

STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



Report to:	Mayor and Council Members	Priority:	<input type="checkbox"/> High <input type="checkbox"/> Low
Submitted by:	Teresa Behan, Deputy Director Community Services tbehan@cobourg.ca	Meeting Type: Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>	
Meeting Date:	October 4, 2021		
Report No.:	Community Services-061-21		
Submit comments to Council			

Subject/Title: Northumberland Pro Wrestling Memorial Arena Proposal Memo

RECOMMENDATION:

THAT Council receive this report for information purposes: and,

FURTHER THAT Council direct Community Services staff to work with Northumberland Pro Wrestling to facilitate their rental requests at the Cobourg Community Centre while awaiting the recommendations of the Ad hoc committee for the reimagining of the Memorial Arena.

1. STRATEGIC PLAN 2. PUBLIC ENGAGEMENT

This report placed on the agenda and is available ten days before the council meeting.

3. PURPOSE

To provide information based on a letter received to Council July 26, 2021, from Northumberland Pro Wrestling outlining their proposal for the temporary use of the Cobourg Memorial Arena. (Proposal attached.)

4. ORIGIN AND LEGISLATION

Community Services Division

5. BACKGROUND

Prior to the closure of the Memorial Arena a baseline property condition assessment with specialist reviews of the mechanical, electrical, fire and life safety systems, AODA and code compliance was completed in February of 2018. The report noted the building to be in satisfactory condition when considering its age and stated both immediate and long-term maintenance/repair requirements estimating \$6,127,195 over a 25-year term. The Memorial Arena was last used for hockey in 2019 and was fully decommissioned as an active arena in

the spring of 2020 when the refrigeration systems were professionally disabled. The Memorial arena has not been used as a traditional events space since the opening of the Cobourg Community Centre in 2011. Council has authorized the development of an Ad Hoc committee to assist the Town of Cobourg with reimagining the Memorial Arena. The new terms of reference for the Memorial Arena Working Group were endorsed at the September 20, 2021, Committee of the Whole meeting.

6. ANALYSIS

In addition to the 2018 Pinchin property condition assessment report for the Memorial Arena, an additional inspection was completed on September 21, 2021, with the Town of Cobourg Facilities Manager and the Town of Cobourg Accessibility Coordinator. The purpose of the inspection was to evaluate how the Memorial Arena would be accessed as outlined by Northumberland Pro Wrestling in their proposal for the temporary use of the Memorial Arena. The proposal from Northumberland Pro Wrestling states that the Zamboni/loading door would be used to accommodate anyone with accessibility requirements. During the inspection it was noted that the Zamboni/loading door has two differently sloped areas that would make it difficult for someone with mobility issues to enter and exit the arena floor easily. The entrance has an uneven grooved surface making it difficult and dangerous for someone in a wheelchair to safely crossover without risk of injury. Additionally, the entrance has a secondary lip that would require leveling between the base of the ramp and arena floor. The current wooden ramp on the west side of the building does not have adequate pathing to make it barrier free and in the condition report from Pinchin, it is noted that the wooden ramp should be revitalized to be up to code as the wood could be potentially rotting. There is no secondary emergency exit available for anyone with accessibility needs should the Zamboni/loading door or the existing wooden ramp become blocked for any reason.

7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

For staff to make the Memorial Arena available for event purposes additional funds would be required for utility consumption and staffing requirements that were not included in the 2021 budget. Additionally, implementation of the recommended immediate and long-term repairs outlined in the 2018 Pinchin property condition assessment report will need to be considered if the Memorial Arena is to be used as an active event space.

The Memorial arena does not have a modern HVAC system that can efficiently heat the arena floor area. The only heaters currently available to heat the arena floor are gas fired tube heaters which were primarily used for short duration directional space heating of the seating area. The tube heaters have not been used since the closure of the Memorial Arena. The approved 2021 budget has \$7500 allocated for heating the Memorial Arena. The estimated cost of heating the Memorial Arena floor area could increase the utility cost an additional \$7500 to \$15,000 dollars between November and March. Both facility staff and cleaning staff would be required to service the Memorial Arena to have the building used as an event space. The current compliment of facility and cleaning staff cannot adequately service both the Cobourg Community Centre and Memorial Arena simultaneously. The estimated staffing cost is approximately \$658 per event date.

When renting Town facilities fees and charges from the fees and charges by-law 046-2019 schedule are applied.

From the approved Fees and Charges By-Law 046-2019

Item	Cost
CCC- Ticked Event single gym	\$ 475 per day

CCC – Ticked Event double gyms	\$ 950 per day
Memorial Arena Floor	\$ 950 per day

*Additional fees apply to lighting, sound equipment, stage, and pipe and drape as listed in the By-Law schedule 046-2019

8. CONCLUSION

THAT Council direct Community Services staff to work with Northumberland Pro Wrestling to facilitate their rental requests at the Cobourg Community Centre while awaiting the recommendations of the Ad hoc committee for the reimagining of the Memorial Arena.