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## **Pelham Community Centre Facts**

### **Timeline 1990 - 2016**

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- 1990 Town consults community about Parks, Recreation & Cultural Services Master Plan Report conducted by Institute of Environmental Research Inc.
- May 1998 Council approves adding East Fonthill lands into Fonthill urban boundary.
- July 2000 Ontario Municipal Board (OMB) adds East Fonthill lands to Fonthill's urban boundary.
- July 2001 Town consults community about the proposed Parks, Recreation & Cultural Services Master Plan and conducts a multi-use complex feasibility study through dma Planning & Management Services.
- June 2001 Town holds a 3-day public workshop to develop secondary plan concepts for new urban area.
- August 2004 Town initiates preparation of new Official Plan.
- 2005 Town purchases 32 acres in East Fonthill for \$3,586,925.
- April 2006 Draft Secondary Plan presented to Council, but opposed by Landowners Group.
- March 2008 Town conducts facilities feasibility study with a ten year planning horizon through dma Planning & Management Services with WGD Architects Ltd.
- 2010 Landowners Group presents draft Secondary Plan to Council, but fails to reach consensus.
- February 2010 Town consults community about a potential community centre to be located in East Fonthill at a cost of \$24.7M through Quartek Group Inc.
- June 2010 Council asks staff to investigate financing options for a community centre.

- 2010-2012 Town consults Landowners Group and public about Secondary Plan.
- March 2012 Final East Fonthill Secondary Plan approved by Town Council.
- April 2012 Town adopts new Official Plan.
- 2013 Town consults public to develop a public market analysis and business case study through LeisurePlan International Inc.
- 2013 Council receives a report indicating the current Pelham Arena's net operating costs are \$92,486 annually.
- January 2014 Ontario Municipal Board (OMB) approves East Fonthill Secondary Plan.
- January 2014 Town conducts resident telephone survey via LeisurePlan International Inc. to gauge the feasibility of potentially building a community centre.
- February 2014 Town and YMCA of Niagara begin informal discussions for a potential partnership.
- May 2014 LeisurePlan International Inc. recommends Council approve a community centre in East Fonthill for \$22-27M with a single pad arena and projected net operating costs at \$63,715 in the first year and declining slightly each year for the next four years.
- May 2014 Council receives supplementary LeisurePlan International Inc. report showing usage for a second arena will surpass 75% prime-time threshold.
- July 2014 Council receives LeisurePlan International Inc. cost comparison between constructing a single pad (\$22-27M) or twin pad arena (\$35-39M).
- July 2014 Ontario Municipal Board (OMB) approves Official Plan.
- July 2014 Jr. B Hockey Team comes to Pelham.

- August 2014 Council establishes the Architectural Design Advisory Committee (ADAC) comprised of key community stakeholders and public representatives.
- September 2014 Petroff Partnership Architects awarded contract after RFP process and evaluation/recommendation by ADAC.
- 2014 ADAC and Petroff work on a preliminary community centre design.
- January 2015 ADAC and Petroff Architects present Council with their proposed design for a 167,158 square foot community centre in order to move forward with a cost estimate.
- March 2015 Town signs Memorandum of Understanding (MOU) with YMCA of Niagara to investigate a partnership.
- June 2015 Council directs staff to issue an RFP for potential service delivery and operating partnerships, but no proposals are submitted.
- June 2015 Staff prepares a pro forma to analyze options for operating the multi-purpose space, fitness centre and arena components of the proposed community centre.
- July 2015 Town retains RLB | CRSP Cost Consultants after RFP process.
- July 2015 Council receives LeisurePlan International Inc. pro formal, but Council requested that Staff investigate further revenues that may not have been included in the report.
- July 2015 RLB | CRSP Cost Consultants report a Class D cost estimate at \$54M for the 167,158 square foot facility design approved in January.
- July 2015 Council asks staff to prepare RFP to retain a Construction Manager.
- July 2015 Council directs Staff to prepare a pro forma statement to analyze the feasibility of a solely town-operated community centre.
- September 2015 Council concludes MOU discussions with YMCA of Niagara.

- September 2015 Town retains Ball Construction as Construction Manager, after RFP process.
- October 2015 Staff presents pro forma to Council showing a maximum operating subsidy of \$189,000 for a solely town-operated community centre.
- December 2015 Staff presents a “How Might We Afford to Build the Pelham Community Centre?” concept paper to Council recommending that the facility be designed with a \$37M capital cost limit, that operating costs be capped at \$200,000 annually, and that the fitness centre component be removed from the design.
- January 2016 Council earmarks \$37M in the Town’s 2016 Capital Budget for a potential Pelham Community Centre under the condition that the designs and the spending of any of these funds will come back to Council for approval.
- February 2016 Council approves the 2016 Operating Budget, which includes a net increase \$416,984 (or 3.44%) for principal and interest payments that would allow the Town to purchase at least a \$5 million, “re-payable,” 30-year debenture from Infrastructure Ontario. This debenture call will have to come back to Council for final approval.
- March 2016 Council receives updated information about the potential Pelham Community Centre, including presentations from the architect with the design and elevations, the construction manager reviewing the construction costs, and staff with details about financing.