

Arena Special Committee

Meeting #6

(13 December 2017)

Draft Agenda

1. Introductory Remarks (Chair)
2. Adoption of Agenda
3. Review / Adoption of Minutes of 22 Nov 2017 (5 min)
5. Site Selection Analysis (55 min)
 - MG
 - Omischl
6. Path Forward (10 min)
 - Number of Pads
 - Site Selection
 - Financial Options
7. Other
8. Recommendation to Council (5 min)
9. Next Meeting Date(s)
 - To be determined

Terms of Reference

Terms of Reference

The Special Committee shall:

Lead a directed public consultation process

Facilitate timely information sharing to Council and the Public of progress

Investigate financial options

To identify and recommend to Council by **31 March 2018** the

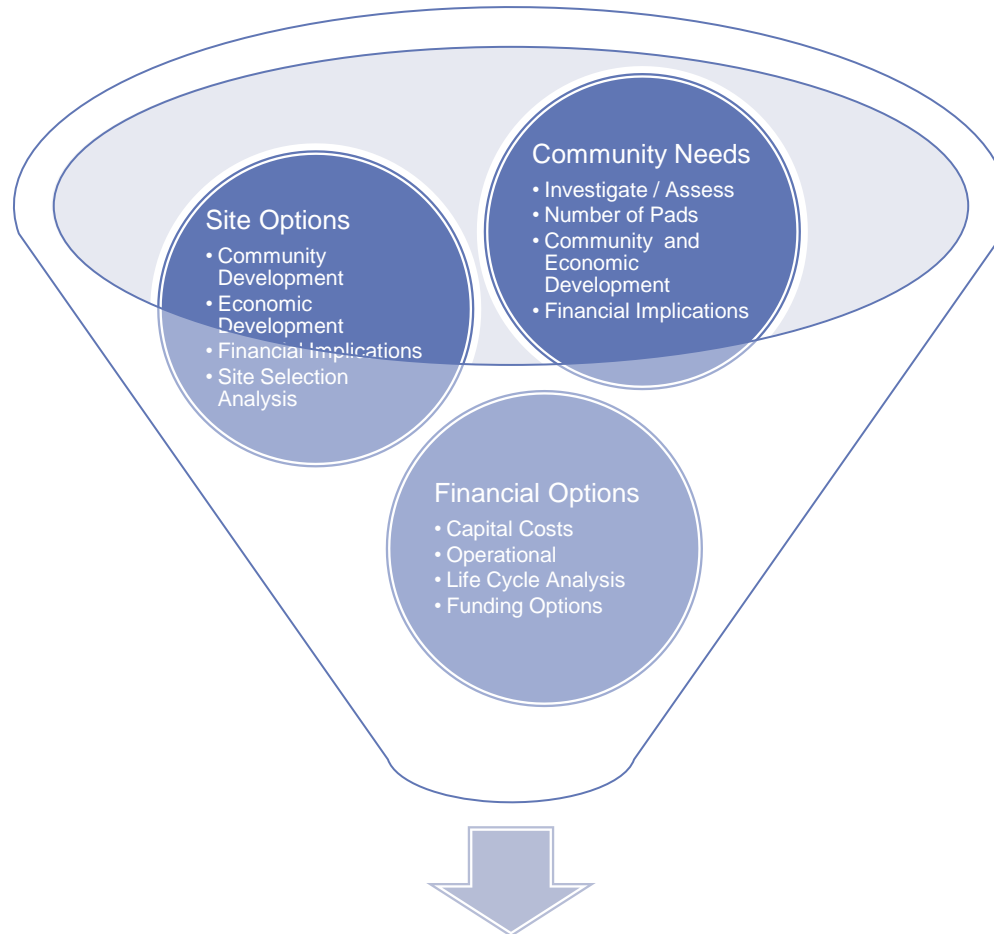
1. Number of ice pads required to satisfy the ice pad needs of the Community
2. Other recreational and community needs that the must be considered by the facility
3. Preferred location of the Facility
4. Preferred Financial Model

Guiding Principles

- ▶ Build a Healthy and Active Community
- ▶ Provide Inclusive and Accessible Recreational Opportunities
- ▶ Are Multi-use and Multi-generational
- ▶ Are Modern and Responsive to community needs
- ▶ Support Sport Tourism initiatives
- ▶ Foster and Support Partnerships
- ▶ Are Financially Responsible
- ▶ Strategic Approaches for the Long Term

Aligned with the CNB Strategic Plan

GOAL OF ARENA SPECIAL COMMITTEE



Identify & Recommend

- Preferred Community Centre Type
- Preferred Site
- Preferred Financial Funding Model

Key Phases



Arena Committee

- ▶ Preferred Type
- ▶ Preferred Site Selection Analysis
- ▶ Preferred Funding Model

Design Milestones

- ▶ Engage an A&E Consulting team
- ▶ Stakeholder engagement
- ▶ Site Selection Analysis
- ▶ 30% Conceptual Design and OPC D
- ▶ 50% Schematic Design OPC C
- ▶ 80% Detailed Design and OPC B
- ▶ 95% Construction Document

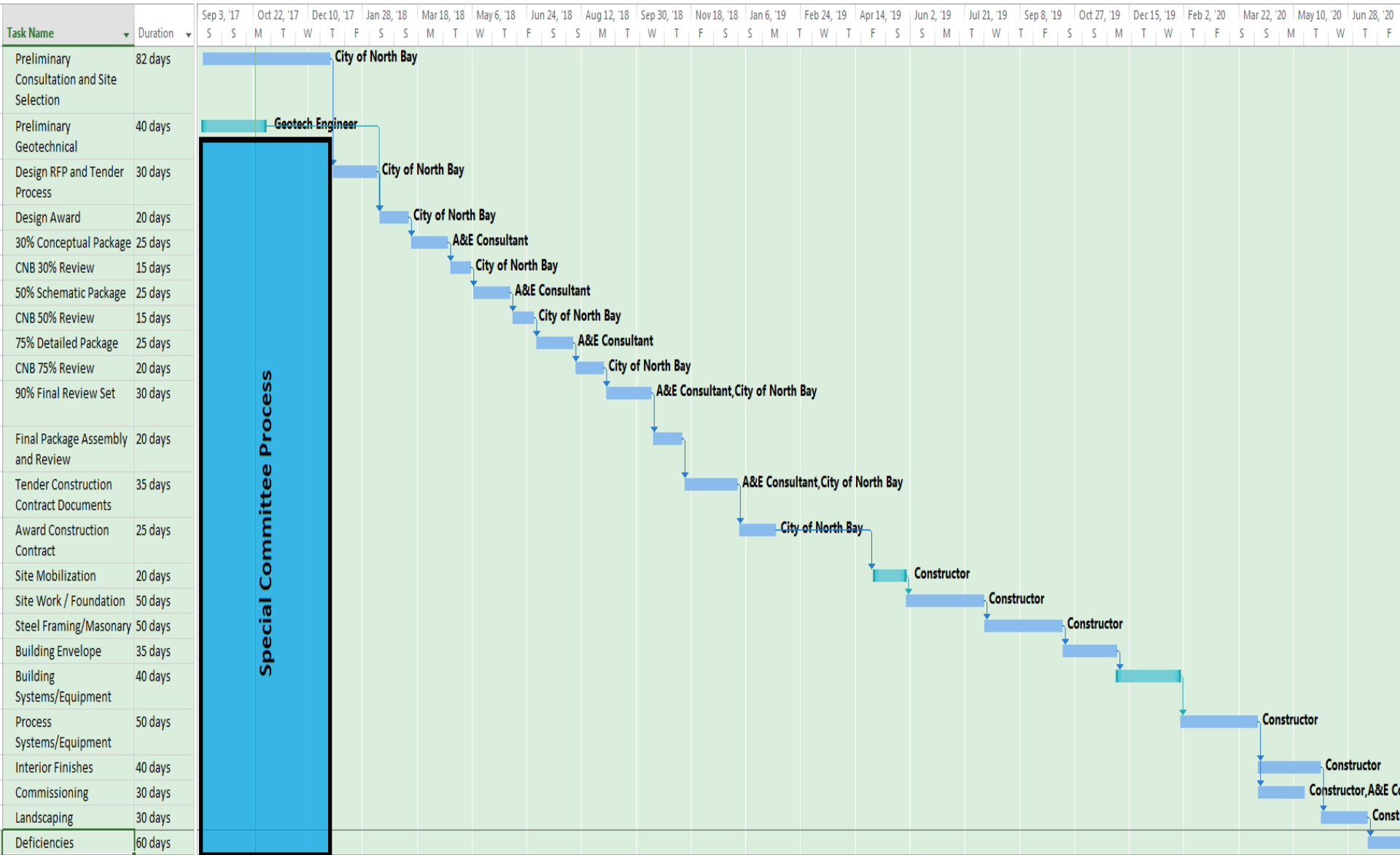
Tender Milestones

- ▶ Bidder Information Requests
- ▶ Addendums
- ▶ Bid Evaluation
- ▶ Contract Award

Construction Milestones

- ▶ Site Work
- ▶ Foundation
- ▶ Structural Steel
- ▶ Masonry
- ▶ Building Systems/Equipment
- ▶ Process Systems/Equipment
- ▶ Interior Finishes
- ▶ Commissioning
- ▶ Landscaping

Gantt Chart of Key Milestones v2.0



Site Selection Considerations

- ▶ Site Requirements
- ▶ Expansion Potential
- ▶ Travel Distances
- ▶ Budget to Prepare the Site
 - Subsurface / Geotechnical Conditions
 - Hydrogeology
 - Traffic and Transportation Demands – Traffic Information Study
 - Seismic Implications
 - Services (Water, Sewer, Hydro, & other)
- ▶ Natural Heritage, Natural and Environmental Considerations
- ▶ Image and Visibility
- ▶ Schedule
- ▶ Planning/Zoning Requirements
- ▶ Existing Use, Ownership Control and Improvements
- ▶ Location Synergies
- ▶ Local Community and Economic Development Impacts

MG / Thomson - Site Area

Site Area

MG / Thomson Park 30.5 Acres

Required Site Area

- ▶ Limitations due to flood plains
- ▶ Sited in general vicinity of MG to optimize synergies
- ▶ Area required for a dual pad requires removal of existing park assets

Total Area Considered

- ▶ 5.2 Acres

MG / Thomson - Site Requirements

Site Coverage & Expansion Potential

Total area is 21,000 m² of which 57% is occupied by Rollie Fisher Field

Table 3: Lot Coverage MG for Additional Pads

	Building Footprint	Parking	Total Coverage
Double Pad	38%	57%	95%
Triple Pad	57%	71%	128%

Expansion Potential

- Limited
- Not available beyond dual pad expansion

MG / Thomson - Location Convenience

Travel Times

From each of the City's Urban Planning Districts

Table 4: Travel Times to Thomson Park from Planning Districts

Planning District	Travel Time (minutes)	Distance (Km)
Pinewood	7	3.3
Central Business District	4	1.2
Old City	1	0.4
West Ferris	13	7.6
Circle Lake	5	4.0
Laurentian	6	2.7
Cedar Heights	8	5.6
Airport Heights	10	6.2

Conclusion

- ▶ Any location within the City limits would be reasonable from a travel time perspective to Thomson Park.

Traffic and Transportation

Considerations

Traffic infrastructure and Public Parking

Conclusion

- ▶ Traffic infrastructure is not able to accommodate the existing traffic volumes generated from OHL games and special events held at MG
- ▶ Generated traffic associated with a new arena would exacerbate the situation
- ▶ Parking will be issue with a new arena development
- ▶ Traffic and Parking issues at the new facility will likely be perceived negatively by the public and facility users
 - “Negative Press”

Recommendation

- ▶ Detailed traffic impact study completed to identify future impacts and potential mitigation measures to reduce the negative impacts

Traffic and Transportation

Considerations

Public Transit and Active Transportation

Conclusion

- ▶ MG is serviced by City Transit
- ▶ Active transportation network connectivity

Recommendation

- ▶ No additional measures at this time

MG / Thomson Park – Image and Visibility

Considerations

Compliment existing buildings (MG / YMCA)

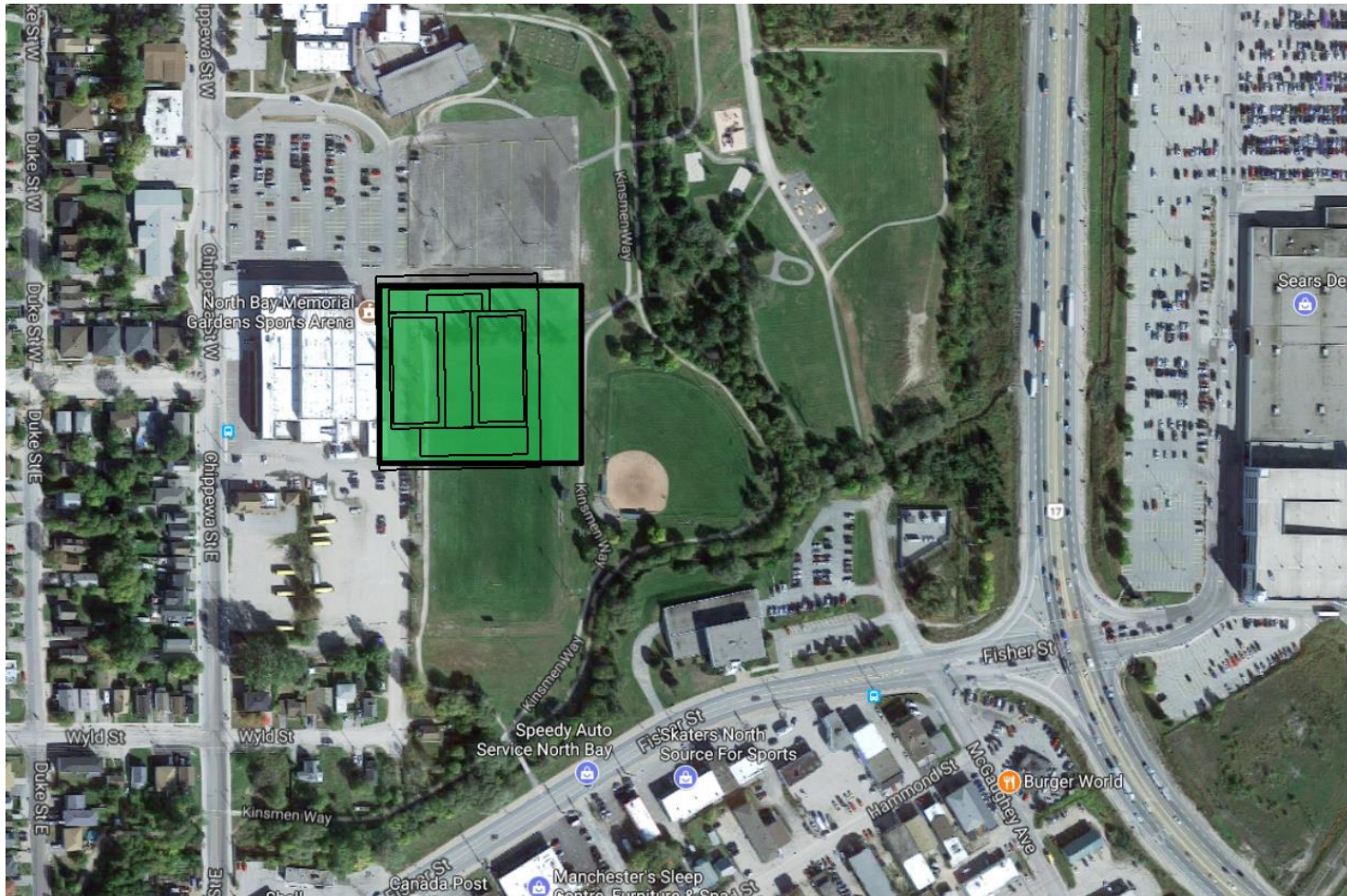
Conclusions

- ▶ New facility would be located rear of existing arena
- ▶ Minimal view from Chippewa Street
- ▶ Limited or no view from Hwy 11/17
- ▶ View when approaching from Cassell's or Fergusson Streets will be MG

Recommendation

- ▶ The nominal vegetative buffer along the creek must be retained to maintain a nominal buffer to surrounding neighbourhood

Thomson Park Investigation Area



Thomson Park - Geotech Conditions

Results

- ▶ Variable depth of fill across site ranging from 1m to 2.4m below grade.
- ▶ The fill is not suitable for support of foundations or slab on grade.
- ▶ Site will require excavation over the building footprint to a depth of 2.5m
- ▶ In order to protect the bearing of the natural subgrade, soils will need to be removed “in the dry”
- ▶ A dewatering system designed by a professional dewatering consultant will be needed.

Conclusion

- ▶ The anticipated drawdown be studied relative to Memorial Gardens to ensure that any temporary lowering of the groundwater table (dewatering activities) will not result in damages.

Thomson Park – Seismic

Seismic Considerations

- ▶ High Importance Category
- ▶ Class D Site
- ▶ Seismic Hazard Index of 0.4225

Preliminary Analysis shows a high importance factor building at this site requires seismic design considerations for non-structural elements.

Implications

- ▶ A comprehensive Seismic design will be necessary at this site
- ▶ Site specific shear wave testing may reduce the Seismic Hazard Index and is recommended if site is considered
- ▶ Attachments to existing structures will add complexities and costs
- ▶ Significant added costs in design, construction and materials are anticipated

MG / Thompson - Infrastructure and other Civil Implications

Services

- ▶ Water, sewer, and other services are located at street
- ▶ Alignment with current facility will be co-ordinated to address conflicts and support efficiencies

Traffic and Transportation

- ▶ Traffic Study and additional access routes will be required
- ▶ Parking optimization will be necessary
- ▶ Traffic and Parking issues cannot be eliminated

Hydrology

- ▶ Portions of the site sit in 100 year flood plain
- ▶ Flood plain and Wetlands mitigation plans will be required

Cost implications must be quantified as part of design as they are not nominal to the project. The costs associated with upgrading traffic infrastructure for this site will be the highest of the sites considered in this analysis.

MG / Thomson - Natural Heritage, Natural and Env. Conditions

Natural Heritage

- ▶ Do not anticipate any archeological or natural heritage significance

Natural and Environmental Conditions

- ▶ Potential for species at risk known to be in area
- ▶ Consultation with MNRF regarding potential requirements under Endangered Species Act will be required
- ▶ Development, Interference with Wetlands and Alterations to shorelines and watercourse will be required

Conclusion

- ▶ Consultation with MNRF and NBMCA
- ▶ Do not anticipate any significant issues or if any that they cannot be successfully and inexpensively mitigated

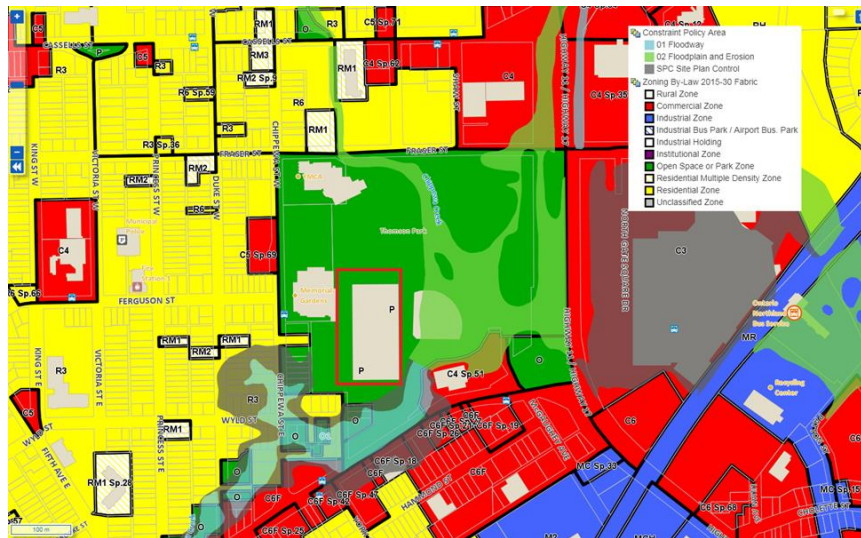
MG / Thompson – Zoning and Local Codes

Zoning

- ▶ Parkland Zone (P) permits Recreational Facility by public authority

Minimum Regulations

- ▶ Lot coverage, setbacks, parking reg.'s, outdoor storage, etc.



Conclusion

- ▶ Other than parking concerns, no issues

MG / Thompson–Existing Use, Ownership, Control, & Improvements

Existing Use

- ▶ Compatible with current use and adjacent use
 - Greenspace, trails, parks

Ownership and Control

- ▶ Owned by City
- ▶ There are potential control issues that will need to be clarified

Site Improvements & Limitations

- ▶ Depends on the development
- ▶ Some operational efficiencies will be realized
- ▶ Some technical limitations on the use of newer refrigeration technology will result.
 - For example interface with existing will introduce complexities (challenges)

MG / Thompson – Location Synergies

YMCA

- ▶ Poses both benefits and challenges
 - Multi-use facility is a potential compliment to Arena
 - Parking and traffic challenges

Multi-ice Pad Complex

- ▶ Operational efficiencies
 - Details remain to be quantified
- ▶ Hosting for ice related tournaments
 - Single location
 - Traffic and parking concerns can be exacerbated

Connectivity

- ▶ Multi-faceted
- ▶ Very good active transportation connections, (Walkways, trails, etc.)

Conclusion

- ▶ Good location Synergies
- ▶ Results in loss of other Synergies

MG / Thompson – Community and Economic Development Impacts

Community Development Impacts

- ▶ Centralization of ice pads
- ▶ Traffic and parking challenges during tournaments, special events and OHL game days
- ▶ Loss of sports fields and park space

Economic Development Impacts

- ▶ Potential increased Economic Development impacts on Fisher St. and Northgate Mall
- ▶ Benefits remain to be quantified

Conclusion

- ▶ Community Development challenges outweigh benefits
- ▶ Economic Development impacts to the immediate vicinity are probable
 - Direct benefits remain to be quantified

Omischl – Site Area

Site Area

Omischl 84.5 Acres

Required Site Area

- ▶ Minimal limitations due expansiveness of the property
- ▶ Sited to optimize synergies for services and parking

Total Area Considered

- ▶ 17.7 Acres

Omischl - Site Requirements

Site Coverage & Expansion Potential

Total area is 71,629 m² of greenfield land

Table 3: Lot Coverage Omischl for Additional Pads

	Building Footprint	Parking	Total Coverage
Double Pad	11%	17%	28%
Triple Pad	17%	21%	38%

Expansion Potential

- Significant at this time

Omischl - Location Convenience

Travel Times

From each of the City's Urban Planning Districts

Table 6: Travel Times to Omischl Sports Complex from Planning Districts

Planning District	Travel Time (minutes)	Distance (Km)
Pinewood	17	10.4
Central Business District	12	7.8
Old City	12	10.0
West Ferris	4	2.4
Circle Lake	9	9.5
Laurentian	13	11.0
Cedar Heights	15	13.9
Airport Heights	16	14.9

Conclusion

- ▶ Any location within the City limits would be reasonable from a travel time perspective to Omischl.

Omischl - Traffic and Transportation

Considerations

Traffic infrastructure and Public Parking

Conclusion

- ▶ Traffic infrastructure is expected to accommodate additional traffic volumes generated from a new arena development
- ▶ Parking synergies with current facilities are expected.
- ▶ Parking infrastructure can be expanded for a new arena development

Recommendation

- ▶ Detailed traffic impact study can be completed to identify future impacts and potential mitigation measures

Omischl - Traffic and Transportation

Considerations

Public Transit and Active Transportation

Conclusion

- ▶ Omischl is serviced by City Transit
- ▶ Active transportation network connectivity

Recommendation

- ▶ No additional measures at this time

Omischl – Image and Visibility

Considerations

Compliment existing facilities and natural features

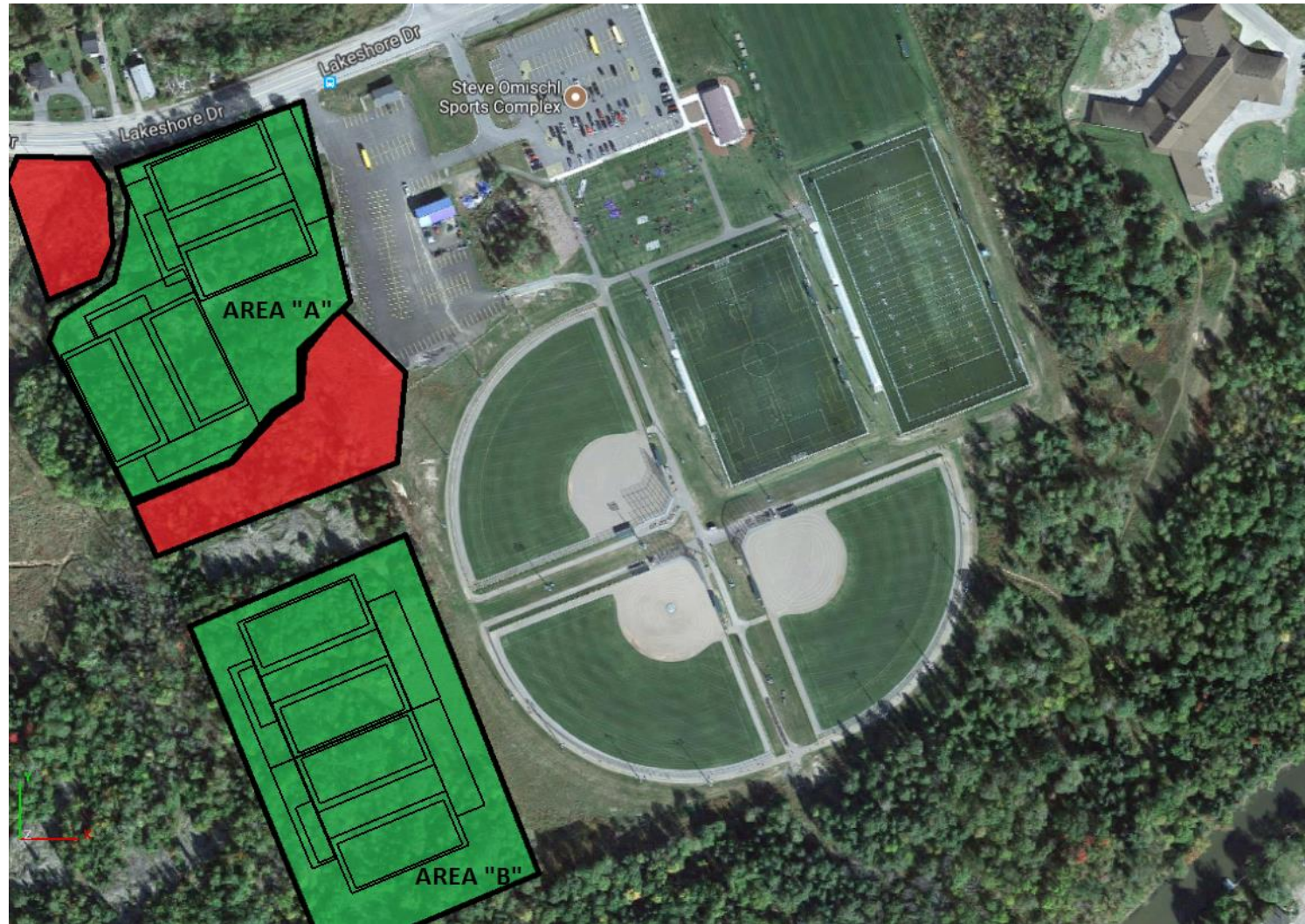
Conclusions

- ▶ New facility would be a prominent feature of the site
- ▶ Prominent visibility from Lakeshore Drive.

Recommendation

- ▶ Ensure design of building supports the character of the area.
- ▶ Rock outcrops and views of forest are available to be incorporated into the final design.
- ▶ Design a facility with a distinct Northern Ontario feel.

Omischl Investigation Area



Omischl - Geotech Conditions

Results

- ▶ Area “A”
 - Foundations in this area would be supported on engineered fill over bedrock.
 - Bedrock elevations are variable and blasting will likely be required.
 - Further investigation is warranted should this site be chosen once the building footprint is established

Conclusion

- ▶ Any excavations must consider the shallow groundwater table and basic dewatering operations would be required.

Omischl – Seismic

Seismic Considerations

- ▶ High Importance Category
- ▶ Class C Site
- ▶ Seismic Hazard Index of 0.325

Preliminary Analysis shows a high importance factor building at this site does not require seismic design considerations for non-structural elements.

Implications

- ▶ No special considerations are expected.

Omischl - Infrastructure and other Civil Implications

Services

- ▶ Water, sewer, and other services are located at street
- ▶ Co-ordinate alignment with current facility to address conflicts and support efficiencies

Traffic and Transportation

- ▶ Traffic Study is recommended
- ▶ Parking optimization is recommended
- ▶ No significant Traffic and Parking issues identified

Hydrology

- ▶ Less than 1% of the land being considered sits in 100 year flood plain
- ▶ It is not anticipated that the identified flood plan will impact placement or design of an arena on this site.
- ▶ No Flood plain and Wetlands mitigation plans will likely be required

Cost implications must be quantified as part of design as they are not nominal to the project. The costs associated with upgrading traffic infrastructure for this site will be the lowest of the sites considered in this analysis.

Omischl - Natural Heritage, Natural and Env. Conditions

Natural Heritage

- ▶ Previous work in this area has suggested that the contractor be aware of the potential for archeological or natural heritage resources.

Natural and Environmental Conditions

- ▶ Potential for species at risk known to be in area
- ▶ Consultation with MNRF regarding potential requirements under Endangered Species Act will be required
- ▶ Development, Interference with Wetlands and Alterations to shorelines and watercourse will be required

Conclusion

- ▶ Consultation with MNRF and NBMCA
- ▶ Do not anticipate any significant issues or if any that they cannot be successfully and inexpensively mitigated

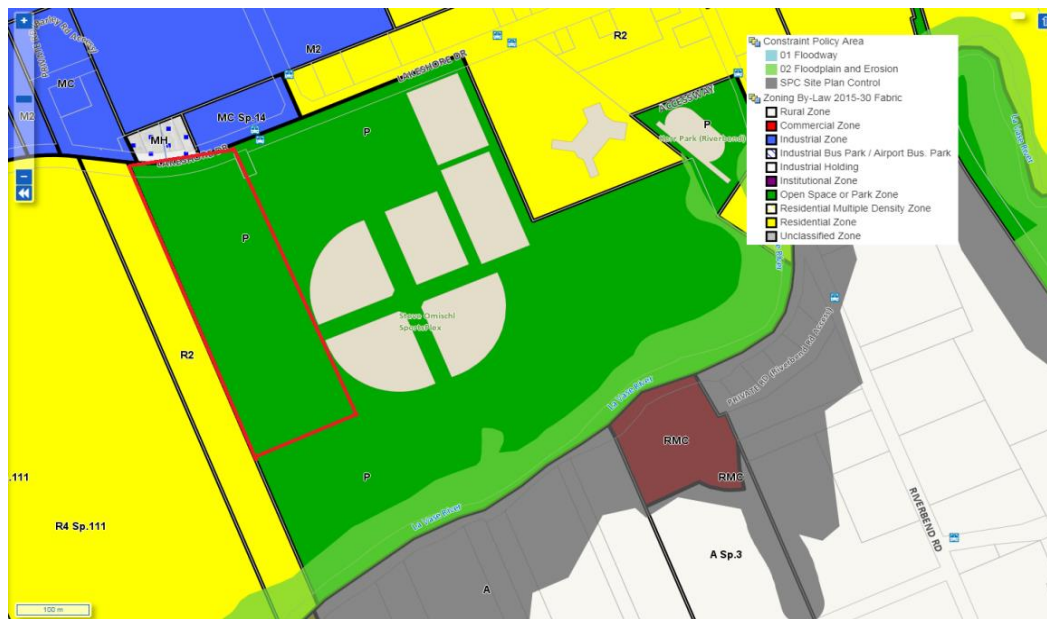
Omischl– Zoning and Local Codes

Zoning

- ▶ Parkland Zone (P) permits Recreational Facility by public authority

Minimum Regulations

- ▶ Lot coverage, setbacks, parking reg.'s, outdoor storage, etc.



Conclusion

- ▶ No issues

Omischl – Existing Use, Ownership, Control, & Improvements

Existing Use

- ▶ Compatible with current use and adjacent use
 - Greenspace, trails, parks, sports' fields

Ownership and Control

- ▶ Owned by City

Site Improvements & Limitations

- ▶ Depends on the development
- ▶ Some operational efficiencies will be realized
- ▶ Potential removal or relocation of maintenance and/or storage area could be considered

Omischl – Location Synergies

Omischl Sports' Complex

- ▶ Sports' complex compliments the Arena
- ▶ The complex becomes a year round recreation centre
- ▶ Shared capital assets
 - Dressing rooms
 - Parking Lots
- ▶ Opportunities for operational efficiencies
 - Details remain to be quantified
- ▶ Potential for new amenities
 - Year round concessions

Connectivity

- ▶ Multi-faceted
- ▶ Very good active transportation connections, (Walkways, trails, etc.)

Conclusion

- ▶ Good location synergies

Omischl – Community and Economic Development Impacts

Community Development Impacts

- ▶ Maintain availability of ice pads in multiple locations
- ▶ Potential for development of a new community centre
- ▶ Synergies and connectivity in south end of City
- ▶ Confidence builder

Economic Development Impacts

- ▶ Potential increased Economic Development impacts
 - Lakeshore Drive. North Bay Mall, other strip malls
 - Motivate hospitality and service industry to re-invest in their facilities
 - Motivate developers to accelerate their subdivision developments in the vicinity
 - Confidence builder
- ▶ Potential to entice a private operator build a restaurant to service a year round recreational facility
- ▶ Improve the marketability of Omischl
- ▶ Benefits remain to be quantified

Conclusion

- ▶ Community Development benefits outweigh challenges
- ▶ Economic Development impacts to the immediate vicinity are probable
 - Direct benefits remain to be quantified

Next Steps

Number of Pads

- Previous the Committee agreed it preferred a dual pad with some consideration for other potential recreational uses included
- **Done**

Site Selection (City)

- Staff to complete a Site Selection Analysis based on the previously identified criteria and provide a report to Committee
- **Done**

Financial Options

- Discussion

Recommendation

Recommendation of Preferred City owned site?