

Municipality of Chatham-Kent
Community Human Services Department
Community Attraction and Leisure Services – Recreation Facilities

To: Mayor and Members of Council
From: Evelyn Bish, Director, Community Attraction and Leisure Services
Scott Mailing, Manager, Special Projects, Recreation Facilities
Date: January 17, 2018
Subject: Chatham-Kent Arena Upgrades

Recommendation

It is recommended that:

1. The \$2M Wallaceburg Arena renovation project, funded through the Arena Lifecycle Budget, be approved to proceed in 2018.

Background

There have been a number of arena reports presented to Council over the years.

The following motions are relevant to this report:

June 22, 2015

1. An Ontario Hockey League arena not be pursued for the reasons listed in this report.
Failed
2. The expenditure of the \$100,000 Hockeyville proceeds be decided in the next Arena report to Council. **Carried**
3. Council advise administration as to information required for the next Arena report to Council, in order for Council to make an informed decision on other arena options.
Carried
4. In the next Arena report administration examine options and costs to upgrading the Memorial Arena. **Amendment Carried**
5. Administration bring forward a report on deficiencies in all arenas. **Amendment Carried**

January 28, 2016

1. The proposed projects for the expenditure of the \$100,000 Kraft Hockeyville proceeds for Memorial Arena be approved. **Approved**
2. Only funds to address minimum upgrades at Memorial Arena be expended, based on the findings of the attached report from the International Coliseums Company. **Approved**

These two reports have been sent to Council electronically.

Comments

a) General Arena Upgrades

All arena equipment is evaluated annually based on usage and age, and determinations are made as to which replacements / improvements are required to keep the arenas fully functional and as current as possible.

Attachment A indicates the larger improvements that have been made over the past 10 years in each arena, funded through the Capital and Arena Lifecycle Budgets.

Attachment B indicates the replacements / improvements that will need to be made at each arena over the next 10 years, based on industry standards of life expectancy. These costs will be funded through by the Arena Lifecycle Budget.

Over the years, staff have identified accessible needs in each building and have been making improvements on an ongoing basis. Staff's understanding of the 2025 **Accessibility for Ontarians with Disabilities Act** (AODA) is that existing buildings and public spaces with no significant renovation or construction work planned are not affected by the Act. If a building or public space is undergoing a planned significant renovation, the renovation or construction must include bringing the affected area of the building into compliance.

Although most arenas will not require significant renovations or construction work, staff commissioned an Accessibility (Barrier Free) Assessment to determine if there are any accessibility concerns. Attachment C shows that most accessible items have been addressed or currently require no action to meet legislative requirements. Administration will continue to monitor provincial regulations and public demand, and will inform Council if further action is required.

It should be noted that all arenas have adequate dressing room space for all users in accordance with the Ontario Recreation Facilities Association recommendations for proper square footage.

Other than what is discussed in Section C, staff are not recommending the closure of any arenas unless the demand for the facility declines to the point where it is unsustainable to

operate, or major repairs are required. At that point, staff will bring a report to Council to recommend either repurposing the facility or closure.

b) Wallaceburg Arena

On November 3, 2017, the Wallaceburg Arena renovation building design concepts prepared by ROAstudio Inc. was approved by Council. These design concepts included:

- Expand the front lobby area and build new fully accessible male/female washrooms as well as a family change room.
- Install a new elevator; modify upstairs area to accept elevator entrance into the Jack Bachus Mezzanine; utilize former sports store area to house the mechanical/elevator enclosure.
- Reconfigure the dressing rooms on the west side, keeping the one furthest south and removing the other two to be replaced by a canteen area – this expands the canteen reception and service area to improve accessibility and functionality.
- Build three new dressing rooms on the west side of the building.
- Develop an ice level viewing area for spectators with limited mobility that supports full viewing of the ice surface.

It is recommended that the renovations to the Wallaceburg Arena proceed in 2018, to be completed in 2019.

If approved, the timing is as follows:

Action	Timing
Design and drawings; tender process; Council approval; Contractor preparation	February 5, 2018 - June 30, 2018
Construction period	July 1, 2018 - April 1, 2019 <ul style="list-style-type: none"> · Dressing Room Additions: July 1, 2018 - April 1, 2019 · Lobby Renovations: April 1, 2019 - September 1, 2019

This schedule will not displace ice users. The Wallaceburg Red Devils Lacrosse team has been consulted and will be accommodated in Dresden for their 2019 season.

The cost is estimated to be \$2M, funded as follows:

Fund Source	Amount
2018 Arena Lifecycle Budget	\$ 1.2M
2019 Arena Lifecycle Budget	\$ 800,000
Total	\$2M

It is not anticipated there will be significant additional operating expenses due to the usage of energy efficient components.

c) Twin Pad Arena

The recommendations in the 2010 Parks and Recreation Master Plan stated that a new twin pad arena should be built that will replace William K. Erickson and Memorial Arenas, as follows:

- Two ice pads of 85' x 200' each
 - § One arena - seating for 200
 - § One arena - seating for 2,000
- Both with appropriate dressing rooms, heated viewing areas, etc.

Having one enclosed facility versus two independent facilities provides operational efficiencies and is more cost effective, as follows:

- One refrigeration plant versus two independent plants
- One ice resurfer/Zamboni with one back up versus two ice resurfacers and a back-up
- Staffing efficiencies with one set of staff capable of handling both surfaces in the twin pad versus two sets of staff to operate two facilities. This would include operations, maintenance and concession workers
- Ongoing maintenance efficiencies - one snow melt pit in the twin pad versus one snow melt pit in each facility; one skate rental operation for the twin pad versus one skate rental operation in each of the independent facilities

The June 22, 2015 Arena report discussed the pros, cons and costs of various arena sizes in detail. This section is included for Council's information. Administration will return to Council within the next few months with recommendations on a twin pad arena. The following summarizes the costs in 2017 dollars.

1. Entertainment Centre Twin Pad Arena (4,000 seats for one pad, 200 seats for second pad)

Capital Costs: \$52M - \$56M

- Does not include:
 - § land acquisition or site remediation costs
 - § grants, donations, fundraising or sponsorship dollars

Operating Costs:

- It is difficult to forecast the operating costs of an entertainment centre arena, due to a variety of factors such as:
 - § securing an anchor tenant and the terms of the tenant agreement
 - § the number of additional non-anchor tenant events

- In consultation with a regional comparator, staff have learned they incur an annual operating deficit of \$600K - \$1M due to the following factors:
 - § 80 - 82 large events are required each year to break even
 - § an anchor tenant with favourable lease terms produces 36 event nights
 - § staff attract and produce an additional 12 events per year
 - § this creates a shortfall of 33 events per year
- In a 2017 report written by PwC Canada for the Greater City of Sudbury, it identified that the operating deficit for a proposed 5,800 seat Sports and Entertainment Centre would be \$655,700 in Year 1, increasing to \$825,000 in Year 5. The report also included the operating deficit of comparable facilities, as follows:
 - § Essar Centre, Sault St. Marie - \$592,100 (2016)
 - § Meridian Centre, St. Catherines - \$440,000 (2016)
 - § GM Centre, Oshawa - \$397,700 (2016)

2. Community Twin Pad Arena (2,000 seats for one pad; 200 seats for second pad)

Capital Costs: \$26M - \$28M

- Does not include
 - § land acquisition or site remediation costs
 - § grants, donations, fundraising or sponsorship dollars

Operating Costs:

- Operating costs vary depending on individual facility amenities
- The community arena would have approximately the same number of seats as William K. Erickson and Memorial Arenas
- Their combined annual operating deficit is approximately \$100,000 (including Lifecycle).
- It is anticipated that the twin pad arena operating deficit would be similar or less than the two stand-alone facilities, due to the operating efficiencies already identified.

The capital cost of the twin pad arena would be debt financed. It is anticipated there will be alternative revenue opportunities to pursue.

One of the main grants that has been identified is as follows:

- The Integrated Bilateral Agreements initiative under the Investing in Canada Plan contains a funding stream for Community, Culture and Recreation Infrastructure. Details will be available in 2018.
- This federal investment includes funding \$1.3 billion for community, culture and recreation infrastructure to be delivered over the next 11 years. The Federal Government has allocated \$407 million under this stream to the Government of Ontario.

- Funding will support infrastructure projects that improve social inclusion and civic engagement. These investments will include new, expanded or renewed community hubs and centres, cultural and recreational installations and facilities.
- Percentages identified to date: up to 40% Federal contribution; minimum 33.3% Provincial contribution for selected projects, leaving approximately 26% for municipal requirements

William K. Erickson and Memorial Arenas would be operational until the new arena is built.

Areas of Strategic Focus and Critical Success Factors

The recommendation in this report supports the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

Consultation

ROAstudio Inc. provided the Accessibility (Barrier Free) Assessment.

Wallaceburg Arena users have been consulted on the potential arena renovations.

Mr. Rick Kozuback, President, International Coliseums Company provided the updated estimated capital and operations costs on twin pad arenas.

Financial Implications

The \$2M Wallaceburg Arena renovation project (\$1.2M in 2018 and \$800,000 in 2019) would be funded through the Arenas Lifecycle Budget.

Prepared by:

Reviewed by:

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Recreation Facilities

Evelyn Bish, Director
Community Attraction and Leisure Services

Reviewed by:

Dr. April Rietdyk, RN, BScN, MHS, PhD PUBH
General Manager
Community Human Services Department

Attachments:

- A – CK Arenas Lifecycle Expense – Past 10 Years
- B – CK Arenas Forecasted Expenses – Next 10 Years
- C – Summary of ROA Studio Inc. Building Assessment Report, Jan. 8, 2018

- c. ROAstudio Inc.
Mr. Rick Kozuback, President, International Coliseums Company

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Lifecycle Projects Summary for Chatham-Kent Arenas 2006 - 2017

Location	Lifecycle Projects	2006-2017 Investments
Blenheim Arena	Low e-ceiling, condenser, rear roof, dasher boards, electrical panel, compressor, T12- T8 lighting conversion, Blue Line room renovations, rubber flooring, desiccant dehumidifier, dressing room benches etc.	\$ 922,495
Bothwell Arena	Low e-ceiling, dressing rooms and storage room renovations, compressor, washroom upgrades, ice surface lights, furnace, heater, T12 - T8 light conversion, accessible doors, roof repairs, main header replacement, etc. Note: 2009 dressing room additions of \$650,000: Capital Budget \$475,000, Lifecycle Budget \$175,000	\$ 597,812
Dresden Arena	Compressor, flat roof repairs, HVAC, terrazzo floors in hall, desiccant air unit, ice surface lighting, sound system, T12 - T8 light conversion, replace arena boards, condenser, low e-ceiling, HVAC repairs, door replacement, washroom upgrades, dressing room heaters, mixing valves, lobby glass replacement, interior door replacements, washroom upgrades, dressing room floor replacement, etc.	\$ 593,327
Memorial Arena	Dasher boards, netting, Ice surface lighting, rubber flooring, T12 - T8 light conversion, condenser, energy upgrade to 5000E unit, etc.	\$ 456,872
Thames Campus Arena	Condenser, desiccant dehumidifier, rubber flooring, Ice surface light upgrade, low e-ceiling, T12 - T8 light conversion, compressor overhaul, washroom upgrades, door replacement, accessibility upgrades etc.	\$ 501,872
Erickson Arena	Low e-ceiling, partial roof replacement, compressor, condenser, ice surface lighting, T12 - T8 light conversion, exhaust fans, heaters, roof and siding replacement, etc.	\$ 557,261
Ridgetown Arena	Emergency lighting, roof replacement, Ice surface upgrade, chiller, rink board replacement, T12 - T8 light conversion, accessible doors, rubber flooring, refrigeration panel, lighting replacement, engineered air unit replacement, etc.	\$ 390,384
Tilbury Arena	Netting, low e-ceiling, ice surface lighting, roof repairs, sound system, desiccant dehumidification system, HVAC replacement, condenser, rubber flooring, arena board skinning, T12 - T 8 light conversion, washroom upgrades, lighting upgrades, etc.	\$ 731,615
Wheatley Arena	Board repairs, ice surface lighting upgrade, Low e-ceiling, soft start rubber flooring, metal cladding exterior, compressor, sound system, T12-T8 light conversion, telescopic entrance doors, zamboni room heating unit, etc.	\$ 812,533
Wallaceburg Arena	Netting, sound system, automatic doors, furnace replacement, Ice surface lighting, compressor, replacement of flooring in hall, floating head pressure controller, partial roof and gutter replacement, compressor upgrade, interior door replacement, rubber flooring replacement, etc. Note: 2004 arena floor replacement through captial funding \$340,000	\$ 419,410
	Lifecycle	\$ 5,983,581
	Capital	\$ 815,000
Total	2006-2017	\$ 6,798,581

Lifecycle Projects for Chatham-Kent Arenas - Forecasted Expenses 2018 - 2027

Attachment B

Blenheim Arena Built 1978	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total 10 yr Forecast
Ice Making Plant	\$ 80,000										
HVAC			\$ 83,000								
Header					\$ 30,000						
Floor			\$ 500,000								
Boards & Glass											
Roof			\$ 350,000								
Dehumidifiers											
Lights	\$ 30,000										
Interior											
Exterior			\$ 50,000								
Windows											
Low E-Ceiling				\$ 25,000							
Other											
Total	\$ 110,000	\$ -	\$ 983,000	\$ 25,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,148,000

Bothwell Arena Built 1972	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total 10 yr Forecast
Ice Making Plant					\$ 50,000	\$ 55,000		\$ 75,000			
HVAC										\$ 14,000	
Header							\$ 30,000				
Floor			\$ 750,000								
Boards & Glass											
Roof											
Dehumidifiers					\$ 30,000						
Lights								\$ 30,000			
Interior	\$ 30,000										
Exterior											
Windows	\$ 1,000										
Low E-Ceiling									\$ 25,000		
Other											
Total	\$ 31,000	\$ -	\$ 750,000	\$ -	\$ 80,000	\$ 55,000	\$ 30,000	\$ 105,000	\$ 25,000	\$ 14,000	\$ 1,090,000

Lifecycle Projects for Chatham-Kent Arenas - Forecasted Expenses 2018 - 2027

Attachment B

Chatham Memorial Arena Built 1949	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total 10 yr Forecast
Ice Making Plant	\$ 50,000			\$ 25,000	\$ 60,000	\$ 75,000			\$ 10,000		
HVAC		\$ 10,000									
Header			\$ 30,000								
Floor											
Boards & Glass											
Roof			\$ 350,000								
Dehumidifiers		\$ 90,000							\$ 60,000		
Lights											
Interior											
Exterior											
Windows											
Low E-Ceiling											
Other											
Total	\$ 50,000	\$ 100,000	\$ 380,000	\$ 25,000	\$ 60,000	\$ 75,000	\$ -	\$ -	\$ 70,000	\$ -	\$ 760,000

Thames Campus Arena Built 1991	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total 10 yr Forecast
Ice Making Plant											
HVAC					\$ 75,000						
Header			\$ 30,000								
Floor					\$ 500,000						
Boards & Glass					\$ 150,000						
Roof		\$ 100,000									
Dehumidifiers											
Lights											
Interior			\$ 50,000								
Exterior	\$ 50,000										
Windows											
Low E-Ceiling											
Other											
Total	\$ 50,000	\$ 100,000	\$ 80,000	\$ -	\$ 725,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 955,000

Lifecycle Projects for Chatham-Kent Arenas - Forecasted Expenses 2018 - 2027

Attachment B

WK Erickson Arena Built 1972	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total 10 yr Forecast
Ice Making Plant										\$ 75,000	
HVAC											
Header											
Floor											
Boards & Glass											
Roof			\$ 350,000								
Dehumidifiers											
Lights											
Interior	\$ 50,000										
Exterior											
Windows											
Low E-Ceiling											
Other											
Total	\$ 50,000	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 475,000

Dresden Arena Built 1982	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total 10 yr Forecast
Ice Making Plant	\$ 80,000				\$ 75,000		\$ 95,255				
HVAC							\$ 35,000				
Header			\$ 30,000								
Floor							\$ 750,000				
Boards & Glass							\$ 150,000				
Roof		\$ 30,000									
Dehumidifiers								\$ 85,000			
Lights											
Interior	\$ 30,000										
Exterior	\$ 20,000										
Windows		\$ 3,000									
Low E-Ceiling										\$ 30,000	
Other											
Total	\$ 130,000	\$ 33,000	\$ 30,000	\$ -	\$ 75,000	\$ -	\$ 1,030,255	\$ -	\$ 85,000	\$ 30,000	\$ 1,413,255

Lifecycle Projects for Chatham-Kent Arenas - Forecasted Expenses 2018 - 2027

Attachment B

Ridgetown Arena Built 1954	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total 10 yr Forecast
Ice Making Plant					\$ 47,200						
HVAC			\$ 28,000								
Header										\$ 225,000	
Floor		\$ 875,000									
Boards & Glass								\$ 125,000			
Roof			\$ 225,000								
Dehumidifiers											
Lights											
Interior											
Exterior											
Windows											
Low E-Ceiling				\$ 25,000							
Other											
Total	\$ -	\$ 875,000	\$ 253,000	\$ 25,000	\$ 47,200	\$ -	\$ -	\$ 125,000	\$ -	\$ 225,000	\$ 1,550,200

Tilbury Arena Built 1992	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total 10 yr Forecast
Ice Making Plant		\$ 75,000	\$ 38,500							\$ 75,000	
HVAC			\$ 65,000		\$ 35,000			\$ 20,000			
Header											
Floor										\$ 875,000	
Boards & Glass					\$ 125,000						
Roof	\$ 350,000									\$ 200,000	
Dehumidifiers			\$ 125,000								
Lights			\$ 35,000								
Interior					\$ 100,000						
Exterior					\$ 50,000						
Windows		\$ 35,000									
Low E-Ceiling			\$ 25,000								
Other					\$ 20,000						
Total	\$ 350,000	\$ 110,000	\$ 288,500	\$ -	\$ 330,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 1,150,000	\$ 2,248,500

Lifecycle Projects for Chatham-Kent Arenas - Forecasted Expenses 2018 - 2027

Attachment B

Wallaceburg Arena Built 1948	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total 10 yr Forecast
Ice Making Plant				\$ 75,000						\$ 75,000	
HVAC			\$ 50,000			\$ 25,000					
Header	\$ 30,000										
Floor											
Boards & Glass						\$ 125,000					
Roof			\$ 291,400							\$ 200,000	
Dehumidifiers	\$ 80,000										
Lights										\$ 30,000	
Interior	\$ 90,000										
Exterior							\$ 50,000				
Windows											
Low E-Ceiling											
Other			\$ 20,000								
Total	\$ 200,000	\$ -	\$ 361,400	\$ 75,000	\$ -	\$ 150,000	\$ 50,000	\$ -	\$ -	\$ 305,000	\$ 1,141,400

Wheatley Arena Built 1974	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total 10 yr Forecast
Ice Making Plant		\$ 38,500		\$ 75,000							
HVAC		\$ 63,000					\$ 15,000		\$ 28,000		
Header						\$ 30,000					
Floor				\$ 875,000							
Boards & Glass				\$ 125,000							
Roof			\$ 200,000								
Dehumidifiers			\$ 65,000								
Lights				\$ 45,000							
Interior						\$ 50,000			\$ 50,000		
Exterior									\$ 50,000		
Windows	\$ 15,000										
Low E-Ceiling				\$ 25,000							
Other				\$ 20,000							
Total	\$ 15,000	\$ 101,500	\$ 265,000	\$ 1,165,000	\$ -	\$ 80,000	\$ 15,000	\$ -	\$ 128,000	\$ -	\$ 1,769,500

Grand Total	\$ 986,000	\$ 1,319,500	\$ 3,740,900	\$ 1,315,000	\$ 1,347,200	\$ 360,000	\$ 1,125,255	\$ 250,000	\$ 308,000	\$ 1,799,000	\$ 12,550,855
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**Summary of
ROA Studio Inc. Building Assessment Report
January 8, 2018**

On January 8, 2018, ROA Studio Inc. conducted an assessment of seven Chatham-Kent arenas.

This assessment consisted of a visual inspection of the premises in regards to visually apparent accessibility concerns. The assessment was based on Section 3.8 Barrier Free Design of the Ontario Building Code, 2012 as last amended.

The assessment report is not a Life Safety Study as per the Ontario Fire Code 2007, part 9 or a building condition report.

Blenheim Memorial Arena

199 King St. South, Blenheim Ontario

§ Barrier-Free Entrance

- An automatic sliding door system is located at the main entrance of the facility and provides a sufficient barrier free entrance.

§ Barrier Free Path of Travel

- The main entrance, lobby and public corridors are wider than the minimum requirement of the OBC of 1,00mm.

§ Door Operators and Door Widths

- Doors from the lobby to the main viewing area are equipped with barrier free door operators.
- Door widths exceed the minimum clear width of 860mm

§ Adaptable Seating & Wheelchair Viewing Areas

- Adaptable seating is provided (bench style seating).
- Wheelchair viewing areas are provided.

§ Ramps and Elevating Devices

- Facility has a second floor viewing area and hall that is available for the general public to rent. There is no barrier free path of travel provided to the second floor (Elevator).

§ Washroom Facilities

- A Universal Washroom is provided.
- The facility does not provide Barrier Free stalls in the general washroom however since universal washroom is provided, barrier free stalls are not required

Bothwell Arena

860 Main St., Bothwell Ontario

§ Barrier-Free Entrance

- Swing doors with a barrier free operator are located at the main entrance of the facility and provides a sufficient barrier free entrance.

§ Barrier Free Path of Travel

- The main entrance, lobby and public corridors are wider than the minimum requirement of the OBC of 1,00mm

§ Door Operators and Door Widths

- Doors from lobby to main viewing area are equipped with barrier free door operators.
- Door widths exceed the minimum clear width of 860mm

§ Adaptable Seating & Wheelchair Viewing Areas

- No Adaptable seating provided (A folding seat with fixed armrests do not allow for proper transfer from wheelchair.
- Wheelchair viewing areas are provided.

§ Ramps and Elevating Devices

- Facility does not have a second floor, therefore no elevating devices are required.

§ Washroom Facilities

- No Universal Washroom Provided. (Considered existing non-conforming)
- The facility does not provide any public barrier free washrooms, stalls, sinks or washroom accessories.
- The change rooms have accessible washroom facilities but are not accessible to the general public.
- Women's public washroom has insufficient clearance from the face of the stall to the adjacent wall (23" clear), minimum 3'-0" distance required.

Lambton Kent Memorial Arena

1212 North Street., Dresden Ontario

§ Barrier-Free Entrance

- An automatic sliding door system is located at the main entrance of the facility and provides a sufficient barrier free entrance.

§ Barrier Free Path of Travel

- The main entrance, lobby and public corridors are wider the min 1,100mm required

§ Door Operators and Door Widths

- The main entrance, lobby and public corridors are wider than the minimum requirement of the OBC of 1,00mm.
- Door widths exceed the minimum clear width of 860mm

§ Adaptable Seating & Wheelchair Viewing Areas

- Adaptable seating is provided (bench style seating).
- Wheelchair viewing areas are provided.

§ Ramps and Elevating Devices

- Facility does not have a second floor, therefore no elevating devices are required.

§ Washroom Facilities

- No Universal Washroom Provided. (Considered existing non-conforming)
- Barrier free stall with grab bars are provided for both male and female washrooms
- Barrier free sinks and washroom accessories are provided.
- Public washrooms required to be barrier free must provide a door operator.
Washrooms door were observed without door operators.

Note: Barrier Free public washrooms have shared access from the community hall to the arena. During the site assessment, access to the barrier free washrooms were locked off to the general public. Non-barrier free washrooms were available.

East Kent Memorial Arena

180 Main St. East, Ridgetown Ontario

§ Barrier-Free Entrance

- An automatic sliding door system is located at the main entrance of the facility and provides a sufficient barrier free entrance.

§ Barrier Free Path of Travel

- The main entrance, lobby and public corridors are wider than the minimum requirement of the OBC of 1,00mm.

§ Door Operators and Door Widths

- Doors from lobby to main viewing area have barrier free door operators.
- Door widths exceed the minimum clear width of 860mm.

§ Adaptable Seating & Wheelchair Viewing Areas

- Adaptable seating is provided (bench style seating).
- Wheelchair viewing areas are provided.

§ Ramps and Elevating Devices

- Facility has a second floor viewing area and hall that is available for the general public to rent. There is no barrier free path of travel provided to the second floor (Elevator).

§ Washroom Facilities

- No Universal Washroom Provided. (Considered existing non-conforming)
- Barrier free stall with grab Bars are provided for both male and female washrooms
- Barrier Free sinks and washroom accessories are provided.

Note: Washrooms were currently under construction at time of observation. A full assessment was not able to be conducted.

Thames Campus Arena

999 Grand Ave W., Chatham Ontario

§ Barrier-Free Entrance

- An automatic sliding door system is located at the main entrance of the facility and provides a sufficient barrier free entrance.

§ Barrier Free Path of Travel

- The main entrance, lobby and public corridors are wider than the minimum requirement of the OBC of 1,00mm.

§ Door Operators and Door Widths

- Doors from the lobby to the main viewing area are equipped with barrier free door operators.
- Door widths exceed the minimum clear width of 860mm

§ Adaptable Seating & Wheelchair Viewing Areas

- Adaptable seating is provided (bench style seating).
- Wheelchair viewing areas are provided.

§ Ramps and Elevating Devices

- Elevator to Second Floor is provided.

§ Washroom Facilities

- Universal Washroom Provided.
- Barrier free stall with grab bars are provided for both male and female washrooms
- Barrier free sinks and washroom accessories are provided.
- Public washrooms required to be barrier free must provide a door operator. Washrooms door were observed without door operators.

Tilbury Memorial Arena

49 Bond St., Tilbury Ontario

§ Barrier-Free Entrance

- An automatic sliding door system is located at the main entrance of the facility and provides a sufficient barrier free entrance.

§ Barrier Free Path of Travel

- The main entrance, lobby and public corridors are wider than the minimum requirement of the OBC of 1,00mm.

§ Door Operators and Door Widths

- Doors from the lobby to the main viewing area are equipped with barrier free door operators.
- Door widths exceed the minimum clear width of 860mm

§ Adaptable Seating & Wheelchair Viewing Areas

- Adaptable seating is provided (bench style seating).

- Wheelchair viewing areas are provided.

§ Ramps and Elevating Devices

- Ramp provided to Wheelchair viewing area, ramp slope is steeper than allowable by OBC. Ramp is existing non-conforming and no corrective actions are required.
- Facility does not have a second floor and therefore no elevating devices are required.

§ Washroom Facilities

- No Universal Washroom Provided. (Considered existing non-conforming)
- Barrier free stall with grab bars are provided for both male and female washrooms
- Barrier Free sinks and washroom accessories are provided.
- Public washrooms required to be barrier free must provide a door operator. Washrooms door were observed without door operators.

Wheatley Area Sports Complex

196 Erie St. N., Wheatley Ontario

§ Barrier-Free Entrance

- An automatic sliding door system is located at the main entrance of the facility and provides a sufficient barrier free entrance.

§ Barrier Free Path of Travel

- The main entrance, lobby and public corridors are wider than the minimum requirement of the OBC of 1,00mm.

§ Door Operators and Door Widths

- Doors from the lobby to the main viewing area are equipped with barrier free door operators.
- Door widths exceed the minimum clear width of 860mm

§ Adaptable Seating & Wheelchair Viewing Areas

- Adaptable seating is provided (bench style seating).
- Limited wheelchair space is provided inside seating. The space is small and if several wheelchairs use the space, it may interfere with path of travel.

§ Ramps and Elevating Devices

- Facility has a second floor viewing area and the hall that is available for the general public to rent. There is no barrier free path of travel provided to the second floor (Elevator).

§ Washroom Facilities

- No Universal Washroom Provided. (Considered existing non-conforming)
- The facility does not provide any Barrier Free washrooms, stalls, sinks or washroom accessories.