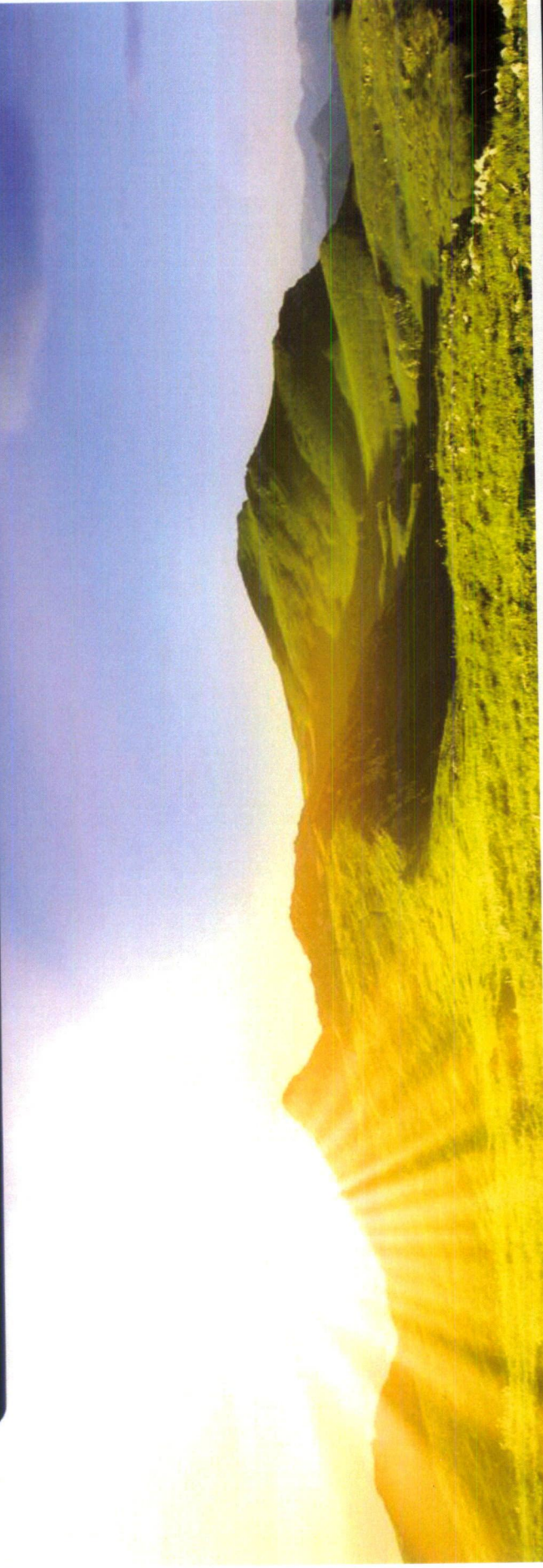


# St. Albert Sport and Wellness Campus



Active Communities Alberta | June 12, 2017

Presented by: Matt Bachewich, BCom, CPA, CGA, MBA

# Active Communities Alberta

- Non-profit Organization
- 7 Member Volunteer Board
- Local ties / Multi-sport
- Website: [activecommunitiesAB.ca](http://activecommunitiesAB.ca)
- Mission

“To promote active living, community building and healthy families by establishing, administering and maintaining public, multi-use recreation facilities and delivering sport, leisure and community programming”



**Active Communities**  
Alberta

# Why Are We Here?

- **Major shortage of recreation facilities in St. Albert**
  - Indoor Ice Rinks – Most underserved community in Alberta
- **Plan to Build and operate a multi-use facility**
- **Use a proven model that requires no ongoing taxpayer support**



**Active Communities**  
Alberta

# Stakeholder Support

- **Have met with and obtained support from:**
  - St. Albert Minor Hockey Association  
(approximately 1,800 players)
  - St. Albert Ringette Association  
(approximately 400 players)
  - St. Albert Skating Centre  
(approximately 460 members)
  - Dynamyx Gymnastics Club  
(approximately 2,200 members)



# SUPPLY – Ratio of Arenas to Population

## Arenas per Capita

Municipality	Arenas	Population (2016)	Ratio
Edmonton	40	932,546	23,314
Calgary	61	1,239,220	20,315
Red Deer	6	100,418	16,736
Grande Prairie	4	63,166	15,792
Lethbridge	7	92,729	13,247
St. Albert	5	65,589	13,118
Spruce/Stony	4	51,255	12,814
Airdrie	5	61,581	12,316
Sherwood Park	6	68,782	11,464
Medicine Hat	6	63,260	10,543
Fort Saskatchewan	3	24,149	8,050
Leduc	4	29,993	7,498
Cold Lake	2	14,961	7,481
Brooks	2	14,451	7,226
Lacombe	2	13,057	6,529
Wetaskiwin	2	12,655	6,328
Camrose	3	18,742	6,247

- Standard approach to determining facility needs
- St. Albert appears middle of the pack
- Assumes same rate of recreation participation rate

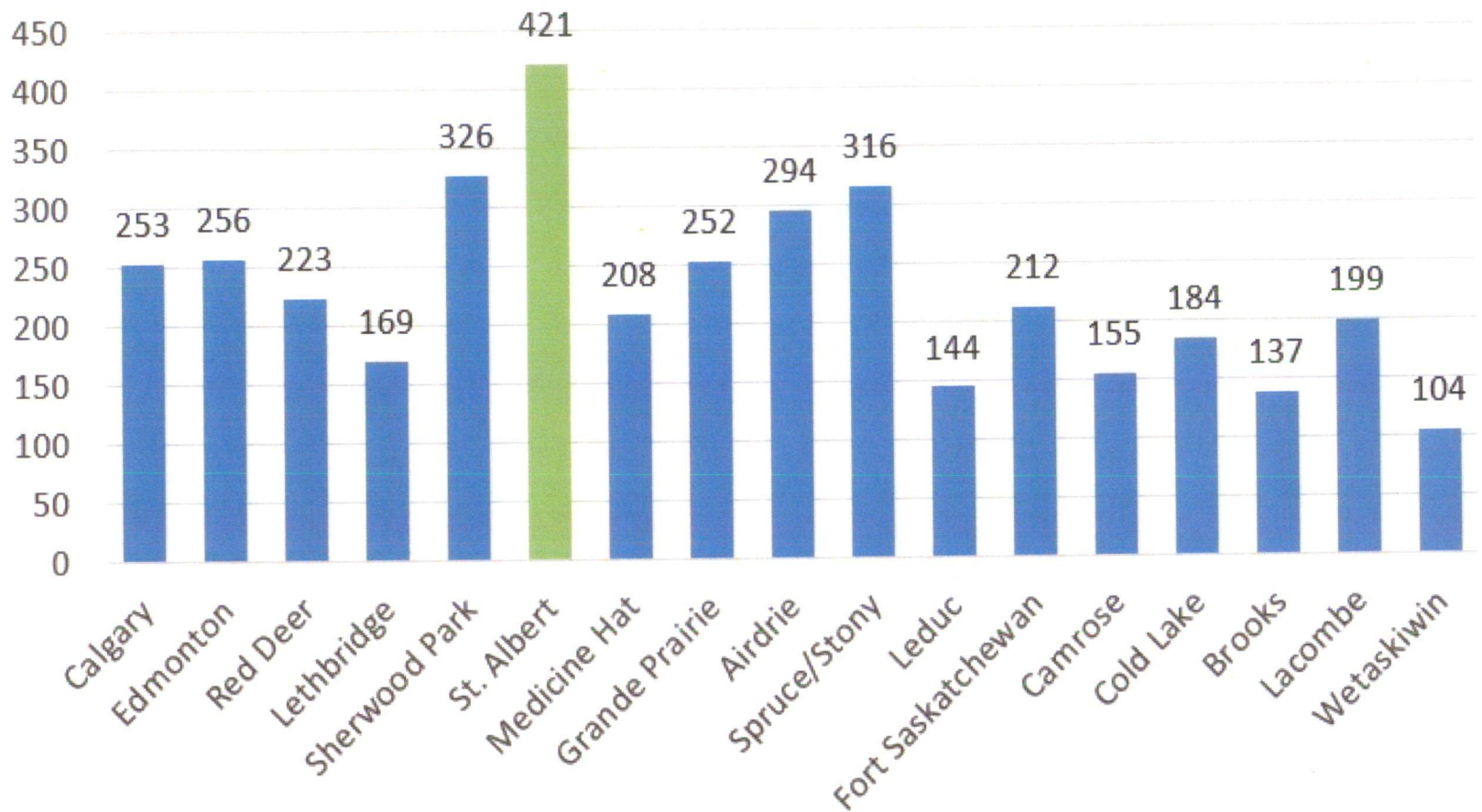
# SUPPLY – Minor Hockey/Ringette Players to Arenas

Minor Hockey and Ringette players per Arena

Municipality	Arenas	Population (2016)	Hockey Players	Ringette Players	Total Players	Ratio Players
St. Albert	5	65,589	1,760	346	2,106	421
Sherwood Park	6	68,782	1,664	294	1,958	326
Spruce/Stony	4	51,255	1,024	241	1,265	316
Airdrie	5	61,581	1,328	144	1,472	294
Edmonton	40	932,546	9,872	357	10,229	256
Calgary	61	1,239,220	14,096	1,313	15,409	253
Grande Prairie	4	63,166	1,008	-	1,008	252
Red Deer	6	100,418	1,088	252	1,340	223
Fort Saskatchewan	3	24,149	560	76	636	212
Medicine Hat	6	63,260	1,072	178	1,250	208
Lacombe	2	13,057	272	125	397	199
Cold Lake	2	14,961	368	-	368	184
Lethbridge	7	92,729	1,104	77	1,181	169
Camrose	3	18,742	464	-	464	155
Leduc	4	29,993	480	96	576	144
Brooks	2	14,451	256	18	274	137
Wetaskiwin	2	12,655	208	-	208	104

2 additional sheets of ice would put St. Albert at ratio of 300, near Airdrie and Spruce Grove/Stony Plain

## Ratio of Minor Hockey/Ringette Players to Arenas



In order of population from largest to smallest

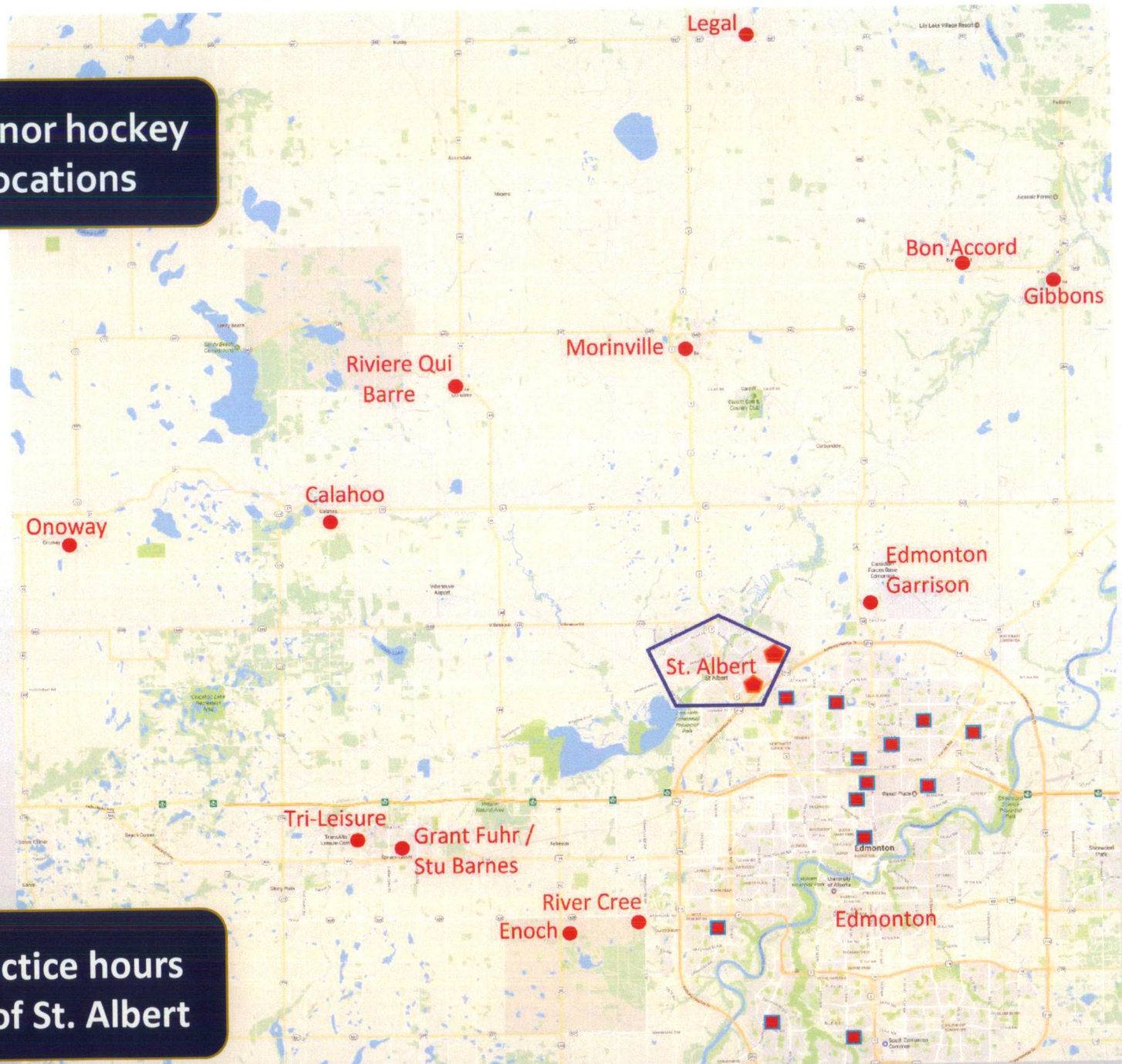
- Spruce Grove (316) City Council voting on new twin ice facility in Fall of 2017

# St. Albert minor hockey practice locations (2016-17 season)

	#	%	Split Pract	Hours	%	
St. Albert	<a href="#">Akinsdale Arena</a>	306	13%	50	256	12%
	<a href="#">Kinex Arena (St. Albert)</a>	319	13%	76	243	11%
	<a href="#">Go Auto Arena</a>	205	9%	52	153	7%
	<a href="#">Troy Murray Arena</a>	82	3%	16	66	3%
	<a href="#">Mark Messier Arena</a>	191	8%	32	159	7%
		<b>1103</b>	<b>46%</b>	<b>226</b>	<b>877</b>	<b>41%</b>
Rural	<a href="#">Bon Accord Arena</a>	128	5%	2	126	6%
	<a href="#">Calahoo Arena</a>	224	9%	9	215	10%
	<a href="#">Gibbons Arena</a>	2	0%		2	0%
	<a href="#">Legal Arena</a>	134	6%		134	6%
	<a href="#">Riviere Qui Barre Arena</a>	216	9%	9	207	10%
	<a href="#">Morinville Arena</a>	2	0%		2	0%
	<a href="#">Onoway Arena</a>	15	1%	2	13	1%
	<a href="#">Grant Fuhr West Arena</a>	1	0%		1	0%
	<a href="#">Stu Barnes East Agrena</a>	4	0%		4	0%
	<a href="#">TransAlta Tri-Leisure Centre South</a>	2	0%		2	0%
		<b>728</b>	<b>31%</b>	<b>2</b>	<b>706</b>	<b>33%</b>
On Reserve	<a href="#">Enoch Recreation Center</a>	5	0%		5	0%
	<a href="#">River Cree Twin Rinks North</a>	14	1%		14	1%
	<a href="#">River Cree Twin Rinks South</a>	50	2%		50	2%
		<b>69</b>	<b>3%</b>	<b>2</b>	<b>69</b>	<b>3%</b>
CFB Edmonton	<a href="#">Edmonton Garrison Arena A</a>	149	6%		149	7%
	<a href="#">Edmonton Garrison Arena B</a>	98	4%	3	95	4%
		<b>247</b>	<b>10%</b>	<b>5</b>	<b>244</b>	<b>11%</b>
Edmonton	<a href="#">Callingwood - Vern Davis Rink</a>	4	0%		4	0%
	<a href="#">Callingwood Recreation Centre B</a>	1	0%		1	0%
	<a href="#">Canadian Athletic Club Arena</a>	46	2%		46	2%
	<a href="#">Castledowns Arena A</a>	23	1%		23	1%
	<a href="#">Castledowns Arena B</a>	6	0%		6	0%
	<a href="#">Clareview Arena B</a>	2	0%		2	0%
	<a href="#">Downtown Community Arena</a>	9	0%		9	0%
	<a href="#">Glengarry Arena</a>	87	4%		87	4%
	<a href="#">Grand Trunk Arena</a>	22	1%		22	1%
	<a href="#">Kinsmen Twin Arenas A</a>	1	0%		1	0%
	<a href="#">Londonderry Arena</a>	1	0%		1	0%
	<a href="#">NAIT Arena</a>	11	0%		11	1%
	<a href="#">Russ Barnes Arena</a>	1	0%		1	0%
	<a href="#">Terwillegar Rec Centre B</a>	1	0%		1	0%
	<a href="#">Westwood Arena</a>	22	1%		22	1%
		<b>237</b>	<b>10%</b>	<b>0</b>	<b>237</b>	<b>11%</b>
	<b>2384</b>			<b>2133</b>		



# St. Albert minor hockey practice locations

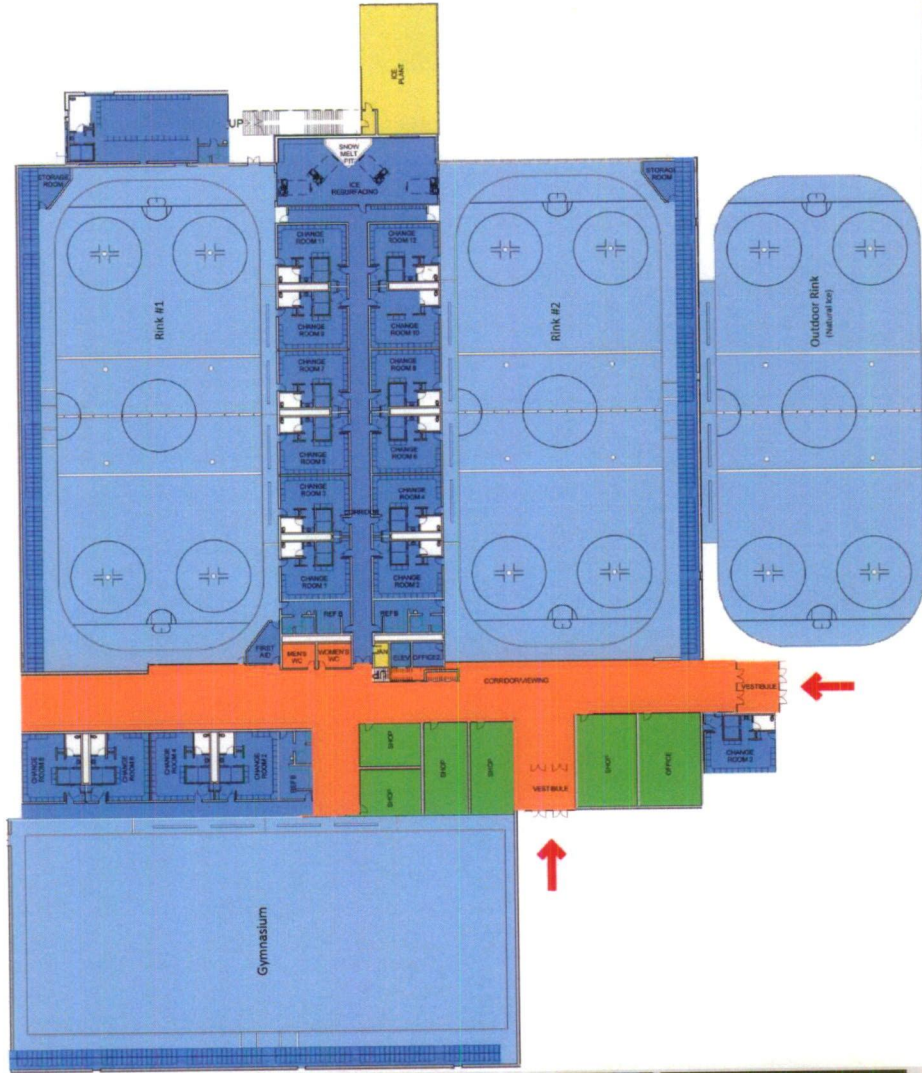
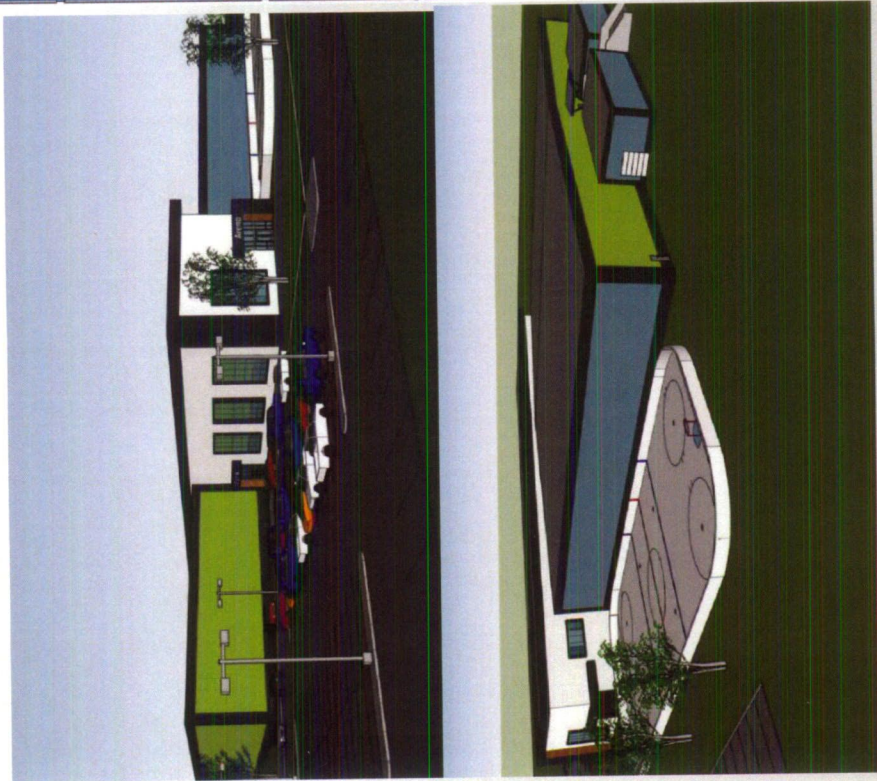


**59%** of practice hours are outside of St. Albert

# Capital Region Arenas: Year of Opening



# "The Vision"



Subject to change

# “The Vision”

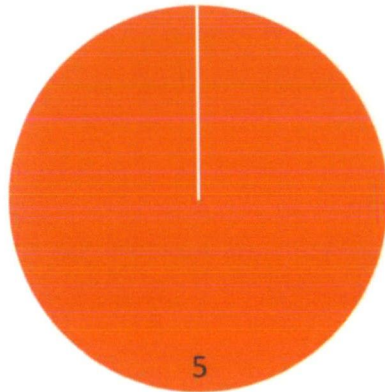
- Sport and Wellness Campus in South West St. Albert featuring:
  - 2 Indoor Ice Arenas
  - Multi-purpose Gymnasium
  - Restaurant / Lounge
  - Retail food outlets
  - Physio Therapy clinic
  - Out of School Care
  - Community Group Space
  - Minor Hockey Office/Storage
  - Minor Ringette Office/Storage
  - Administrative offices
  - Fitness Space
  - Health and Wellness Space
- Strong partnerships with user and stakeholder groups
- Facility that complements existing and proposed facilities

# Potential Uses

- Minor Hockey
- Gymnastics
- Basketball
- Volleyball
- Pickleball
- Badminton
- Tennis
- Ball Hockey
- Floor Hockey
- Ringette
- Figure Skating
- Indoor Soccer
- Lacrosse
- Group classes
- Inline hockey
- Seniors/Youth Programming
- Trade shows
- Out of School Care

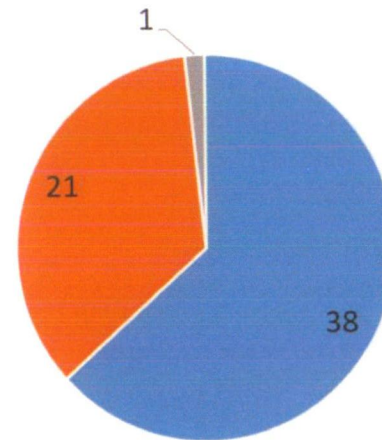
# Recreation Facility Models

St. Albert



■ Non-Profit ■ City Operated ■ Private

Calgary



■ Non-Profit ■ City Operated ■ Private

- All St. Albert Arenas are owned and operated by the City.
- Over 60% of Calgary arenas are operated by Non-Profit Organizations
- Calgary non-profit arena facilities operate on a break-even basis with no operational funding provided by the city

# Non-Profit Approach

**vivo**  
for Healthier Generations™

RAISING HEALTHIER GENERATIONS | OUR PROGRAMS | ADMISSIONS & PASSES | **FACILITY & RENTALS** | GET INVOLVED | RESEARCH & INNOVATION

> OUR FACILITY  
CLIMBING WALL  
FITNESS CENTRE  
GYMNASIUMS  
**ICE RINKS**  
LEED GOLD FACILITY  
MULTI-PURPOSE SPACES  
POOLS  
JUGO JUICE  
NORTHERN HILLS COMMUNITY ASSOCIATION  
PANTHER SPORTS MEDICINE  
PUBLIC LIBRARY

> FACILITY RENTALS  
PRIVATE GROUP ESCAPE

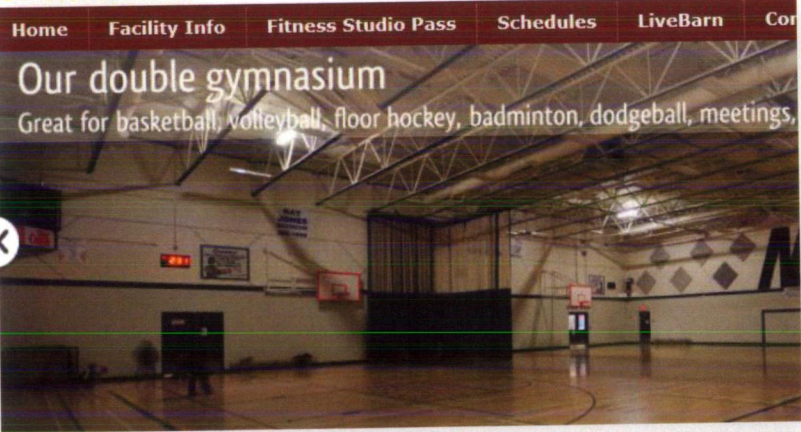
**OUR FACILITY**  
ICE RINKS



**DON HARTMAN NORTH EAST SPORTSPLEX**

Home | Facility Info | Fitness Studio Pass | Schedules | LiveBarn | Cor

**Our double gymnasium**  
Great for basketball, volleyball, floor hockey, badminton, dodgeball, meetings,

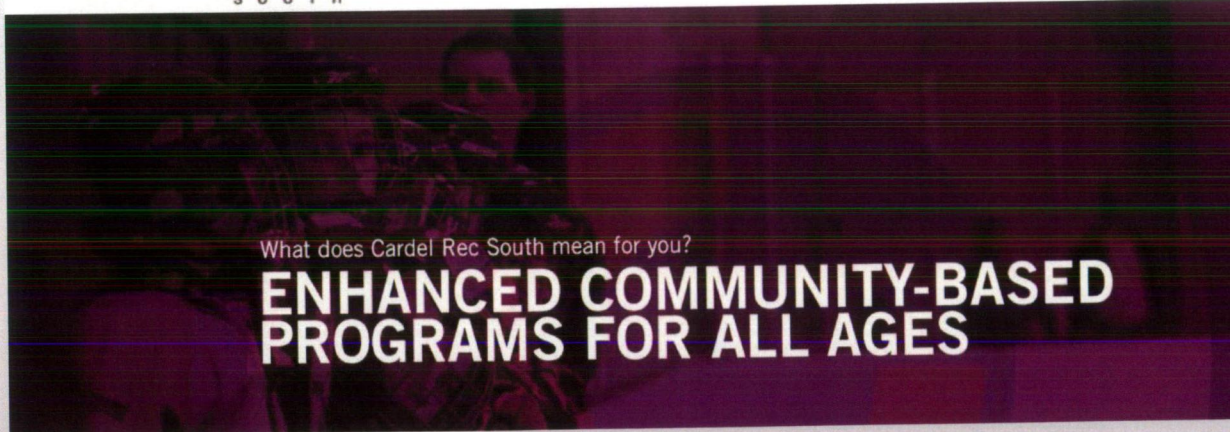


**CARDEL REC SOUTH**

PROGRAMS | RENTALS | GENERAL INFO

What does Cardel Rec South mean for you?

**ENHANCED COMMUNITY-BASED PROGRAMS FOR ALL AGES**



# St. Albert Capital Plan

- **\$19 Million** in 2018/2019 for 4<sup>th</sup> Arena at Servus Place

## Concerns:

- All arenas in South East
- Demonstrated need for more than one additional ice sheet





# Benefit of Active Communities Model

	4 <sup>th</sup> Rink at Servus Place	ACA Sport & Wellness Facility
# of Ice Sheets	1 ice sheet	2 ice sheets
Other major features	None	Gymnasium (23,000 sq ft) Community Space
Total Cost	\$19 million	\$33-40 million
St. Albert Contribution	\$19 million	\$12-19 million
Ongoing Operating Expenses	Taxpayer Funded	No taxpayer support

# Annual Operating Costs



**PROPOSED 2016-18  
CITY BUSINESS PLAN  
+ 2016 BUDGET**

## **BUDGET INFORMATION REQUEST**

**NUMBER: BIR68-2016**

- Single Ice Facility: \$338,000 - \$563,000
- Twin Ice Facility: \$455,000 - \$757,500

Active Communities Model = No need for taxpayer subsidization

# Cost Estimate

## **Construction: \$30-35 million**

- Includes: Design, Construction, Servicing, Building Permits, Parking Lot, Landscaping, Equipment and Furnishings

## **Land: \$3-5 million**

- In-kind donation to form part of municipal contribution

## **= Total Cost: \$33-\$40 million**

- Depending on specific design requirements of various user groups

# Funding Model

**Provincial/Federal Grants:** \$10 million

**St. Albert Contribution:** \$12-19 million

- Up to amount budgeted for 4<sup>th</sup> ice arena at Servus Place

**Active Communities Alberta :** \$6-12 million

- \$3 million direct contribution
- \$3-9 million loan from St. Albert repaid over specific timeline

Potential for land contribution from another municipality  
(i.e. Edmonton)

# Medicine Hat – Family Leisure Centre

## Expanded Family Leisure Centre officially opens

Medicine Hat News 27 Jun 2016 GILLIAN SLADE [gslade@medicinehatnews.com](mailto:gslade@medicinehatnews.com)

The expansion project proposal will include a field house with two indoor soccer pitches, a walking/running track and gymnasium, expanded fitness and wellness facilities, a new recreational sports ice surface, synthetic turf, as well as new change rooms and washrooms.

The Government of Canada will contribute up to one-third of total eligible costs, to a maximum of \$10 million towards this project through the Building Canada Fund – Major Infrastructure Component. The Province of Alberta has also committed up to \$10 million of eligible costs and the City of Medicine Hat will be responsible for all remaining costs. The total estimated project cost is \$36 million.

# Lethbridge – ATB Centre – Phase 1

News Centre



ATB Centre-Phase 1 Grand Opening Published September 16, 2016

The doors are officially open on one of the most anticipated ice recreation facilities in Lethbridge's history. The City of Lethbridge, together with the Government of Canada and the Government of Alberta, held an official grand opening ceremony today for ATB Centre-Phase 1, which features two NHL-sized ice surfaces and a 10-sheet curling facility.

## Phase 1 Funding

Source	Amount
City of Lethbridge - Internal Borrowing	\$5,100,000
City of Lethbridge - Pay-As-You-Go	\$451,000
Grant - MSI (Municipal Sustainability Initiative)	\$15,800,000
Grant - BCF Canada (Building Canada Fund)	\$10,000,000
Grant - BCF Alberta (Building Canada Fund)	\$10,000,000
<b>Total</b>	<b>\$41,351,000</b>

# Our "Ask"

**Active Communities Alberta respectfully requests that:**

1. St. Albert City Council provide documented support of this project.
  - This assist Active Communities Alberta in working with other levels of government to secure funding commitments.
2. St. Albert City Council direct administration to work with Active Communities Alberta to draft a memorandum of understanding (MOU) for Council's consideration.

