC had discussed and provided as guidelines for Tulloch, and the drawings we had returned to us. The Tulloch Engineering firm did not address many of the areas we had targeted, yet their proposed renovations projected a substantial cost, around four hundred thousand dollars. Unhappy with that vision, we re-drew our request and re-submitted it to Tulloch. The second set of returned drawings again were nowhere near what we at MAASC had discussed, planned, developed and targeted, and this new design held a new price tag of nearly a million dollars. We balked at both the price and several of the elements of their proposal.

I am aware that the town has since secured funds to assist in the repair of the east wall, and we thank you for that. The east wall repair is something that has been identified as an area of need for several years now, and is a welcome and much needed fix. In fact, MAASC welcomes all such work on the current facility, as it will allow continued safe usage, while we plan the endgame for J H Burt, which is what I am here to speak to you about tonight. The experience of the renovation drawings mentioned previously has lead MAASC to the conclusion that the J H Burt Arena is well past its replacement date. In the hope of meeting the needs of future generations, and in lieu of significantly expensive renovations, we suggest the town consider a new facility.

If the town were to sink a couple million dollars into a renovation of J H Burt, the high operating costs associated with a building of this age and repair would remain unaddressed, as would the considerable shortcomings of the current design. This arena was never designed to meet the needs of a population the size and make-up that is our reality in 2016. The site itself is small and hemmed in by other landowners which precludes expansion, and does not support sufficient parking, even for existing uses.

There are several reasons for our recommendation, among them:

- A more efficient ice pad/cooling system would bring down long term costs of operation
- A new facility would have the 2025 accessibility requirements addressed in the design

2016 MAASC LETTER TO COUNCIL

- A new facility would be a multi-use facility, incorporating a walking track and gym to serve the increasing needs of a growing and aging population. Recent studies around the importance of strength and fitness training for a healthy aging population have led to doctors writing prescriptions for specific exercise routines to address specific, chronic medical conditions instead of pharmaceuticals. As the 'Boomer' and 'X' generations age, the acceptance and regularity of this practice is expected to grow. Because of our climate, we will need a facility where this practice can safely take place approximately 6 months a year.
- New, larger dressing rooms, preferably 6, with showers, will better serve the mixed gender teams that are the norm in 2016, as well as tournament needs.
- Our town has grown considerably and new, adequately sized washroom facilities and the addition of a provincially mandated handicap access washroom are needed.
- With this demographic growth and alteration, a need for alternative recreational opportunities has arisen
- A new facility could address the parking problem, and the safety issue of the arena having its main entrance on the highway

We currently have approximately 90 children playing minor hockey, a number that has remained more or less consistent for the past 15 years. During the ice season, **Mindemoya Minor Hockey** accounts for rentals of the facility from Monday to Friday, from 6:30 – 9:00. There are also two groups of overage players (**Lakers and Hackers**) that regularly rent the ice 2 nights a week after minor hockey is complete. **Public Skating/Spongepuck** sessions run from 7 pm to 9 pm on Saturdays, and 2:30 – 4:00 pm on Sundays. We have had a successful **CanSkate** season this past year. A **teacher group** rents 90 minutes every Friday. The facility also saw an increase in **private rentals** this past season, and a **3 on 3 league** and/or tournament is under development to utilize available time slots Saturday and/or prior to hockey during the week.

The arena is used during the off- season as home to the **Farmer's Market** every Saturday from the end of June to October. Summer sees the baseball tournaments use the arena as host to their dances, as do the **Central Manitoulin Lions Club**. Summer season in a new facility could also see the rise of badminton, pickleball and other indoor games, and a ball hockey season could be developed. Currently, the floor of the arena remains wet well into June, precluding full access to the iceless pad for indoor games.

As stated, **fitness and wellness programs** for young and old alike would utilize various combinations of the indoor track, the gymnasium and/or smaller activity rooms if available at a new venue; and other types of programming and events would utilize the arena ice surface and floor, along with the large and small multi-purpose spaces. Another positive is that this project could include a smaller community centre, which could still become part of a desirable concentration of municipal facilities adjacent or attached to the municipal office. Depending on the components that are combined and the timing, some size efficiencies could be realized which

2016 MAASC LETTER TO COUNCIL

would reduce capital and operating costs. Other advantages include the ability to expand this facility on a Township site to meet future community needs as demand warrants, and the potential to partner with community organizations, including the Lions, the Special Olympics, and MFR.

Potential Activities and Programs for the Arena ice surface:

- *Minor hockey*
- *Adult pick-up hockey*
- *Sledge hockey*
- *Special needs hockey*
- *Figure skating*
- *Skating lessons (all ages)*
- *Hockey and figure skating tournaments*
- *Hockey and figure skating schools and clinics*
- *Recreational skating – families*
- *Recreational skating – adults and older adults*
- *Birthday, company and family parties*
- *Elementary and secondary school skating/hockey programs*
- *Before and after skate socializing in the lobby café Arena Floor*
- *Ball hockey (men's and women's)*
- *In-line and roller skating*
- *In-line roller hockey*
- *Floorball*
- *Indoor soccer*
- *Large social events and assemblies*
- *Church services*
- *Exhibitions (antiques, craft and art, automobile, etc.) – could be in conjunction with the assembly hall/gymnasium and activity rooms*
- *Trade shows – could be in conjunction with the assembly hall/gymnasium and activity rooms*
- *Festivals*
- *Court games (e.g., Basketball, Volleyball, Badminton, Pickle Ball)*
- *Floor-based aerobic exercise programs/classes (Tai Chi, yoga, Pilates, step interval, adapted gentle fit, fall-prevention, stroller fit, Zumba, and other fitness and wellness programs for youth, adults and older adults)*
- *Martial arts*
- *Dance programs/classes (e.g., Acrodance, Hip Hop, Ballroom, Line, Scottish, Square)*
- *Christmas and March Break sport camps and other programs*
- *Summer child and youth day camps and programs*

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- *Youth drop-in athletic programs*
- *Adult drop-in athletic programs*
- *Scouts and Guides programs*
- *Carpet Bowling*
- *Indoor Bocce*
- *Church services*
- *Rentals for community-based child, youth and adult programs that require a gymnasium*
- *Exhibitions (antiques, craft and art, automobile, etc.) – could be in conjunction with the arena floor and activity rooms*
- *Trade shows – could be in conjunction with the arena floor and activity rooms*
- *Festivals – could be in conjunction with the arena floor and activity rooms Banquets, weddings, themed dinners and other social events – in conjunction with the kitchen*
- *Performances (music to theatre and dance) – utilizing the portable stage – table groupings or theatre-style seating*
- *Public and educational assemblies, presentations and seminars*
- *Commercial rentals*

Current Winter Occupancy

(greyed area open for community usage, school and private rentals)

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9:00							
10:00							Possible 3 on 3 Usage (under development)
11:00							
12:00							
1:00							
2:00	Public Skating						
3:00						Teachers Rental	
4:00	Possible	3 on 3	Usage		CanSkate		
5:00							
6:00							
6:30 – 9:30	Minor Hockey	Minor Hockey	Minor Hockey	Minor Hockey	Minor Hockey	Minor Hockey	7:00-Public Skating
9:30		Lakers		Hackers			Spongepuck
10:00							

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Costs

The net cost per square foot to operate a modern, energy-efficient arena/community centre, as proposed, is approximately 1/3 lower than the current facility, with the potential to improve to over 50% lower, depending on utilization level and rates

To help mitigate the cost to the community, MAASC is suggesting we first research and apply for provincial and federal funding. There are several such sources available, and could be further researched and applied for by the municipality. A town of comparable size, **Saint-Léonard-d'Aston, Quebec**, received 3.4 million dollars in funding for a new 33,000 sq ft arena/community centre in 2010.

We also suggest we reach out to the community businesses and individuals, as well as the larger corporate community, and request commitments for funds that would go toward financing the new facility. This could be acknowledged with a donor wall, much like the tree in the local hospital, this one located in an area of high visibility, near the concession stand or in the front lobby, with different sized and situated name plates reflective of the size of the contributions made. A model of this can be seen at the Dr. Edgar Leclair Arena and community centre in Azilda.

What we are asking is that you recognize the need for a new facility. This recognition will allow the town to get the ball rolling, research grant and loan opportunities, fund a design to be shovel ready should our inquiries meet success, and structure a development plan.

The J H Burt Arena has served the community well since it was initially built as an outdoor rink. Just as the town councils of years past built around that rink over the ensuing years, enclosing it, adding indoor plumbing and dressing rooms as the needs of the community grew and changed, so too must we now make the change to address the needs of our townspeople, people living in an Ontario of the 21st century-- where mixed gender teams are the norm, physical exercise is a need, and obesity an epidemic-- needs that are very much different than they were all those years ago when J H Burt was built.

Thank you,