

To: Community and Operations Services Committee

From: Kevin Alexander, Commissioner,
Community and Operations Services Department

Report Number: CO-24-35

Date of Report: June 5, 2024

Date of Meeting: June 10, 2024

Subject: Children's Arena Capital Investment Requirements

Ward: Ward 4

File: 03-05

1.0 Purpose

The purpose of this Report is to provide an update on the current use of Children's Arena and to provide an outline of the capital investments that are required to improve the current level of service as a dry floor pad.

Attachment 1 is an analysis of use of the facility.

2.0 Recommendation

That the Community and Operations Services Committee recommend to City Council:

That Report CO-24-35 dated June 5, 2024 concerning the capital investment requirements for Children's Arena be referred to the Mayor's budget for future consideration.

3.0 Executive Summary

Not applicable.

4.0 Input From Other Sources

- Corporate Leadership Team
- Facilities Management Services
- Finance Services
- Legal Services
- Legislative Services

5.0 Analysis

5.1 Background

Children's Arena is located at 155 Arena Street and is a 19,200 square foot, free-standing structure built in 1956. In 1992, Children's Arena received a complete renovation and an addition of approximately 10,000 square feet. The total current area of Children's Arena is approximately 30,000 square feet.

The facility is a one (1) storey structure with a partial basement. It was designed for playing hockey and houses one (1) pad, meeting room, lobby, concession stand, offices, dressing rooms, washrooms, electrical room and mechanical room.

In 2016, based on the Council approved 2015 Parks, Recreation, Library and Culture Facility Needs Assessment and the steady decline in ice usage across the City, Children's Arena was converted to a dry floor pad to support the demand for year-round ball hockey, in-line hockey, lacrosse, roller derby and baseball. Since 2016, the Arena has also been used for a variety of special events and meetings.

At its meeting of May 27, 2024 Council endorsed the 2024 Parks, Recreation, Library and Culture Facility Needs Assessment ("2024 P.R.L.C.") The 2024 P.R.L.C. indicates that the capital investment into Children's Arena should be balanced with the use of the dry floor.

5.2 Facility Utilization Information

Children's Arena is a prime time facility that is in operation year round during weekday afternoons and evenings, and on weekends. However, on occasion, operational hours have been further extended to accommodate events and tournaments.

Since 2016, Children's Arena has been a successful location for indoor sports and special events. Regular weekly bookings have included use for games and practices by lacrosse, ball hockey, in-line hockey and roller derby groups. Groups who use the facility on a weekly basis include:

- Arena Lacrosse League;
- Ball Hockey G.T.A. (Greater Toronto Area);
- Durham Region In-line Hockey;
- Durham Region Roller Derby;
- Durham Women's Ball Hockey League;
- Oshawa Minor Lacrosse Association; and,
- York Central Ball Hockey League.

In addition to regular use by local sport user groups, the facility has also been the host to several special events including:

- retail sales events for athletic attire, sporting equipment and ski/snowboard swaps;

- sporting events for boxing, wrestling, sport specific training camps and the location of the Special Olympics Ball Hockey Tournament in 2016, 2017, 2018;
- events such as the annual City of Oshawa Peony Festival, Durham Craft Beer Festival (2023, 2024) and the Metis Heritage Celebration; and,
- other community events and uses such as birthday parties, private meetings and staging for film productions.

Rental time at Children's Arena is allocated as per the City of Oshawa Arena Floor Allocation Policy ("the Policy"). The Policy outlines guidelines for the fair allocation of arena floor space in City facilities, including but not limited to the identification of Client Priority Levels and Allocation Procedures.

Attachment 1, Table 1 provides a yearly comparison of the total revenue earned and the total facility operating cost from 2016 – 2023. Data from 2020 to 2022 has been included although facility closures and operating restrictions during the COVID-19 pandemic reduced the total revenue earned and the total facility operating cost.

The total revenue earned is comprised of five (5) revenue types: rentals; recreation programs; sponsorship; advertising; and concession, beverage and vending. The facility operating costs include personnel costs, building and/or equipment supplies, contracted services, maintenance and repair, and utilities.

Attachment 1, Table 2 provides an overview of the total prime time usage of Children's Arena by minor affiliated clients and non-affiliated clients during the months of September to March, which is defined as the Regular Floor Season.

The total prime time utilization rate of Children's Arena increased year over year during the 2016/17 to the 2018/19 regular floor seasons, from 44% to 79% respectively. Since reopening after COVID-19, the facility has not been used to the same extent, with a 71% prime time utilization rate in the 2023/2024 Regular Floor Season.

During the Spring and Summer Floor Season which occurs between April and August of each year, the City has a total of six (6) floor pads available for use. This includes one (1) pad at Children's Arena, two (2) pads at Delpark Homes Centre, one (1) pad at Donevan Recreation Complex and two (2) pads at Harman Park Arena.

Attachment 1, Table 3 provides an overview of the total prime time usage of Children's Arena during the Spring and Summer Floor Season. In 2023, the utilization rate was 21%. Data from 2020 and 2021 has not been included due to facility closures and operating restrictions during the COVID-19 pandemic.

Attachment 1, Table 4 provides an overview of the total spring and summer prime time usage of the floor pads at Delpark Homes Centre, Donevan Recreation Complex and Harman Park Arena. Regular weekly bookings at these facilities have included use for games and practices for lacrosse, ball hockey, in-line hockey and roller derby.

Overall usage of the floor pads is light and generally decreases into July and August. This is due in part to a preference for participation in outdoor activities in the summer months, in addition to the distribution of use across all six (6) floor pads available for rent.

On November 27, 2023, facility hours at Children's Arena were extended to accommodate drop-in pickleball two (2) weekday afternoons per week between the hours of 1:00 p.m. to 4:30 p.m. This program is offered by the City and participants are required to pay an admission fee or have an active City of Oshawa fitness membership which provides access to drop-in programs, including pickleball, at no additional cost to the participant.

In 2023, drop-in pickleball was offered for a total of 16 sessions and approximately 306 participants attended the program. \$261 was earned in admissions.

On January 22, 2024, drop-in pickleball was expanded to four (4) weekday afternoons per week between the hours of 1:00 p.m. to 4:30 p.m. From January 8 to April 30, 2024, drop-in pickleball was offered for a total of 112 sessions and approximately 2,160 attended the program. \$1,706 was earned in admissions.

5.3 Facility Capital Costs

As part of the 2024 approved capital budget – Structural Repair Program (Project 11-0410), immediate health and safety concerns pertaining to structural foundation movement and cracking, moisture penetration and potential ongoing mold presence are being addressed with a budget allocation of \$225,000.

The following additional capital investments, totaling \$8,050,000 were identified in the 2024 Capital Budget as part of the nine year forecast:

1. Replacement of the single ply truss roof and built up flat roof systems, approximately \$2,300,000;
2. Replacement of the building components and systems for the H.V.A.C. (heating, ventilation and air conditioning) including controls for the mechanical and/or plumbing systems, approximately \$1,750,000;
3. Upgrades to the building envelope, specifically the implementation of Exterior Insulation and Finish System over exterior concrete block masonry walls, approximately \$2,000,000;
4. Upgrades to interior finishes and miscellaneous equipment, approximately \$750,000; and
5. Reconstruction of the parking lot, approximately \$1,000,000.
6. The addition of an exterior accessible washroom, approximately \$250,000.

6.0 Financial Implications

It is currently estimated that a total capital investment of \$8.05 million is required over the next two years for the facility to operate safely and efficiently under its existing programming model.

7.0 Relationship to the Oshawa Strategic Plan

The recommendations in this report respond to the Oshawa Strategic Plan goal of Economic Prosperity & Financial Stewardship.



Stacey Gray-McQuat, Manager,
Centralized Recreation Services



Jim Naumovski, Director,
Recreation Services



Kevin Alexander, Commissioner,
Community and Operations Services Department

Table 1: 2016 – 2023 Total Revenue and the Total Facility Operating Cost for Children’s Arena

	2016	2017	2018	2019	2020	2021	2022	2023
Total Revenue	\$110,510	\$115,235	\$137,085	\$154,204	\$45,289	\$32,824	\$64,772	\$115,087
Total Facility Operating Cost	\$195,023	\$165,340	\$202,502	\$271,107	\$138,337	\$112,927	\$168,244	\$247,401

Table 2: 2016 – 2024 Total Prime Time Usage of Children’s Arena from September to March (Regular Floor Season)

Organization	Type of Client	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Oshawa Minor Lacrosse Association	Minor Affiliated	203	153	147	122	54	251	25	115
Arena Lacrosse League	Adult Commercial	0	323	250	114	0	61	124	148
Ball Hockey G.T.A.	Adult	81	79	20	68	0	90	140	164
Durham In-line Hockey	Adult	124	120	149	126	16	78	146	96
Durham Region Roller Derby	Adult	0	0	161	188	0	36	76	140
Oshawa Women’s Ball Hockey League	Adult	36	24	24	37	0	17	42	82
York Central Ball Hockey League	Adult	88	88	88	84	0	42	140	149
Other*	All Ages	144	374	395	214	42	65	133	203
Total Hours Used		676	1,161	1,234	953	112	640	826	1,097
Total Hours Available		1,548	1,560	1,560	1,410	444	1,104	1,542	1,542
Prime Time Utilization Rate		44%	74%	79%	68%	25%	58%	54%	71%

*Other users include occasional rentals for events, birthday parties and various sport activities.

Table 3: 2016 – 2023 Total Prime Time Usage of Children’s Arena from April to August (Spring & Summer Season)

Organization	2016	2017	2018	2019	2022	2023
Total Prime Time Hours Used	502	492	528	543	221	199
Total Prime Time Hours Available	1,186	1,155	1,179	1,179	1,174	949
Utilization Rate	42%	43%	45%	46%	19%	21%

Table 4: 2016 – 2023 Total Prime Time Usage of other City-Owned and -Operated Floor Pads from April to August

Facility	Hours and Utilization Rate	2016	2017	2018	2019	2022	2023
Delpark Homes Centre	Total Prime Time Hours Used	574	525	393	295	462	376
	Total Prime Time Hours Available	1,520	1,518	1,500	1,488	1,536	1,368
	Utilization Rate	38%	35%	26%	20%	30%	27%
Facility	Hours and Utilization Rate	2016	2017	2018	2019	2022	2023
Donevan Recreation Complex	Total Prime Time Hours Used	401	331	330	196	177	192
	Total Prime Time Hours Available	1,068	1,110	1,022	1,022	1,014	1,068
	Utilization Rate	38%	30%	32%	19%	17%	18%
Facility	Hours and Utilization Rate	2016	2017	2018	2019	2022	2023
Harman Park Arena	Total Prime Time Hours Used	608	558	532	516	351	423
	Total Prime Time Hours Available	2,124	2,076	2,052	2,172	2,220	2,148
	Utilization Rate	29%	27%	26%	24%	16%	20%