



City of
Peterborough

To: Members of the General Committee

From: Sheldon Laidman, Commissioner of Community Services

Meeting Date: November 9, 2020

**Subject: Report CSAD20-008
Major Sport and Event Centre Study Phase 3A Report**

Purpose

A Draft Analysis of Prospective Sites Report and presentation by the consultant, Sierra Planning and Management included in Phase 3A of the Major Sport and Event Centre Study project.

Recommendations

That Council approve the recommendations outlined in Report CSAD20-008, dated November 9, 2020, of the Commissioner of Community Services, as follows:

- a) That the Draft Analysis of Prospective Sites Report (Appendix A) and Presentation by the consultant, Sierra Planning and Management, be received for information;
- b) That further analysis of the Morrow Park location for a new Major Sport and Event Centre be put on hold pending the outcome of the continued assessment of a downtown location and;
- c) The potential for a Major Sport and Event Centre be referred to the larger strategic planning exercise carried out in Key Strategic Development and Investment Areas contained in the Central Area as identified in the new Draft Official Plan.

Budget and Financial Implications

Table 1: Major Sport and Event Centre Study Project Budget Balance

Line	Description		Amount
1	2019 Capital Budget – Business Plan Phase 3 (project divided into work segments)		\$ 480,000
2	Phase 3A - Approved by Council to proceed in 2019		(\$126,500)
3	Current Remaining Project Balance		\$ 353,500

There are no budgetary or financial implications associated with the recommendations in this report. The next phase of this project as recommended in the consultant's report can be accommodated through the remaining balance of \$353,500 approved through the 2019 Capital Budget. It would be expected that this be presented as a separate report for Council approval in 2021.

Background

Previous Council Direction

Through Report CSAD18-005 Major Sport and Event Centre Feasibility Study Phase Two Final Report and Presentation dated September 17, 2018, Council received for information the report and presentation by the consultant, Sierra Planning and Management.

Through Report CSAD19-001 Major Sport and Event Centre Project Next Steps dated January 14, 2019, Council approved proceeding with site selection as the next phase of the project and the single source consulting assignment to Sierra Planning and Management.

Phases 1 & 2 of the Project

The project was divided into two phases: Phase One Feasibility Study included stakeholder and community consultation to determine market and community needs to justify a Major Sport and Event Centre for the City and broader region, beyond what is provided currently in the existing Peterborough Memorial Centre; and Phase Two Business Case provided specific recommendations on the requirements for a new Major Sport and Event Centre based on the information gathered in Phase One including development of location criteria and an assessment of possible site options for further consideration in Phase 3.

Phase 3A of the Project

Continuing the work from 2019, Phase 3A included additional evaluation of the shortlist of candidate sites identified during the feasibility study project, including a review of the Market Plaza site. Further analysis led to narrowing the site search to Morrow Park and a site in the downtown area. As a result, additional downtown site locations were reviewed that may prove to be suitable following some modifications to preliminary concept design specifications.

Phase 3A was comprised of the following tasks:

- Site analysis, review of ownership and encumbrances, constraints, and appropriateness of the sites under review to meet the goals of the City
- High-level hazard, environmental and geotechnical review to distinguish between sites and identify risks
- Land-use planning review and how such public infrastructure can be expected to contribute to the goals of Central Area planning established in the new Official Plan
- Further design concept testing on sites and additional sites identified for further review
- Capital cost updates for escalation and the option for a reduced-scale facility
- Impacts of site conditions on capital costs
- Assessment of the relative potential of sites to support broader regeneration of the Central Area of the City
- Reporting and recommendations for the next Phase 3B

Next Steps – Continuation of Phase 3

The work completed on the project indicates a Major Sport and Event Centre is best situated in the Central Area.

The new Draft Official Plan identifies Key Strategic Development and Investment Areas. These areas are identified to facilitate intensification and redevelopment and shall be the focus for the implementation of a range of financial and planning tools. Key strategic development and investment areas are identified as having the potential to support the City's desired vision and objectives, including the creation of community hubs with a mix and range of land uses, a high quality public realm and waterfront, transit improvements, and the restoration of natural heritage features.

The Central Area contains Key Strategic Development and Investment Areas, and for that reason, the potential for a Major Sport and Event Centre should be referred to this larger strategic planning exercise.

The Phase 3B next step of this large and important project will allow the consultant and staff to build directly on the work already completed during Phases 1, 2 and 3A, ensuring this information remains current. The Feasibility Study and Business Case work completed in the earlier phases identified that there is an emerging strong rationale for investing in renewed facilities to better access market potential and that the City of Peterborough is fully invested in the spectator events market in addition to the spectator market for hockey and lacrosse, identifying a broad market draw for events. Continuing to plan ahead for the eventual replacement of the Peterborough Memorial Centre demonstrates the City's commitment to this planning process

Phase 3B will be re-oriented to include the following specific actions:

- Undertake necessary discussions with relevant landowners and potential development interest for land on or surrounding the selected site in Downtown
- Reassess and propose alternative building and functional space program options and develop scaled-back estimates of capital costs
- Finalize the business objectives of the City in respect of the development of the new facility, establish a new timeline for completion of the project and complete a full business case for the design, development and operation of a new facility in the downtown area
- Develop a Funding Strategy based on increasing certainty of site-related costs, a range of potential funding sources and necessary risk analysis of the funding sources to determine potential impact to the tax base.

The project Steering Committee has been in place since the inception of this project providing valuable input and is comprised of staff and representatives from the Peterborough Petes, Peterborough Lakers, Peterborough Kawartha Economic Development and Downtown Business Improvement Area. The Steering Committee met on October 29, 2020 to review the consultant's presentation on Phase 3A and provided their unanimous support in favour of the consultant's recommendations.

Timelines

Staff will return to Council in 2021 to request approval to commence Phase 3B of the project in a timeframe that aligns with staff's review of key City infrastructure projects and downtown revitalization and intensification plans as recommended in the new Draft Official Plan.

Summary

The Draft Analysis of Prospective Sites Report and presentation provides important detailed information on the shortlist of candidate sites identified during the earlier phases of the Major Sport and Event Centre Study including site analysis, review of land-use planning and how such public infrastructure can be expected to contribute to the goals of Central Area planning established in the new Draft Official Plan. The work

completed on the project indicates a Major Sport and Event Centre is best situated in the Central Area. The Central Area contains Key Strategic Development and Investment Areas, and for that reason, the potential for a Major Sport and Event Centre should be referred to a larger strategic planning exercise. Staff will return to Council in 2021 to request approval to commence Phase 3B.

Submitted by,

Sheldon Laidman
Commissioner of Community Services

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Attachments:

Appendix A: Multi-Use Sport and Event Centre Phase 3A – Draft Analysis of Prospective Sites