

# Public Information Session

Ilderton Indoor Recreation Facilities Study

## Project Purpose

Middlesex Centre is evaluating short and long-term recreation facility needs in Ilderton and the surrounding area. This involves an assessment of options to renew and/or replace the Ilderton Arena and the identification of other space needs.

## Project Study Questions

This Study will seek to answer important questions such as:

- Should the Ilderton Arena be renovated or replaced?
- What leisure activities are growing and what recreation spaces are needed?
- If a new recreation facility is required, what should it include, where should it be located and how will it be funded?

## About the Session

This is the second Public Information Session for this Project. Tonight's session summarizes the Project's findings to date and presents potential facility options for public comment. Please review the information panels and provide your comments. Feedback can also be e-mailed to **Scott Mairs, Director of Community Services** at [mairs@middlesexcentre.on.ca](mailto:mairs@middlesexcentre.on.ca).



## Project Drivers

The 2012 Middlesex Centre Community Services Master Plan and the 2015 Ilderton Arena Facility Upgrade Feasibility Study identified a need to renovate or replace the Ilderton Arena, which was built in 1972. The cost to upgrade the existing arena has been estimated at over \$6 million, which would include all new support spaces (lobby, change rooms, etc.). This Project will evaluate whether renovating the existing arena or constructing a new facility would represent a better use of public funds.

## Guiding Principles

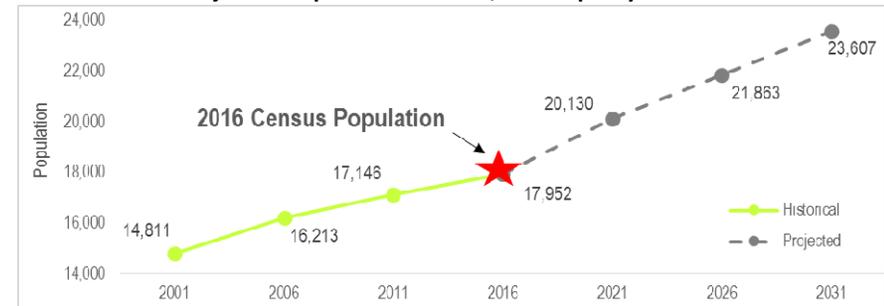
The following guiding principles are used to provide overall direction for this Project.

1. Facilitate Community Recreation
2. Ensure Accessibility
3. Consider Local and Regional Markets
4. Respond to Public and Stakeholder Needs
5. Conform to Legislation and Regulations
6. Be Fiscally Responsible

## Community Profile

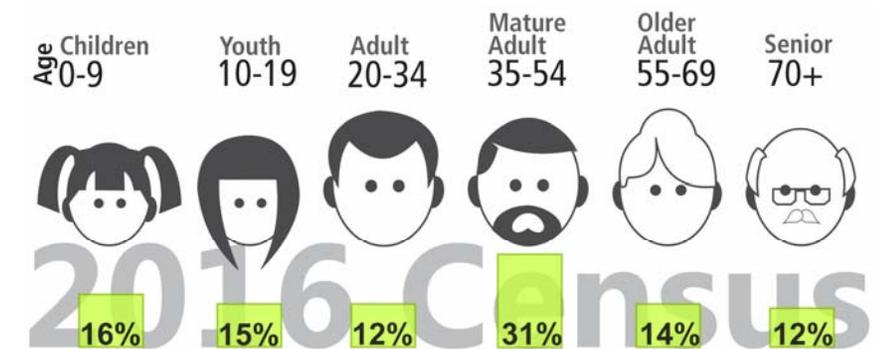
Statistics Canada reported a 2016 Census population of 17,952 for Middlesex Centre and 1,930 for Ilderton. Population figures include Census undercount of 4%.

Historical and Projected Population Growth, Municipality of Middlesex Centre



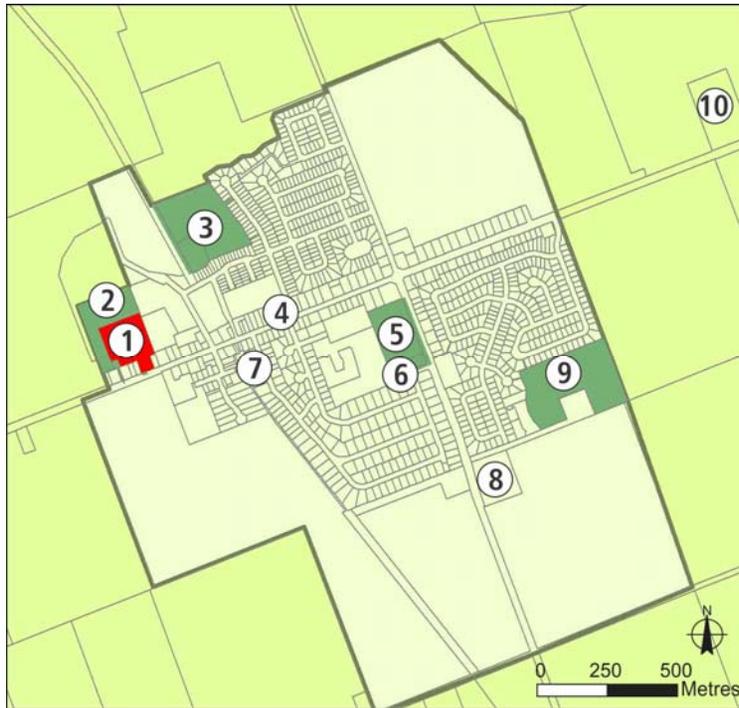
Source: Statistics Canada 2001-2016 Census and Middlesex Centre Official Plan, 2014. Population figures include Census undercount of 4%.

Proportion of Age Makeup in Ilderton, 2016 Census



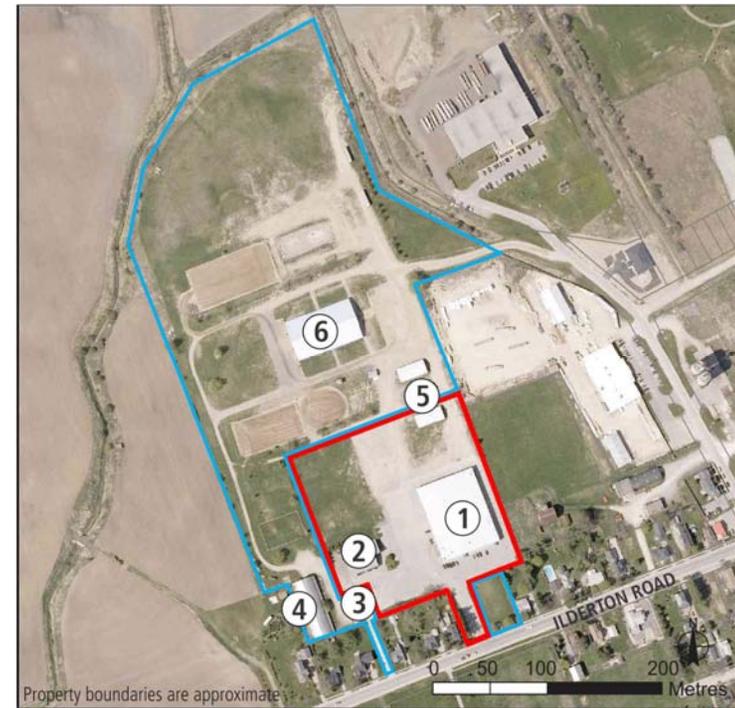
Source: Statistics Canada 2016 Census.

## Ilderton Site Context Map



- |  |                                |
|--|--------------------------------|
| 1. Ilderton Arena and Curling Club<br>Ilderton Community Centre<br>Royal Canadian Legion | 6. Ilderton Branch Library     |
| 2. Ilderton Fair Grounds   | 7. Ilderton-Birr United Church |
| 3. Deer Haven Optimist Park  | 8. Community Bible Church      |
| 4. Walker Hall Fitness & Lifestyle Centre  | 9. Meadowcreek Park            |
| 5. Heritage Park   | 10. Oxbow Public School        |

## Ilderton Arena Site Context Map



- |   |                           |
|---|---------------------------|
| Lands owned by the Municipality         |                           |
| Lands owned by the Agricultural Society |                           |
| 1. Ilderton Arena and Curling Club      | 4. Former Arena / Storage |
| 2. Ilderton Community Centre            | 5. Covered Pavilions (3)  |
| 3. Royal Canadian Legion                | 6. AgriPlex               |

## What We've Heard

The following is a summary of key themes from the input received to date.

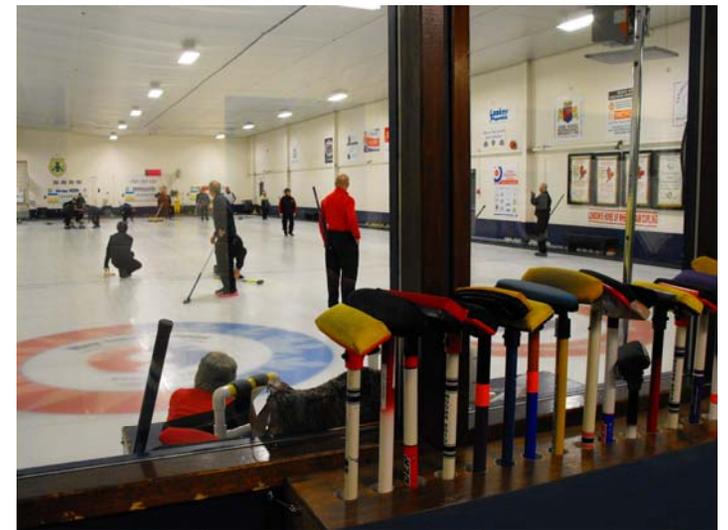
- The Ilderton Arena is a highly valued community asset and is critical to supporting the Ilderton Fall Fair.
- Key attributes are its convenient location and proximity to residential areas.
- The concept of a community hub (whereby residents benefit from a shared service model including recreation and other partnered community services) should be considered.
- Suggested improvements included expanded parking areas, larger change rooms, more storage, larger ice pad size, and cosmetic enhancements.
- Requested facility components include a second ice pad, library, fitness space, gymnasium, indoor aquatics centre, walking track, additional curling sheets, and more.
- Any changes should consider the needs of existing users and partners, including the Agricultural Society and Curling Club.
- Some residents felt that the Ilderton Arena should remain at the existing location to minimize municipal spending.
- Others welcomed a new recreation facility on-site or at an alternative location within the Ilderton community.



## Key Findings to Date

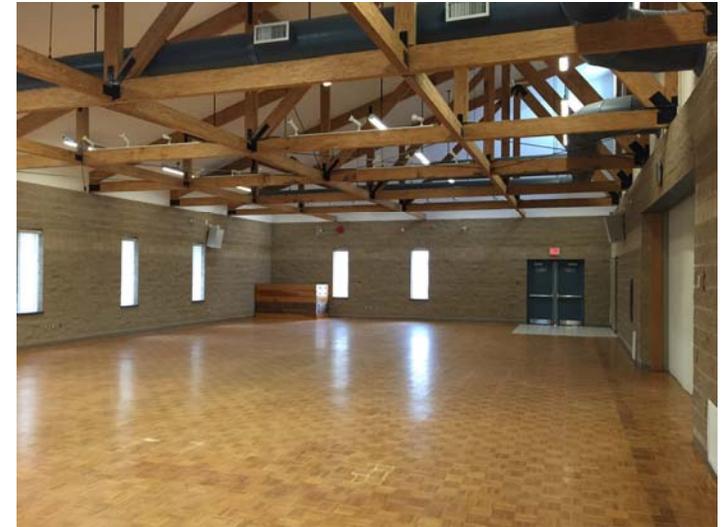
The following findings were concluded throughout the planning process and are presented in no particular order:

- Ilderton is a growing community and is expected to reach approximately 5,000 residents by 2036. As a result, Ilderton may require additional civic and public spaces over time.
- Despite growth, Ilderton cannot likely sustain higher order recreation facilities such as a municipal indoor pool or fitness centre.
- Ilderton Arena is aging and is in need of updates to meet minimum standards (e.g., accessibility, fire, health, etc.).
- The Ilderton Skating Club and Ilderton Minor Hockey Association expressed a desire for approximately 30 hours of additional ice to bolster programming opportunities and to relocate existing ice usage from other municipalities.
- The Ilderton Curling Club is operating at capacity. To support growth and larger curling events, the Club expressed the desire for two additional curling sheets.
- There are requests for an additional ice pad, gymnasium, multi-use space, and more. There may be opportunities to create a community hub consisting of other civic and community services.



## Key Findings to Date (continued..)

- The existing arena lacks an indoor space for various sports, dry-land training, large gatherings, and similar activities.
- Only a modest expansion of the facility could be contemplated given the configuration of the site.
- Development of a new recreation facility would require the building to be located in another position to keep the existing arena open during construction. Discussions with the Agricultural Society and Curling Club will be required to consider options.
- The Municipality does not own another site in Ilderton that would be large enough to construct a new recreation facility.
- If the arena is rebuilt, alternate uses for the existing area or demolition could be considered.
- The timing of major capital improvements or redevelopment is not currently known but is likely to be longer-term as funding will need to be identified and secured. Development charges cannot be used for facility replacement.



## Preliminary Facility Provision Options

Options	Key Changes	Site	Timing / Longevity	Barrier-Free	Potential for Additional Uses / Spaces	Cost
<b>1</b> Maintain Existing Arena, Make Minor Improvements	None	Existing	Short-term	No	No	\$
<b>2</b> Major Renovation of Existing Arena	New Lobby and Change Rooms	Existing	Medium-term	Partial	No	\$\$
<b>3</b> Replace the Arena with a New Recreation Facility on the Current Site	Brand New Facility	Existing, but different placement	Long-term	Full	Yes	\$\$\$
<b>4</b> Construct a New Recreation Facility at Another Location in Ilderton	Brand New Facility	New (TBD)	Long-term	Full	Yes	\$\$\$\$

# Use a sticky note to let us know what you think!

## 1. Which facility provision option do you prefer? Why?

Option 1: Maintain Existing Arena, Make Minor Improvements

Option 2: Major Renovation of Existing Arena

Option 3: Replace the Arena with a New Recreation Facility on the Current Site

Option 4: Construct a New Recreation Facility at Another Location in Ilderton

## 2. Additional Comments

### Next Steps

- Site evaluation
- Capital cost estimates
- Partnership and funding considerations
- Finalize report – Fall 2017