

## STAFF REPORT:



**REPORT TO:** Council  
**MEETING DATE:** May 26, 2010  
**REPORT NO.:** DOR 10 33  
**SUBJECT:** Request for Curling Club Facility  
Follow up report  
**PREPARED BY:** Shawn Everitt  
Director of Recreation

### A. Recommendations

THAT Council receive Staff Report DOR 10 33 "Request for Curling Club Facility Follow up Report" and request the development of a Curling Club Business Plan in consultation with the Curling Club Working Group, community members, special interest groups, Town Staff and neighbouring communities and existing surrounding curling clubs;

AND THAT final Approval of any works related to this project shall be subject to Council endorsement of the Curling Club Business Plan, which shall confirm that total project financing is in place for the project as well as presenting a twenty year plan identifying all operational and capital replacement costing and budgeting;

And that Council ;

- a) Approve in Principle the Curling Club Working Group's , ability to apply for grant funding for curling club facility construction to be attached to the existing Beaver Valley Community Center with anticipated costs of \$3,000,000.00; with no Town funding being requested;
- b) Request an agreement be prepared, subject to Council endorsement between the Curling Club Working Group and the Town, identifying that no financial support from the Town will be requested at any time for the construction, operations or capital replacement of the Curling Club Facility;
- c) Consider the provision of land for the potential construction of a curling club facility as the sole Town contribution to said project;
- d) Authorizes the Director of Recreation and the Treasurer to sign on behalf of the Town as co-applicants on any grant application with the Curling Club Working Group to be shown as Lead Applicant
- e) Directs that any grant applications shall be based on any future Curling Club Executive and Membership being responsible for Year Round Operations of the Curling Club Facility and all operational and capital replacement costs;
- f) Directs staff to revise the March 2006 Leisure Activities Plan to identify the possible provision of a curling club facility as a potential action item to be determined through a public consultation process.

## **B. Background**

At the March 22, 2010 meeting of Council, discussion took place in regards to Staff Report DOR 10 05 for the Request for Curling Club Facility that was included in the March 9, 2010 Infrastructure and Recreation Committee Minutes. As a result of this discussion Council requested that a follow up report be brought to Council at a later date.

For the benefit of all members of Council the following is a summary of the process that brings us to this point.

- ▶ **April 28, 2009** a group of local residents presented a request to formalize a Working Group to review the potential of building a Curling Facility in The Blue Mountains.
- ▶ **May 26, 2009** Infrastructure and Recreation Committee approved Report DOR 09 27 “Curling Club Facility Working Group” and directed staff to establish a Working Group with a mandate to determine the feasibility and potential of a Curling Club Facility.
- ▶ **November 10, 2009**, Curling Club Working Group reports to Infrastructure and Recreation Committee. The proposal identified the request to construct a 4 sheet curling facility at Moreau Park on Victoria Street in Thornbury, utilizing the former Thornbury Arena site. Moreau Park was the preferred site at that time for the following reasons:
  - Services are available
  - Proximity to existing Community Center
  - Shared use of exterior washrooms answers washroom requirements at Moreau Park for summer activities
  - Adding Recreational facility to area enhances the Victoria Street as a Recreation Complex
  - Excellent active transportation linkages exist
- ▶ **January 12, 2010** Infrastructure and Recreation receives Staff Report and suggests the project is not feasible at this time, and that the Curling Club Working Group proceed to continue searching for financial support to seek a more viable option.
- ▶ **February 23, 2010** Curling Club Working Group makes a presentation to the Infrastructure and Recreation Committee. The Curling Club Working Group also provided a list of approximately 250 individuals interested in Curling. The Committee directed Staff to provide a report back to Infrastructure and Recreation. The Committee noted the following concerns;
  - High Priority submission from existing grants recently offered are only 2/3 funding from the Provincial and Federal Governments with 1/3 funding coming from the Town.

- How to proceed with putting this project as a high priority and convincing Council that it should be at the top of the list.
  - Current Council cannot commit any new Council to any significant expenditures for the next two to three years.
  - Infrastructure & Recreation Committee realize that curling club need something in writing from the Town to move forward.
  - Economy is very slow with no new development coming forward therefore no Development Charge Funds available.
- ▶ **March 9, 2010**, Staff Report DOR 10 05 is discussed at Infrastructure and Recreation Committee. The recommendation of this report was as follows;
- a) Approve in Principle the Curling Club Working Group, the ability to apply for funding for Curling Club Facility construction anticipated costs of \$3,000,000.00; with no funding being made from taxation or development charge; and,
  - b) Approve in Principle that all Grant Applications be based on the Curling Club Executive and Membership being responsible for Year Round Operation of the Facility and all operational costs; and,
  - c) Direct Staff to include the Curling Club project as possible Grant application candidate where applicable; and,
  - d) Authorize the Director of Recreation and the Treasurer to sign as co-applicant on grant application with the Curling Club as Lead Applicant; and,
  - e) Consider the provision of lands for the potential construction of a curling club facility as the sole Town contribution to said project; and that,
  - f) No approval from Council to proceed be granted until proof of financing is in place for both capital and operating costs.  
The Motion to approve this recommendation was “Lost”.
- ▶ **March 22, 2010**, Council discusses Minutes from March 9, 2010 Infrastructure and Recreation and moves a Recommendation to have DOR 10 05 Request for Curling Club Facility of the Infrastructure & Recreation Committee Report of March 9, 2010 be referred to Staff for a Report back to Council at a future date. This recommendation was carried.
- ▶ **May 26, 2010** As a result of the information provided to staff through the past presentations, the Curling Club Working Group has reflected on feedback from Council and Staff and have tailored their request to accommodate the majority of concerns and believe that approval of their request does in no way provide approval to proceed with construction of a Curling Club Facility. Upon approval of this report the Curling Club Working Group’s next step would be to begin

sourcing out required funding and provide Council with a Business Plan identifying all required funding and potential sources for construction and operations as well as the findings of a Public Consultation process.

A revised Final Business Plan indentifying the required total secured funding and identified sources of funding would require Council's final approval. Staff would provide support to determine any issues with the use of the property such as land use compatibility, zoning, parking requirements, etc as well would provide support and guidance through the Public Consultation process.

### **New Proposal (May 26, 2010)**

The Group after reflecting has significantly changed its proposal and feels that with the changes made is a justifiable proposal. It is to be noted that a completed Business Plan for the Curling Club Facility including construction, operations, and capital replacement budgets must be endorsed by Council prior to final approval being made to move forward with the projects construction initiation.

The Group is asking that approval in principle for the future construction of a Curling Club Facility to be constructed on to the existing Beaver Valley Community Center Arena as outlined in Attachment "1" with the Town to consider the supply of Land as the sole contribution to the said project. All costs associated with the planning, design, servicing, construction, operations, as well as capital replacement costs would be borne by the Curling Club Group, however with all final approvals being at the Town's discretion. Total funding for the planning, design, servicing and construction must be in place prior to Council approving the initiation of the projects construction. It is being requested that the facility be within Town ownership and that the Club would not be subject to Property Tax.

The construction of a facility at the proposed location does not affect the findings and results of the August 2010 Multi use facility feasibility study.

### **Initial Proposal (February 23, 2010)**

The initial proposal requested that the town provide funding in the amount of \$2,500,000.00 from Development Charge and Taxation funds with the Curling Club Working Group raising \$500,000.00 of the total project costs with a proposed agreement that the facility would be leased to the Curling Club from October 1<sup>st</sup> to March 31<sup>st</sup> and then operated by the Town from April 1<sup>st</sup> to September 30<sup>th</sup>. The Curling Club Working Group would pay for all operational costs from October 1<sup>st</sup> to March 31<sup>st</sup>. The group identified Moreau Park on the former Arena site as its location of choice.

### **Second Proposal (March 9, 2010)**

The second proposal presented some changes resulting from the feedback received from the initial report to Committee. The Curling Club Working Group would provide all funding for the construction of the facility with the Town supplying the required land. The Curling Club Working Group would operate the facility year round with all expenses being paid for by the Curling Club. All revenue would remain with the Club to offset expenses. The Town would support the Construction of the facility by prioritizing the

project in grant applications as well as be the co-applicant with group for funding opportunities. The group continued to identify Moreau Park and the former Arena site as its location of choice.

As outlined in the previous reports, reviews of other properties were considered through the process. The properties included the Tomahawk Recreation Complex, and the former Board of Education Property in Craigeith. It was determined by the group that the preferred region of the municipality was Thornbury. This eliminated the former Board of Education property. The Tomahawk Recreation Complex property was reviewed however the lack of existing servicing deemed that location as less desirable.

Moreau Park provided the benefit of its proximity to the Beaver Valley Community Center for additional special event venues, and ability to have a facility in walking distance for one of the largest core residential areas and determined that Moreau Park location the most desirable.

The proposed addition to the existing Beaver Valley Arena provides all the same benefits as the Moreau Park Site.

The Curling Club Working Group had provided preliminary blue prints (see Attachment 2 & 3) for a 4 sheet curling stand alone facility that includes a viewing lounge, change rooms, kitchen as well as outdoor accessible washrooms that would accommodate the needs of summer usage sports. The cost of this design build had been estimated at \$3,000,000.00 for the initial stand alone facility and it is expected the cost would remain similar even with the change of location.

The Working Group has based operational justification on a membership of 300. Using these numbers of paid members at a membership cost of \$225.00 would be within an affordable range, while also being able to cover all operational costs and provide funding to reserve for future years. The working group has also identified the need to establish a novice rate at \$175.00 and Junior Curler rate of \$65.00. Budget development for the business case also includes summer rentals, and bar sales.

### **C. The Blue Mountains' Strategic Plan**

Addressing the Town's municipal infrastructure needs

Supporting the development of social and recreational programs to meet the broad range of needs in the community

### **D. Environmental Impacts**

It is suggested that all reasonable efforts would be made to ensure energy efficient measures are incorporated in the Construction of the proposed facility.

The addition of a Curling Club Facility provides additional Active Lifestyle opportunities to a vast range of the Communities residents

#### **E. Budget Impact**

It would be requested as part of the proposal that the lands for the construction be supplied by the Town to the Curling Club Group at no cost.

All Planning, permits, servicing, permits and construction costs will be the responsibility of the Curling Club Working Group. With the exception of the Town supplying the Land, No Town funding of any type will requested by the Curling Club.

All operational and capital replacement costs will be the responsibility of the Curling Club Group

#### **F. Attached**

- 1) Location Map
- 2) Proposed Layout of Curling Club First Floor
- 3) Proposed Layout of Curling Club Second Floor

Respectfully submitted,

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Signature

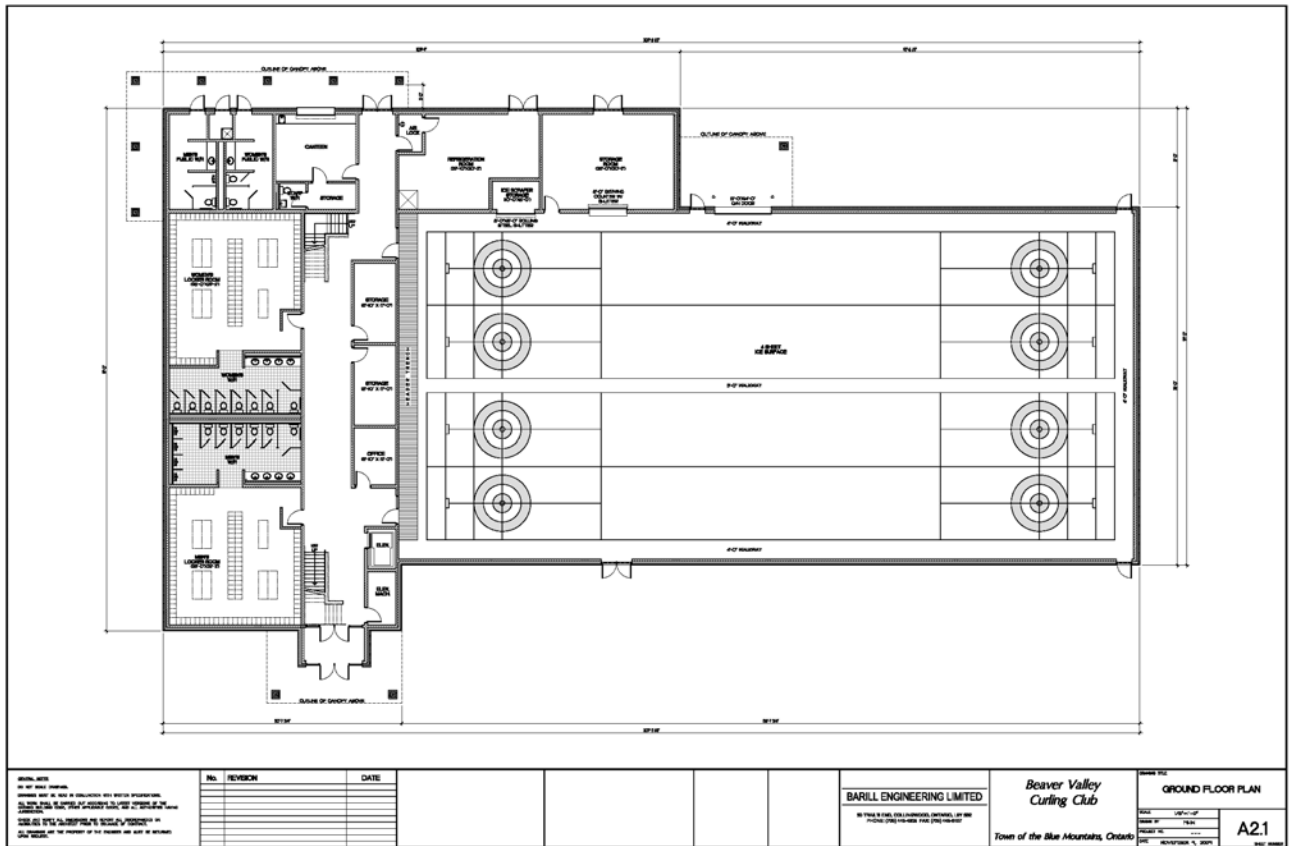
For more information, please contact:

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Attachment 1



**Attachment 2**  
 First Floor



**Attachment 3**  
 Second Floor

