
Council Minutes

Council Members Present:

Mayor D. Henderson
Councillor J. Baker
Councillor T. Blanchard
Councillor L. Bursey
Councillor P. Deery
Councillor J. Earle (late 8:35 pm)
Councillor J. Fullarton
Councillor M. Kalivas
Councillor D. LeSueur

Staff:

Mr. B. Casselman, City Manager
Mr. C. Cosgrove, Director of Operations
Mr. D. Dick, Director of Corporate Services
Ms. L. Ferguson, Manager of Finance
Ms. S. MacDonald, City Clerk (Recording Secretary)
Mr. M. Wing, Financial Analyst
Ms. M. Pascoe Merkley, Director of Planning
Mr. P. Raabe, Director of Environmental Services
Ms. C. Ward, Financial Analyst

MOTION TO MOVE INTO CLOSED SESSION (6:00 PM)

Moved by: Councillor Blanchard
Seconded by: Councillor Deery

THAT pursuant to *Municipal Act*, 2001, Section 239 Sub. 2 (b), Council resolve itself into the Committee of the Whole, In Camera, closed to the public to consider:

1. personal matters about an identifiable individual, including municipal or local board employees;

CARRIED

REPORT OF THE COMMITTEE OF THE WHOLE IN CAMERA

Moved by: Councillor Deery
Seconded by: Councillor Blanchard

THAT Council rise from Committee of the Whole, In Camera and the Chairman report that all recommendations adopted in Committee of the Whole, In Camera, be adopted.

CARRIED

MAYOR'S REMARKS

Mayor Henderson provided a brief update regarding the Refugee Committee.

DISCLOSURE OF INTEREST

Nil.

ADOPTION OF COUNCIL MINUTES

Moved by: Councillor Deery
Seconded by: Councillor Blanchard

THAT the minutes of the Council Meeting of October 27, 2015 be adopted and circulated as read.

CARRIED

CORRESPONDENCE, COMMUNICATIONS AND PETITIONS

1. **English as a Second Language Week
(Teachers of English as a Second Language Association of Ontario)**

Moved by: Councillor Deery

THAT Council do hereby proclaim November 8, 2015 to November 15, 2015 as "English as a Second Language Week", in the City of Brockville.

CARRIED

2. **Appointments to Boards and Committees
(DBIA)**

Moved by: Councillor Deery

THAT Council authorize the appointment of Nathalie Lavergne to the Downtown Brockville Board of Management (term to expire October 31, 2018); and

THAT the necessary by-law be enacted.

CARRIED

3. **Proposed Downtown Arena Sites
Downtown Business Improvement Area**

Moved by: Councillor Deery

THAT the correspondence from the Downtown Business Improvement Area dated November 5, 2015 regarding Proposed Downtown Arena Sites be received.

CARRIED

4. **Proposed Downtown Arena Sites
Brockville and District Chamber of Commerce**

Moved by: Councillor Deery

THAT the correspondence from Brockville and District Chamber of Commerce dated November 5, 2015 regarding Proposed Downtown Arena Sites be received.

CARRIED

5. **Proposed Downtown Arena Sites
Brockville Museum**

Moved by: Councillor Deery

THAT the correspondence from the Brockville Museum dated November 5, 2015 regarding Proposed Downtown Arena Sites be received.

CARRIED

6. **Homeless Youth Awareness Month
(Councillor Bursey)**

Moved by: Councillor Deery

THAT November be declared Homeless Youth Awareness Month in the City of Brockville.

CARRIED

7. **National Housing Day
(Councillor Bursey)**

Moved by: Councillor Deery

THAT November 22, 2015 be declared National Housing Day in Brockville.

CARRIED

8. **Movember
(Councillor Bursey)**

Moved by: Councillor Deery

THAT November 2015 be declared as Movember month in the City of Brockville; and

THAT the flag be flown at Tunnel Bay November 16, 2015 to November 23, 2015.

CARRIED

DELEGATIONS

1. **United Way of Leeds and Grenville
(Melissa Hillier, Executive Director)**

Ms. Hillier sent her regrets as she was unable to attend the meeting.

REPORTS BOARDS AND COMMITTEES

ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE

Councillor J. Baker, Chair
Councillors L. Bursey, M. Kalivas, D. LeSueur
Meeting held November 3, 2015

EDP - CONSENT AGENDA

Moved by: Councillor Kalivas

THAT the following items, as listed on the Economic Development and Planning Committee agenda are recommended by the Economic Development and Planning Committee to be passed by Consent Agenda

CARRIED

1. **2015-107-11
City Response to Rogers Communications Tower
2399 Parkedale Avenue, Brockville**

THAT Industry Canada be notified that the Corporation of the City of Brockville has no objection to the location of a proposed 40 metre communication tower to be constructed at 2399 Parkedale Avenue, Brockville:

2. **2015-108-11**
Extension of CIP Downtown and Brownfields Programs

THAT the following Downtown Community Improvement Plan Programs be offered until December 31, 2018:

- Tax Increment Equivalent for Rehabilitation and Redevelopment (TIERR) Grant;
- Façade Improvement Grant (FIG); and
- Residential or Commercial Conversion/Rehabilitation (RCCR) Grant.

THAT the following Brownfields Community Improvement Plan Programs be offered until December 31, 2018:

- Brownfields Remediation Tax Increment Equivalent Grant (TIEG);
- Environmental Remediation Tax Cancellation Assistance Program (BFTIP)

3. **2015-109-11**
Proposed Zoning By-Law Amendment Brockville General Hospital Expansion 70, 75, 80, 94, 100, and 108 Charles Street, 94, 100, 118, 126, 134, 150, 152, 156 and 156a Bartholomew Street, and 150 And 156 Pearl Street East, City of Brockville Owner: Brockville General Hospital Applicant: Fotenn Consultants Inc.

THAT Zoning By-law 050-2014 be amended to rezone lands with municipal addresses 70, 75, 80, 94, 100, and 108 Charles Street; 94, 100, 118, 126, 134, 150, 152, 156 and 156A Bartholomew Street; and 150 and 156 Pearl Street East from their current respective zones to I1 – General Institutional Special Exception Zone to establish zone provisions and development standards to facilitate the Brockville General Hospital's redevelopment project.

4. **2015-110-11**
Proposed Amendment to Sign By-law 84-89, 10 Glenn Wood Place, Owner: Brock-King Properties (Westdale Properties)

THAT City of Brockville Sign By-law 84-89 be amended to permit a backlit ground sign with a maximum sign area of 1.94 m² (per side) and advertising permitted on one (1) side only.

5. **2015-111-11**
Proposed Amendment to Sign By-law 84-89, 790 Laurier Blvd.,
Owner: Brock-King Properties (Westdale Properties)

THAT City of Brockville Sign By-law 84-89 be amended to permit four (4) backlit ground signs, each with a maximum sign area of 3.88 m2 to be located at 790 Laurier Blvd., City of Brockville.

6. **2015-113-11**
Encroachment Agreement and Front Yard Parking Agreement
10 Elm Street, Brockville

THAT Council authorize the Mayor and Clerk to execute an encroachment agreement with Mr. Terry Stranges, 10 Elm Street, Brockville, for the encroachment of a portion of a shed that encroaches onto the Elm Street road allowance to a maximum of 3.71 metres (12.2 ft.) and onto the rear open space area to a maximum of 3.2 metres (10.5 ft.) and a front yard parking pad, that encroaches onto the Elm Street road allowance to a maximum of 5.38 metres (17.7 ft.) in length.

EDP - REGULAR AGENDA

1. **2015-112-11**

Moved by: Councillor Baker

THAT the Brockville Memorial Centre lands in addition to location(s) in downtown Brockville be considered for the new ice pad; and

THAT preliminary reports be developed identifying approximate costs, benefits and challenges on each site; and

THAT a walking track be incorporated into the design of the new ice pads.

CARRIED

Councillor Baker distributed a report from the Twinpad Committee providing background for their recommendation.

STAFF REPORTS

1. Introduction to 2016 Budget Operating & Capital

Mr. Dick provided an introductory overview of the 2016 budget.

Councillor Earle arrived at the meeting (8:30 pm).

Councillor Kalivas exited the meeting (8:35 pm).

Telephony VOIP

Moved by: Councillor LeSueur

THAT the RFP for Telephone VOIP be prepared and sent out as soon as possible to have the project ready once the budget is approved.

CARRIED

NEW BUSINESS - REPORT FROM MEMBERS OF COUNCIL

Nil.

UNFINISHED BUSINESSNIL.

Nil.

EMERGENCY BUSINESS

Nil.

BY-LAWS

091-2015 A By-law to amend 085-2014 Being a By-law to Appoint Members to Various Boards and Commissions (DBIA)

READING OF THE BYLAWS

Moved by: Councillor LeSueur
Seconded by: Councillor Fullarton

THAT By-law Numbered 091-2015 be introduced and the same be now read a first, second and third time, signed by the Mayor and Clerk, sealed with the Seal of the Corporation and be recorded.

CARRIED

CONFIRMATORY BYLAW

Moved by: Councillor LeSueur
Seconded by: Councillor Fullarton

THAT By-law Number 092-2015 to confirm the Proceedings of Council at its meeting held on November 10, 2015 be read a first, second and third time, signed by the Mayor and Clerk, sealed with the Seal of the Corporation and be recorded.

CARRIED

MAYOR'S ANNOUNCEMENTS

MEDIA QUESTION PERIOD

ADJOURNMENT

Moved by: Councillor LeSueur
Seconded by: Councillor Fullarton

THAT Council adjourn its proceedings until the next special (budget) meeting scheduled for November 17, 2015.

CARRIED

The meeting adjourned at 9:07 pm.

Mayor

City Clerk

Background

This recommendation is the culmination of two different advisory groups tasked with bringing the planned replacement of the Centennial Youth Arena to fruition. As the replacement was placed in the Capital Budget more than a decade ago and confirmed as a project Council wanted to pursue in the last term of Council, the need to investigate how best to replace the Arena was required as it would be a substantial project in both scope and dollar value.

At that time council asked the existing arena advisory committee with myself as an added member to investigate the need to replace the arena or determine if it could be maintained and have its life extended. That committee reviewed existing reports on the arenas operations, short and long term needs and consulted with the current and past Arena managers. That committee also participated in a tour of our facilities and then toured recently built arenas within in Eastern Ontario. We engaged those involved in recent builds to understand the issues they encountered and to develop a list of best practices. As a result of this research that committee recommended to council that the Youth Arena should be replaced as planned. Some of the reasons were:

- Ice surface size is too small to accommodate adult hockey and speed skating activities leaving the city in a competitive disadvantage with area facilities.
- Insufficient sizes of players benches and dressing rooms.
- No accessible indoor viewing areas available in either city facility
- Potential costs for structural repairs to Youth Arena deemed to make cost of maintaining less viable.
- General layout of arena in that all patrons enter from back door and need to walk down a long narrow corridor to access the dressing rooms, public washrooms, upstairs hall, board room, or canteen, at the front of the building.
- The image of this building is dated and is not in keeping with the image the City wants to project to its users and visitors.

Council then asked that same committee of Council to investigate if our existing two ice surfaces were sufficient for the city's present or future needs. The committee enlisted the help of the Queen's School of Business to compile a report where current ice users were interviewed as to their needs. The results back were that 80% of currently defined "prime time" ice made available by a third surface would be sold to existing users alone. It also noted there were a number of regional associations and potential local groups who had extremely limited and/or no access to ice in Brockville at all. A second study undertaken by the Queens School of Business then interviewed members of the public at multiple locations in the city to complete a sample of the community's willingness to support a new arena build. Both Queens' reports have previously been tabled with council.

Mayor Henderson then formed a new committee to advance the design and build plans to get the project shovel ready. Sitting on that committee are three current members of council and three members of the former arena advisory committee.

In working towards the mandate given to us by council the committee then heard delegations from private business interests as well as at least two design/build firms with multiple arena builds in their portfolio. It is our intention to engage a firm to further the design element of a potential new arena for council's review. In doing so the committee was recommending to council to reduce the site options to the Memorial Centre as it offered the city the most flexibility moving forward.

Some key points the committee considered:

- Existing ownership/access of the required land
- Land could accommodate the addition of 1 ice surface if decision was to simply replace and not add to the existing arena space or 2 ice surfaces if desired
- Additional operational synergies having all ice facilities at one location
- Benefit to being able to create a centre for ice activities and offseason events such as festivals and trade shows.
- Needed improvements to the existing memorial centre could be combined cost effectively with the expansion solving two recreational issues at one time.
- Building on privately owned sites increases costs of project by land acquisition price, cost to rezone, and servicing costs if applicable.
- Private land acquisition also potentially changes timelines to have project shovel ready and able to apply for grants.
- No indication land large enough to accommodate a facility is even currently available within the preferred downtown zone.

The committee discussed 4 to 5 specific downtown sites (all privately owned) and certainly understand the merits of locating an arena south of the 401. Further the committee has no serious objections to continuing on pursuing the multiple options for this project but we would benefit from some guidance from council on the following.

- An appreciation that the cost of developing plans for multiple structure sizes and multiple locations will be more expensive than if we narrowed the focus.
- That the committee believes a Greenfield site would need to be a minimum of a twin pad facility and that building one stand alone arena at a site other than the Memorial Centre is not practical.
- That any new arenas being built would not be intended as stadium style arenas and that the Memorial Centre would continue to be our large crowd facility.
- That any new arenas be full sized ice surfaces with spectator capacity being roughly the same as the current Youth Arena. The committee does not recommend the build of what is commonly referred to as a practice ice surface based on the best practices learned from other facilities.

Conclusion

The committee is proceeding with the understanding that any new build be limited to ice surfaces and some form of athletic walking track. The only other amenity that has even been discussed is the potential need/want for a small therapy pool. There is not an intention to include a community hall which is currently available at the Memorial Centre or provide space for any other major tenants at this time. The new build is not intended to compete with other facilities such as commercial rental space, public swimming pools, private gyms, professional medical services etc. This direction is needed so the design of the structure can be contemplated. This would not preclude the addition of such smaller items as a community room similar to the one located at the Laurier Fire Hall, storage areas for users or even smaller tenants such as a skate sharpening pro shop and canteen areas. At no time has the committee discussed the inclusion of any other city department into a future build such as the Museum. If this is something we are to explore direction should be given to the committee to do so.

The committee has also been working with the understanding that any project would require upper tier government support to proceed and are trying to get the project planned, designed and budgeted so it can present options to Council to discuss and vote on. Once the project is shovel ready it will be able to apply for government funding as it becomes available which is more likely now that a Federal Liberal government has been elected and infrastructure spending was one of its stated goals.

It is our intention to have these options completed and presented to Council within approximately 6 months but adding multiple options and locations may delay that delivery beyond this time frame.

Respectfully submitted

Jason Baker - Chair
Council Standing Committee on Arenas

2016 Budget List of Items for Discussion

Meeting of November 10, 2015

1. Fiscal Policy contribution \$100,000 (Councillor Blanchard)
2. Creation of winter control reserve fund (Councillor Blanchard)
3. Capital contribution (\$300,000) and \$97,000 OCIF grant (Councillor Blanchard)

2016 Budget
List of Requests for Information

Meeting of November 10, 2015

1. Previous 10 year actual winter control operations expenses (C. Cosgrove)