



City of Timmins Recreation Master Plan


Sierra Planning and Management
advice • strategy • implementation





The Vision

1

To enhance quality of life in the City of Timmins by providing recreation facilities and services which allow all members of society to reach their potential throughout life, and by developing and maintaining built and natural assets which will enhance Timmins as a place to live and invest over the next 25 years.

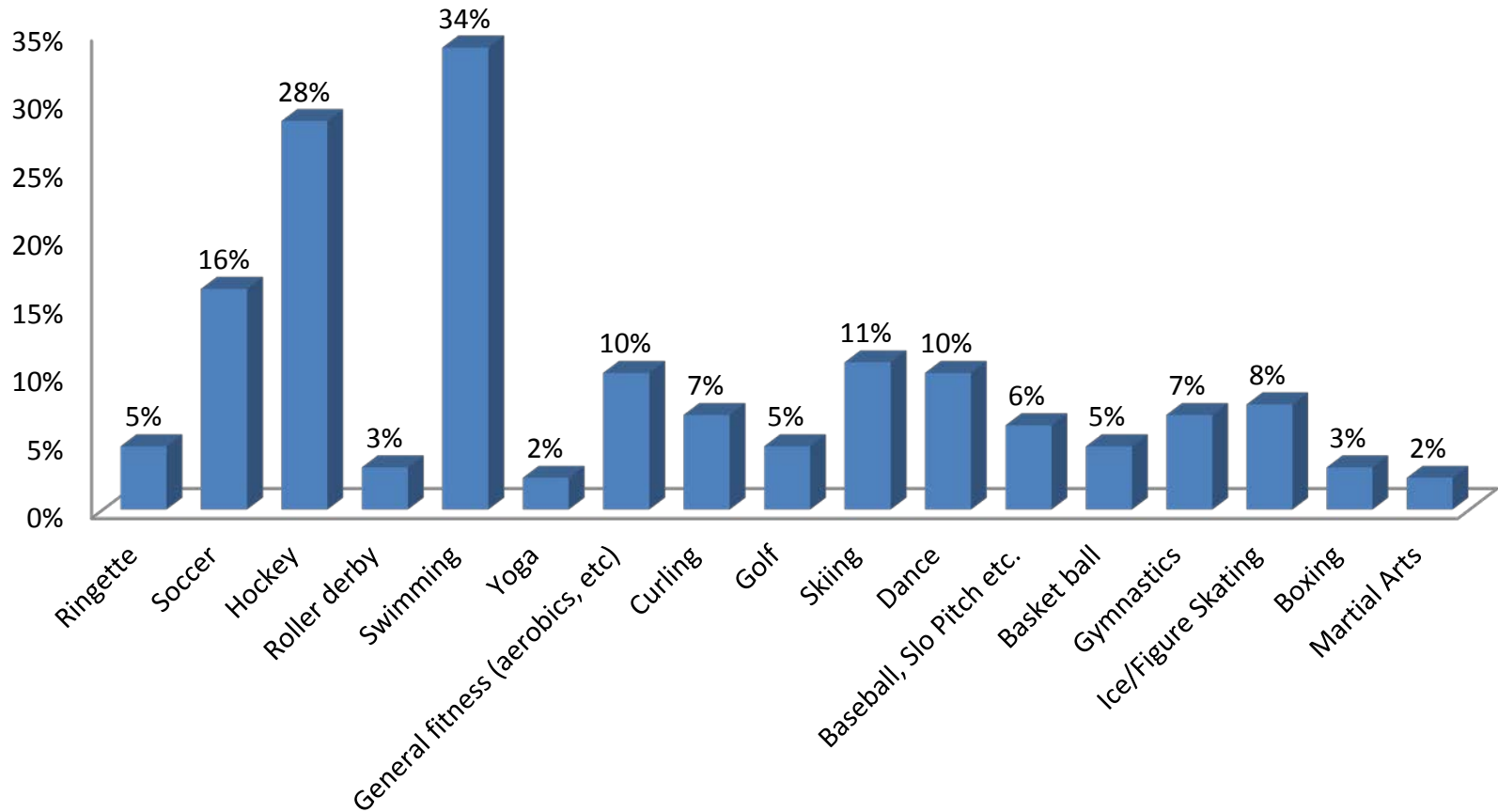


Findings

2

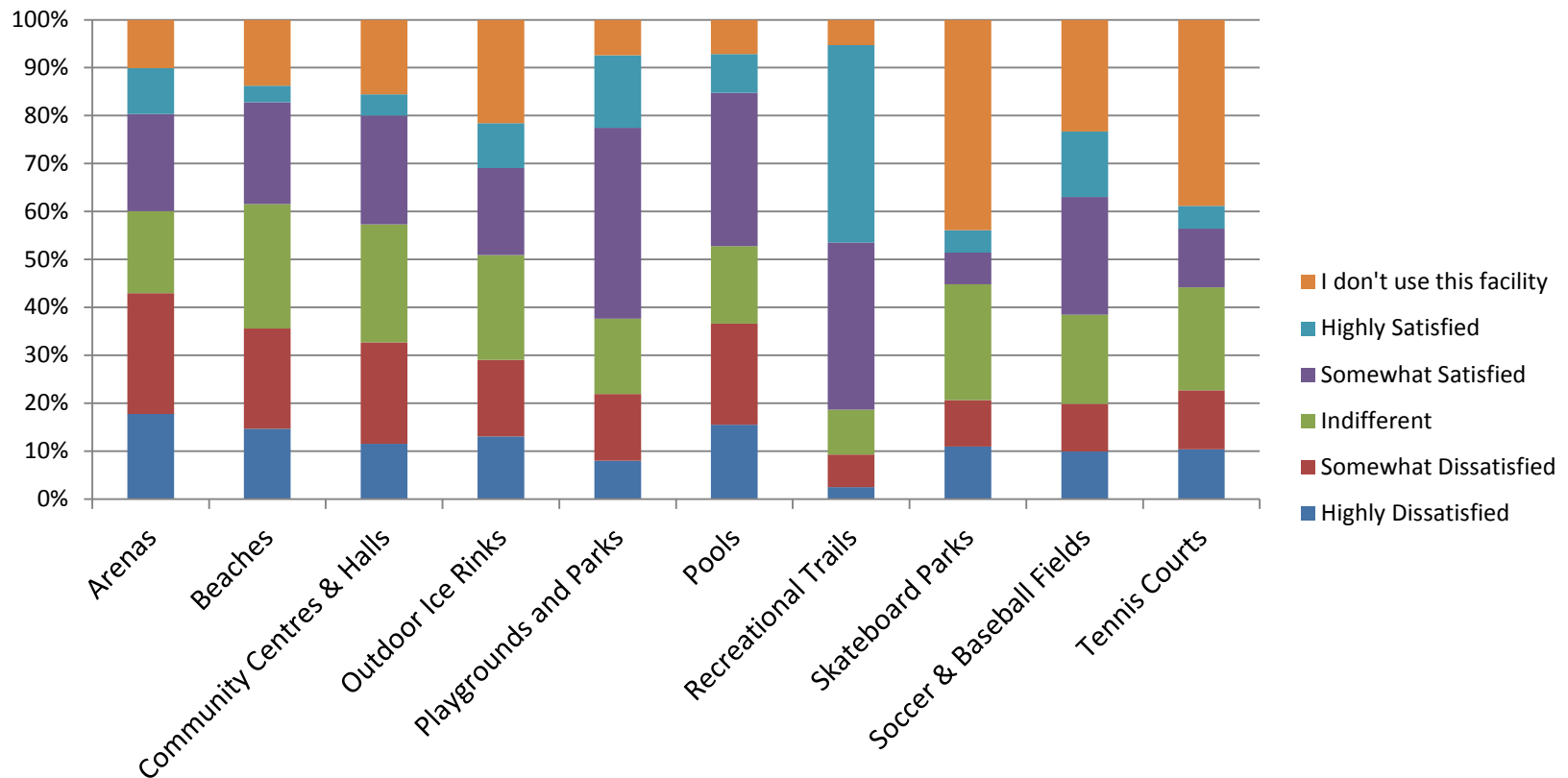
Public Consultation

Organized Sport/Sport Program Participation among Timmins Residents Respondents:



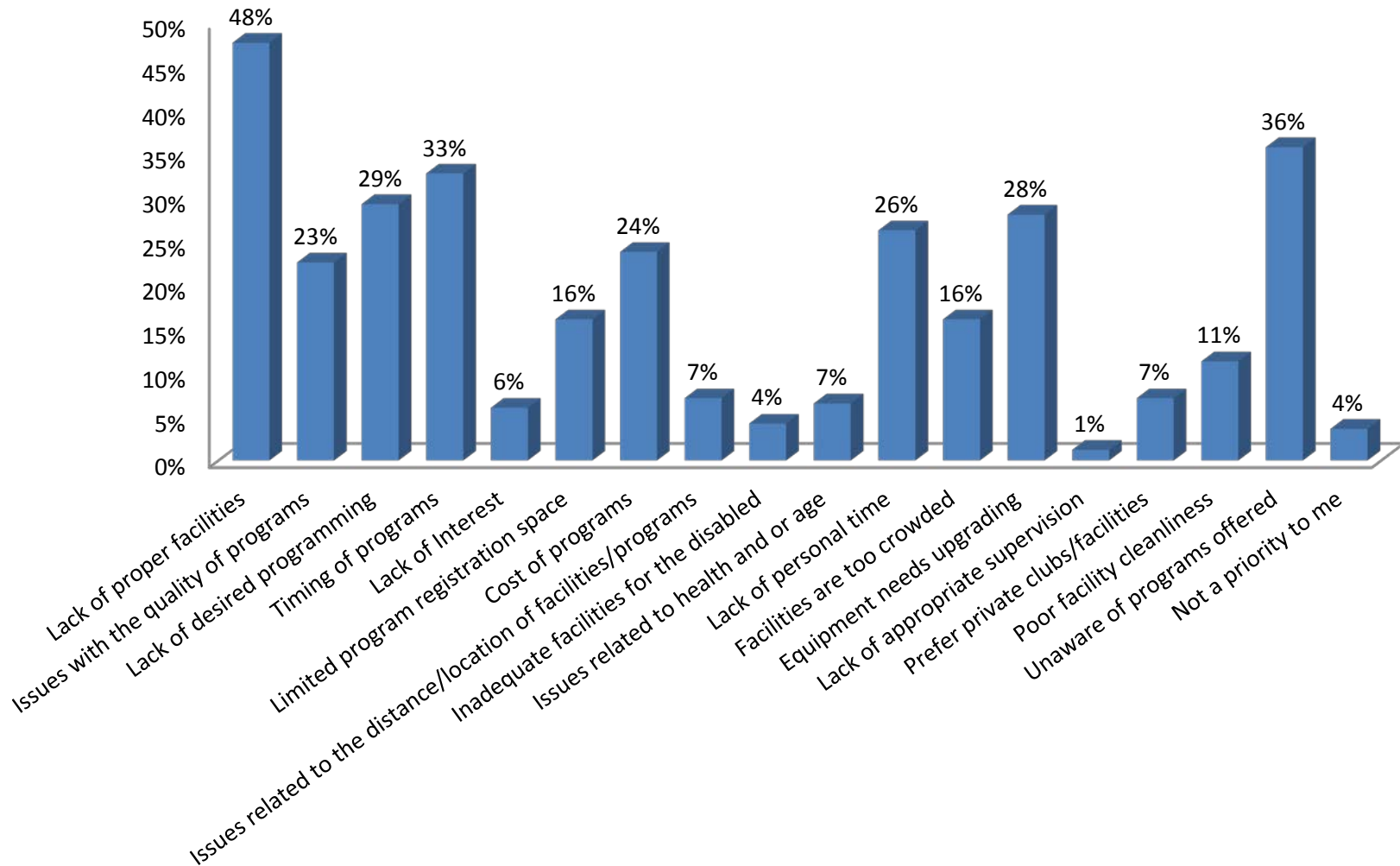
Public Consultation

Please rate the following City-run facilities based on your level of satisfaction with each:



Public Consultation

What are the three (3) most significant issues facing the Recreation in Timmins?



Public Consultation

- **Deficient Facilities:**

- Aging arenas (MAC in particular needs to be addressed) and community centres with poor amenities, poor pool/pool change facilities, poorly maintained parks, fields and courts (e.g. fencing, lines)

- **New Facilities:**

- Multi-pad/Multi-use sport complex/community centre, indoor field, new skate park, more diverse play structures within parks etc.

- **Information (lack of):**

- Unaware of outdoor rinks, available and/or changes in programming

- **New/Improved Programming:**

- New sports (Ultimate Frisbee, rugby etc.) - diversify, better pool programming hours (more! including family swims)



The Plan

3

Key Principles

- Maintain the Community Development model of Recreation provision.
- Provider of last resort/do not crowd out private sector where adequate private or community sector opportunity exists.
- Maintain support and enhance the volunteer sector in achieving the above.
- Planning is to be undertaken on a City-wide basis where appropriate, supplemented with relevant sub-city service areas for specific neighbourhood-related level provision of parks and recreation.
- Do not decommission for the sake of utilization and/or cost savings – maximize existing investment through adaptive re-use.

Goals

Renewal of Infrastructure to Enhance Quality of Life for Residents, Functional Efficiency and Financial Sustainability

Promote Health, Wellness and Active Living

Maximize Access to Recreational Opportunities, Programs and Services

Improve Value for Money

Enhanced Operational Sustainability of the Parks and Recreation Department

An Improved, Coordinated and Integrated Recreation Service Delivery System

Develop Sport Tourism Mandate

Solidify City's Role as a Regional Hub for Recreation

A Connected System of Parks and Trails that Maximizes Natural Assets and Defines Timmins as a Leader in Connection with Nature

Recommendations: Facilities, Buildings & Fields

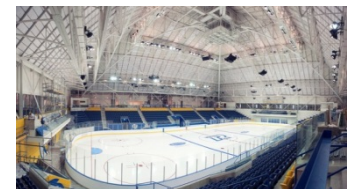
Operational inefficiencies & functional obsolescence of single pad venues should change.

Ice: Balancing the Strategy

New Multi-Purpose Recreation Complex

- * 2 New Ice Surfaces
- * Replacement of MAC
- * Premier Ice and Spectator Seating
- * Aquatic Complex etc.

Repurpose Municipal Assets at Mount Joy & McIntyre Arenas



- New facility to best serve the interest of residents.
- This raises the need for a detailed architectural and site-related feasibility study.

Too Tight = New Site



SITE AREA : 7 ac±

AVAILABLE PARKING AREA 2.4 ac
APPROX. 240 CARS

 SITE PLAN STUDY

Forward Facility Planning

Recommended Process:

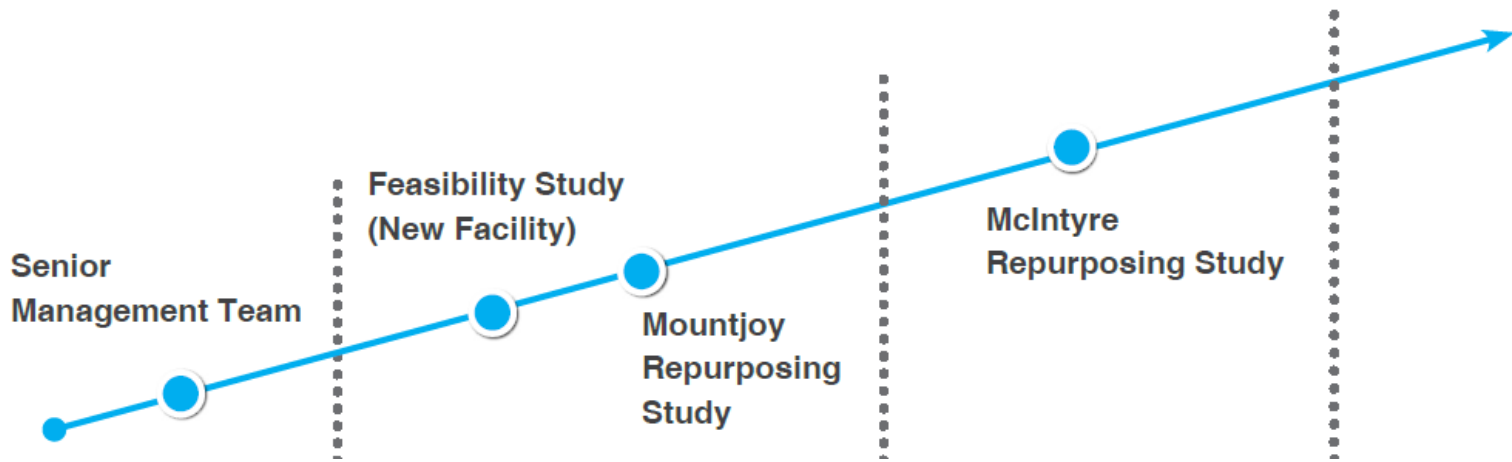
1. Undertake a Location and Feasibility Analysis for a new multi-use recreation complex.
2. Contingent on a concept plan and business planning exercise, develop a new multi-use recreation complex.
3. Contingent on a feasibility study, decommission the Mountjoy Arena and associated infrastructure and transfer functions to the new arena facility.
4. (Short-term) Continue to invest in planned upgrades and maintenance for the McIntyre Community Centre. Investigate the feasibility of decommissioning both ice surfaces at the Community Centre for long-term repurposing of the building as a cultural hub and trade show venue.

Forward Facility Planning



5. (Long-term) Implement decommissioning of the McIntyre ice surfaces contingent on:
 - a) The results of a feasibility study.
 - b) The implementation of investment in 2 new ice surfaces as part of a new multi-use recreation complex.
 - c) The identification of a viable solution to maintain curling at another location in the City.

Forward Facility Planning



- All repurposing studies require engagement with the community.
- The investment of time, effort and capital to further investigate both a new facility and potential repurposing options should occur in close sequence.
- We do not recommend addressing decommissioning options only when there is funding in place for a new facility.
- Decommissioning and the financial impacts of this are expected to be relevant to the capital and operating equation of any new complex.

Recommendations: Facilities, Buildings & Fields

Plan for Curling:

- Decommission the McIntyre curling rink.
- Maintain City support for both a curling facility and ongoing subsidization of the sport in the community.
- Investigate partnerships to both fund and operate a rink.

Indoor Soccer:

- Evaluate the opportunity for repurposing Mount Joy Arena as a dedicated indoor soccer venue.

Service Delivery

>> Human Resources

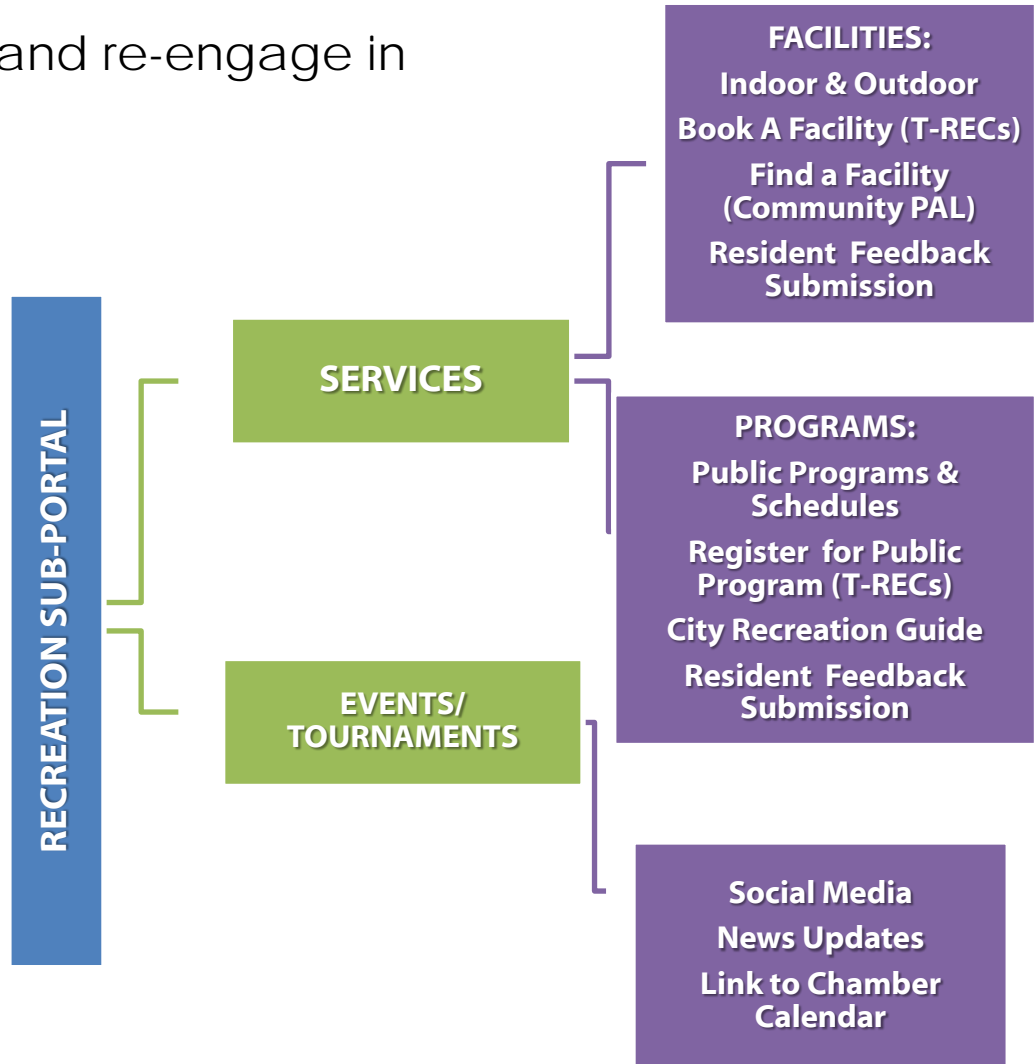
RECREATION DEVELOPMENT: ORGANIZATIONAL ADDITIONS & PRIORITIES



Service Delivery

- Explore new opportunities and re-engage in programming over time

- Develop a comprehensive and dedicated sub-portal for recreation within the existing Residents Portal of the Municipal Website



User Fees & Policies

- Create and Adopt Policy on User Fees:
- Reassess the City's Ice Allocation Policy.

Work on these tasks is underway. In addition to a revision of the City's User Fee Rate Card, our team is also working on the standardization of facility lease and rental agreement templates.



Category 1:
Minor ice, Group
Swimming Lessons

Category 2: Older
Youth, Adults

Category 3:
Commercial Users

Most
Subsidized

Least
Subsidized



User Fees & Policies

The current level of municipal subsidy across major recreation venues (i.e. the City's arenas and indoor pool) is 54% – roughly \$1.7M per annum.

Addressing Cost Recovery:

Scenario 1:

- To move the City's Rate of Cost Recovery from 46% to 50% for major recreation facilities (i.e. a 4% improvement), the City would need to generate an additional \$134,549 per year from user fees.
- The City would need to increase its user fee rates by 9% over and above cost escalation for inflation (3%) over a 3 year-period.

Scenario 2:

- To move the City's Rate of Cost Recovery from 46% to 55% for major recreation facilities (i.e. a 9% improvement), the City would need to generate an additional \$287,365 per year from user fees.
- The City would need to increase its user fee rates by 19% over and above cost escalation for inflation over a 3 year-period.



Question and Answer



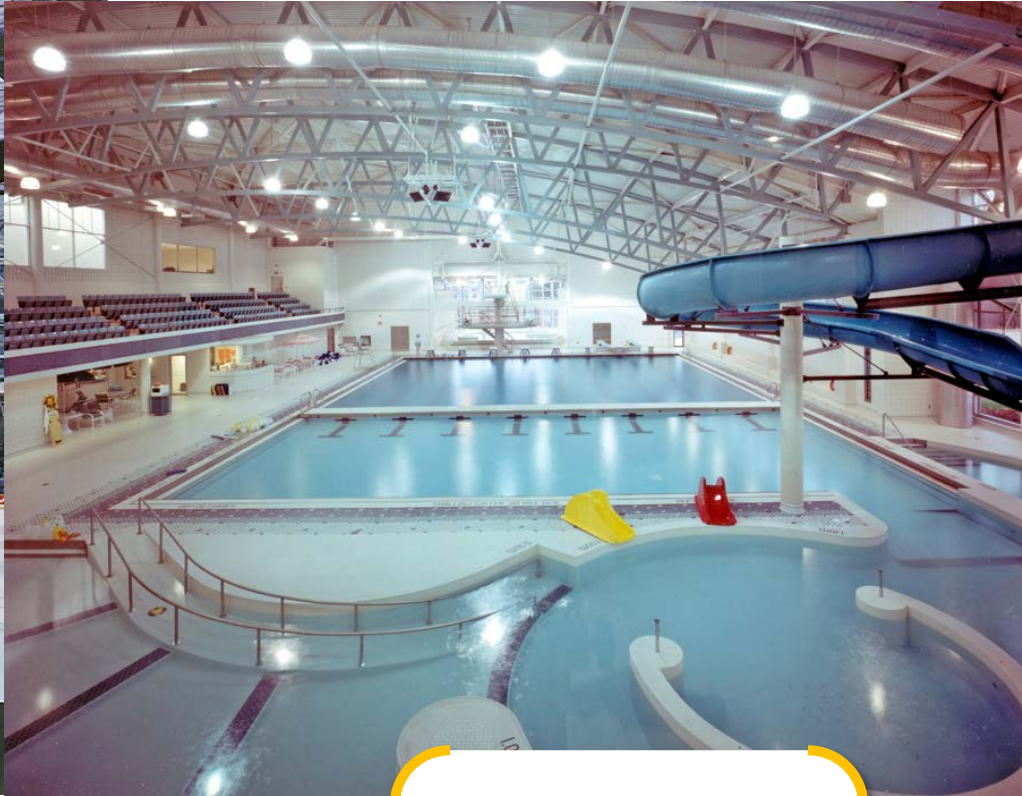
BENEFITS:

**What Other Communities
Are Doing**



Waterloo Memorial Recreation Complex

Waterloo, Ontario



Features:

- Sun Life Financial Arena - Olympic-sized ice surface (100 feet by 200 feet) with 3,400 seats;
- 8 large dressing rooms with showers, 2 referee rooms with showers, a first-aid room, press box, seven concession booths;
- Indoor track above rink;
- Swimplex - indoor swimming pool with a diving tower, waterslide and leisure/splash area.

**TRENDS: Adaptable
Facilities,
Compact/Optimal
Use of Space**



Hamilton South Mountain Complex

Hamilton, Ontario



**TREND: Co-located
Facilities/Recreation Hub**

- 7,178 m² multi-use complex including a 2,430 m² library and a 4,645 m² YMCA.
- YMCA component accommodates aquatics centre, mini-gym, change rooms, multi-use areas and a child care centre.
- Shared facilities include lobby, public washrooms, café, parking, pick-up/drop-off and shipping/receiving.





Magna Centre Multi-Use Recreation Complex
Newmarket, Ontario





**TRENDS: Merging
Competitive &
Community Needs**

- **Built 2007 on greenfield site.**
- 3 storey recreation complex including:
- a 25-metre, eight-lane pool and teaching pool;
- 4 Arenas (three (3) NHL and one (1) Olympic);
- Gymnasium and ancillary and support spaces; and
- 15,000 sq. ft. for recreational programming with additional room allocated for expansion.

Magna Centre Multi-Use Recreation Complex

Newmarket, Ontario