

COMMUNICATION 131044

Received From: Diane Smithson, Chief Administrative Officer
Addressed To: Committee of the Whole
Date: March 10, 2020
Topic: Closing a Portion of Begley Street Road Allowance

SUMMARY

For the past few years, an expansion to Arena No. 1 at the Neelin Street Community Centre has been discussed and funding included in past years' budgets. Design works undertaken to date indicate that a portion of the Neelin Street Community Centre property is in fact a portion of the Begley Street Road Allowance. In order to properly accommodate the lands into the Neelin Street Community Centre, a portion of the road allowance should be formally closed and merged with the Community Centre property.

BACKGROUND

As Arena No. 1 was built 50 years ago in 1969, it was built with four (4) very small change rooms which do not meet today's requirements under the Ontario Building Code or Accessibility for Ontarians with Disabilities Act. The size and amount of equipment used for hockey today greatly exceeds that used when the facility was first built. With the number of players on a team, the size of equipment bags, and the fact that at the younger levels of hockey, parents are also in the change rooms helping to get their children ready to go onto the ice, the current change rooms are inadequate.

Also, Hockey Canada recently changed the requirements for ice time for Novice level teams for both boys' and girls' hockey. This change means that there will be four (4) teams on the ice at one time for practices and games, using half of the ice surface each, and requiring four (4) change rooms - currently all change rooms in the existing facility each hour. In addition, with many teams incorporating girls, boys and LGBTQ members, the current facility does not allow for separate change rooms to meet users' needs which is a necessity today. Meeting this requirement is particularly difficult when there are tournaments being held in the facility and we have many teams needing to prepare for their games while the teams on the ice still have change rooms in use. The Ontario Recreation Facilities Association also recommends that a minimum of six (6) change rooms be constructed.

An expansion of the Arena No. 1 change rooms on the south side of the Neelin Street Community Centre has been discussed for years. This project will be undertaken in 2020.

COMMENT

Staff has been working with the Architect and Engineers to prepare final drawings for the expansion. During this work and in preparing to apply for the necessary Development Permit Application, it has become evident that a portion of what looks to be the drive aisle adjacent to the parking on the south side of the building adjacent to Begley Street is in fact a portion of the Begley Street Road Allowance.

The proposed new addition will remove the parking and drive aisle on the south side. In order to properly address this situation and meet the setbacks of the Development Permit By-law, staff is recommending that a 3m portion of the Begley Street Road Allowance be closed and added to the facility's property (see attached drawing). From the public's perspective, they will see no difference to either the existing portion of Begley Street used for vehicular traffic, the parking on either side of Begley Street or the sidewalk adjacent to the Neelin Community Centre property along Begley Street.

If staff's recommendation is supported, the following would be next steps:

1. A survey of the portion of the Begley Street road allowance to be closed would be obtained;
2. Per the Town's Notice By-law 56-2007, the Town is required to advertise in the local paper a minimum of 10 days prior to the meeting where the road closure by-law would be considered and notify adjacent owners by letter;
3. Prepare the necessary road closure by-law for consideration by Council;
4. By-law is passed;
5. By-law is registered in the Land Registry Office and the lands would be added legally to the Neelin Street Community Centre lands

FINANCIAL IMPLICATIONS

The costs associated with this recommendation include obtaining a reference plan (survey) of the lands to be closed and the legal costs to add the lands to the current Neelin Street Community Centre lands. The estimated costs for both would be \$5,000 and would be paid for from the Change Room Capital budget of \$1,500,000.

STAFF RECOMMENDATIONS

THAT Council authorize staff proceeding with the steps to close a 3m portion of Begley Street Road Allowance on the south side of the Neelin Community Centre property to accommodate an expansion to Arena No. 1.

ATTACHMENTS

Drawing showing Begley Street Road Allowance lands to be added to Neelin Community Centre property

ARENA ADDITION – PROPERTY LINE ADJUSTMENT REQUIREMENTS

