



Legislation Text

File #: AR-20-14, Version: 1

TAMRMS#: B09

Outdoor Refrigerated Covered Rink

Presented by: Daniele Podlubny, Manager, Community Recreation, Recreation and Parks

RECOMMENDATION(S)

That the Community Living Standing Committee recommend to Council that no further action be taken to plan and construct an Outdoor Refrigerated Covered Rink.

That the Community Living Standing Committee recommend to Council to rescind Postponed Motions 19-044 and 19-045.

PURPOSE OF REPORT

To provide the Community Living Standing Committee (CLSC) with an update on the Outdoor Refrigerated Covered Rink (ODRCR) project to date and to recommend no further action be taken on this project due to public input and cost implications.

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

N/A

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

This facility is not currently part of the Service Inventory and represents a new service delivery.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

On November 27, 2018 Council passed the following motions:

PM 19-044 - That one outdoor ice facility that already includes heated lace up change rooms and washrooms is refurbished and upgraded to a refrigerated ice surface with a flat hard surface for summer use, for \$875,000, funded through the capital reserve.

PM 19-045 - That the covered dome is added to the outdoor refrigerated ice rink project for \$300,000, funded through the capital reserve.

BACKGROUND AND DISCUSSION

At the direction of City Council, Administration began planning work to convert one of the existing outdoor rink facilities to a covered artificial ice surface supported with a refrigeration ice plant, concrete pad surface, lighting and board system, commonly referred to as an Outdoor Refrigerated Covered Rink (ODRCR). The budget of \$1.175M was approved through the 2019 capital budget to fund this project.

An ODRCR is intended to ensure consistency of an outdoor natural ice surface through temperature fluctuations and to enhance the length of the outdoor rink season, over that of a traditional outdoor rink. The intent of this amenity would be to serve primarily spontaneous, non-programmed users.

The potential sites identified in alignment with the motion for the location of this amenity were those facilities with existing outdoor rinks and warming shelters, specifically at: Alpine Park, Flagstone Park, Gatewood Park, Larose Park, and Willoughby Park.

In order to select the preferred site to host this amenity, park site assessment and feasibility was evaluated by Administration using 20+ criteria (including parking, safety, available utilities, other park amenities, etc.). Based on the site review and analysis, Larose Park was identified as the preferred site for the development of the ODRCR.

Public Participation

To seek understanding regarding the impacts to the neighbouring residents of developing the ODRCR at Larose Park, Administration utilized an online survey and hosted a neighbourhood meeting. Through these avenues, neighbours were invited to hear more information about the ODRCR at a conceptual level and provide their thoughts and feedback on the project.

Both engagement opportunities were shared with the approximately 100 residents that backed onto or faced the park site within 100 metres of the existing outdoor rink in November of 2019.

Thirteen individuals attended the meeting and nineteen residents completed the online survey that was used to gather feedback from those who could not attend the meeting. What was heard consistently was unfavorable community support for the placement of this amenity within Larose Park.

Administration has noted that the feedback received from the community related to two main themes:

- Perceived negative impact on the community (parking, traffic, noise, loss of off-leash area, etc.) by changing the use of a park or placement of significant infrastructure in a community park site; and
- Concerns identified regarding fiscal responsibility and the need for the project in the community overall.

Based on the feedback received through the public engagement, there is a significant risk with proceeding with this project at Larose Park or any of the community park sites originally identified for the project.

Identified potential risks and impacts:

- Dissatisfaction of adjacent park neighbors with enhanced development of the park and the change to the existing amenity;
- Change of service resulting in impacts to increased traffic, parking challenges, noise and

aesthetics of the park site, etc.

The detailed feedback of the neighbourhood meeting is included as Attachment 1: Lacombe Online Survey Results and Attachment 2: Lacombe Neighbourhood Meeting - Public Engagement Outcomes.

Financial Impact of Development

Through 2019, Administration also completed research with other municipalities that offered a similar amenity of this nature (Blackfalds, Black Diamond, Spruce Grove and Montreal) to better understand the site requirements and development costs.

Through this municipal review, costs estimates for similar/comparable projects ranged anywhere from \$1.5M to more than \$3.0M. These development costs include demolition, site preparation, groundwork, utility connections, outdoor rink infrastructure and dome materials and construction.

Administration has received a quote from a potential vendor of approximately \$850,000. The quotation includes the supply and installation of the outdoor rink surface and the rink boards. It does not include the costs associated with lighting, site excavation and ground work, landscaping, utility connections, dome construction, etc. The costs for these additional requirements would be confirmed through detailed design and construction tendering.

Through the municipal review and discussions with potential vendors, it has been noted that the \$1.175M funded for this project development may be insufficient.

Moving Forward

Administration has compiled a number of options for the CLSC's consideration in order to continue to advance the ODRCR project.

Option 1: Align this project to future park development projects

- Positives
 - ODRCR development can be aligned to a future neighbourhood park development charter in an area with less residential impact or prior to residential build out.
 - This amenity could be considered in the development of city wide parks such as Millennium Park or a major recreation destination such as the Community Amenity site.
- Negatives
 - A project delay would occur until a suitable project/site is aligned for the construction of this amenity.

Option 2: Plan for the location of the ODRCR at Servus Place

- Opportunities
 - There are no residential neighbors within 100m of the site.
 - This site has sufficient parking to support this development.
 - There are several operational efficiencies of locating the ODRCR near an existing facility, including, security, maintenance and additional on-site services.
 - This amenity would compliment the existing services and facilities at Servus Place.
 - This amenity could be a stand-alone facility offered as a free amenity separate from the Servus

Place admission fees.

- Challenges
 - Development of the ODRCR infrastructure at Servus Place will limit the future ability for expansion at Servus Place.
 - This site is not one of the sites identified in the original Council direction.

Option 3: Proceed with the development of the ODRCR amenity at Larose Park.

- Positives
 - This was the preferred community site location from the five community sites outlined through site assessment.
- Negatives
 - Significant community opposition exists to the placement of this amenity at Larose Park.
 - This recreation facility could become a major destination in the community and may not be an appropriate use of a community site, as it could result in increased traffic, parking and noise issues

Option 4: That no further action be taken regard building the ODRCR and reinvest the dedicated funds into other capital projects. *Recommended Option*

- Positives
 - Other capital projects can be completed with this returned funding
- Negatives
 - Some residents might be disappointed that the development of an ODRCR would not occur.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Administration consulted with municipalities that offer outdoor refrigerated covered rinks, specifically Black Diamond and Blackfalds, to gather information on requirements and learnings of construction and operation of the facilities. This information was used to assist in developing the categories used in the assessment tool.

Administration also hosted an online survey and neighbourhood meeting for the residents that backed onto or faced the park site within 100 metres of the outdoor rink in November of 2019.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

If PM 19-044 and PM 19-045 are rescinded then the \$1.175M Pay-As-You-Go funds would be uncommitted within the Capital Reserve.

These funds could be used for other capital projects, including, RMR, Growth and capital shortfall.

Legal / Risk:

None at this time

Program or Service:

Since it is recommended that the project not advance, there would be no changes to the existing program or standards of service.

Organizational:
None at this time

ALTERNATIVES AND IMPLICATIONS CONSIDERED

1. That Administration align this project to future park development projects.
2. That Administration explore the development of the Outdoor Refrigerated Covered Rink Project at Servus Place.
3. That Administration proceed with the development of the ODRCCR amenity at Larose Park.
4. That Administration proceed based on specific direction from Council.

Report Date: February 10, 2020
Author(s): Daniele Podlubny
Committee/Department: Recreation & Parks
Deputy Chief Administrative Officer: Kerry Hilts
Chief Administrative Officer: Kevin Scoble