



Date: June 22, 2023

To: Committee of the Whole (COTW)

Author: Terry Fink, Special Projects Coordinator

RE: Facilities Assessment – Kingsville Recreation Complex and Arena

COMMITTEE OF THE WHOLE

RECOMMENDED ACTION

1. That Administration **BE DIRECTED** to obtain an engineering report for a structural analysis regarding the lifecycle of the Kingsville Recreation Complex and Arena.

BACKGROUND

Facility Description:

The Kingsville Recreation Complex began its development over 50 years ago. Today, the complex sits on a 55-acre parcel of land accessible from Jasperson Drive and Road 2 East.

The Complex includes a single pad arena built in 1974 and renovated to include community spaces in 2010, 14 soccer pitches, 6 baseball diamonds, 4 tennis courts built with support from the Kingsville Tennis Association, as well as 8 pickleball courts, 2 bocce courts and a newly constructed 4-acre dog park on the north side of Road 2. Two baseball diamonds and the tennis courts are lit. There are approximately 300 parking spaces in total between the Arena and sports fields.

The Arena facility includes an auditorium with a capacity of approximately 380 people (non-fixed seats) and three Community Rooms each having a capacity of approximately 100 people (non-fixed seats). In 2022, one of the Community Rooms was repurposed to house municipal offices. The Arena seats approximately 500 visitors. The Arena also includes staff offices and six dressing rooms.

The Outdoor Pavilion is approximately 2,205 sq.ft. and includes storage space and washrooms.

The Parks and Recreation yard and workshop/pole barn are also co-located to the rear of the Arena.

Facility Use:

The primary users of the Recreation Complex are the Sports User Groups, which rent spaces based on their membership and schedules.

Kingsville Recreation Complex		
Soccer	400 hrs/week	Kingsville Travel Soccer Overtime Athletics Little Kickers SC United Windsor Rugby Farm Worker Soccer
Baseball	382 hrs/week	Kingsville Minor Baseball Kingsville Men's Slo-Pitch KDHS Girls KDHS Boys
Ice	58.5 hrs/week	Skate Kingsville Erie North Shore Hockey/KMHA South County Predators Kingsville Monday Night (KPHL) Kingsville Kolts Rusty Blade League KDHS Girls KDHS Boys
	21 hrs/week	Community Use (Learn to Skate, Open Skate, Home School Skating, etc.)

As noted, the Parks and Recreation yard and workshop are co-located to the rear of the Arena. This is the primary work area for Town Parks and Recreation staff and houses all parks and recreation equipment, trucks, tractors, mowers, a workshop, as well as storage of picnic tables, garbage and recycling cans, clay/gravel/wood chips, as well as fuel and chemical storage.

Financial Considerations:

Kingsville Recreation Complex & Arena	2019	2020	2021	2022
	Actuals	Actuals	Actuals	Actuals
Revenue	\$ 12,358	\$ 66,553	\$ 140,096	\$ 298,522
Operating Expenses	\$ 1,137,620	\$ 1,048,903	\$ 944,892	\$ 1,194,431
Net Operating Revenue (Expense)	\$ (825,262)	\$ (882,350)	\$ (804,797)	\$ (895,908)

The replacement value for facilities within the Kingsville Recreation Complex includes \$16,640,000 for the Arena, \$126,000 for the Outdoor Pavilion, and \$688,750 for park storage and related facilities.

DISCUSSION

Needs Assessment:

The Kingsville Recreation Complex is aging but has benefitted from some capital investment over the years. Sports fields have been upgraded through grant and Town capital funding, though they are not drained as is common for sports fields which causes issues in the spring in particular when fields are most heavily used.

Arena upgrades have included a new chiller, de-humidifier and other life cycle replacements; but have not captured broader needs associated with the age of the facility. This is evidenced by the unexpected (and unplanned) ice pad replacement project in 2023. Based on the age of the facility, and engineering assessments, the arena roof is nearing the end of its life cycle, and will likely require replacement in the coming years. Ice plant compressors require reconditioning and replacement (one scheduled for 2023/24). The general condition of the lobby and washrooms, which do not fully meet accessibility requirements, offices, canteen, user group storage areas, and other spaces in the arena is dated and will require upgrades.

As reported in the PRAC Master Plan (2018), across Essex County (excluding Windsor), the average provision rate of municipal arenas is estimated at one ice pad per 11,400 residents. Kingsville's provision ratio is 1:22,500 residents. Further, the plan reported that approximately 1/3 of households participated in hockey or figure skating and though across Canada, ice sport participation has stabilized or is declining, Kingsville's ice user groups all note their membership is increasing. For that reason, groups have expressed concern that population and program growth will generate additional demand that may not be able to be accommodated locally forcing them to look outside Kingsville for ice use. The PRAC Master Plan noted capacity issues at the arena during prime times, but did not project population (and associated user growth) to future needs. However, based on projected population growth and increasing membership trends in Kingsville, combined with the age of the facility (which was also

not discussed in the context of ice needs in the PRAC Master Plan), it is recommended that a Recreation Needs Analysis be included in an updated Parks and Recreation Master Plan.

The PRAC Master Plan also noted the benefits of co-locating gymnasiums, multi-use rooms and other community spaces in the provision of modern recreation facilities. The development of stand-alone or single-purpose spaces is generally discouraged to avoid operational inefficiencies and limited appeal. Multipurpose spaces can enhance cross-programming opportunities for public and private functions, and achieve economies of scale relating to facility construction, maintenance and management. Across the province, gymnasiums are in demand as they provide flexible space within which a variety of activities can be scheduled; the current provision level in Essex County is one municipal gymnasium per 32,000 persons. Based on the projected population, and as confirmed by the community as a top priority in the PRAC Master Plan, the lack of a gymnasium is limiting for Kingsville.

As noted, outdoor spaces do not have drainage systems, which make it challenging to use following rain events. This disrupts schedules and impacts staff operations and maintenance abilities. PRAC noted that fields met capacity but increased growth, and increased population, will likely exceed capacity for baseball and to a lesser extent soccer, but further that there is a need for improved field quality and supporting infrastructure. The challenge at the Kingsville Recreation Complex is that there is no room for field expansion, no room for additional parking (which is already underserved) and no room for additional facilities without impacting fields.

The PRAC Master Plan did also note that the Town's six tennis courts should be sufficient to meet demand. In response to the Master Plan, and demand from residents, the Town did build 8 pickleball courts in partnership with the Kingsville Pickleball Association. Growth of this activity globally and in Kingsville suggests that additional facilities may be required in the future.

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REVIEWED BY:



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