

Parks and Recreation Advisory Committee Meeting

to be held via Zoom

Wednesday, July 24, 2024

at 9:30 a.m.

1. **Call Committee Meeting to Order**
We acknowledge that Penticton, where we live and work, is on the traditional lands of the Syilx People in the Okanagan Nation.
2. **Adoption of Agenda**
3. **Adoption of Minutes**
 - 3.1 Minutes of the April 24, 2024 Parks and Recreation Advisory Committee Meeting 1-2
Recommendation:
THAT the Parks and Recreation Advisory Committee adopt the minutes of the April 24, 2024 meeting as presented.
4. **New Business**

Malar	4.1	Sports and Recreation Needs Assessment – For Information Only	3-14
Johnson	4.2	License to Use Agreement: Interior Health Authority - 1701 Government Street <u>Staff Recommendation:</u> <i>THAT the Parks and Recreation Advisory Committee recommend that Council direct staff to renew a five (5) year License to Use Agreement, with Interior Health Authority, for the use of a portion of the Ellis Creek Walkway located at 1701 Government Street (The Moog & Friends Hospice House).</i>	15-18
Contreras	4.3	Park Sign Standardization <u>Staff Recommendation:</u> <i>THAT after reviewing for park and recreation development standards and requirements, the Parks and Recreation Advisory Committee supports the initial 'Park Sign Standardization design' put forth by staff for the development of new exterior park signage in City parks.</i>	19-32
Johnson	4.4	Penticton Arena Use Analysis <u>Staff Recommendation:</u> <i>THAT the Parks and Recreation Advisory Committee supports the methodology used for the 2023 Ice Use Analysis and recommends to Council that staff proceed with planning for the construction of two ice sheets.</i>	33-63

5. **Next Meeting**

The next Parks and Recreation Advisory Committee meeting is scheduled to be held on October 23, 2024 at 9:30 a.m.

6. **Adjournment**

Parks and Recreation Advisory Committee Meeting

held via Zoom

Wednesday, April 24, 2024

at 9:30 a.m.

Present: John Archer, Chair
Sue Fraser, Vice-Chair
Cameron Baughen
Juliana Buitenhuis
Joanne Grimaldi
Don Mulhall
Marc Tougas

Council Liaison: Isaac Gilbert, Councillor

Staff: Kristen Dixon, General Manager of Infrastructure
Sheri Raposo, Land Administrator
Hayley Anderson, Legislative Assistant

Regrets: Brenda Clark
Victoria Jaenig

1. **Call to Order**

The Chair called the Parks and Recreation Advisory Committee to order at 9:30 a.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee adopt the agenda of April 24, 2024 as presented.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee adopt the minutes of the March 6, 2024 meeting as presented.

CARRIED UNANIMOUSLY

4. **New Business**

- 4.1 Travel Penticton Society and Penticton & Wine Country Chamber of Commerce
License to Use Agreement – Jubilee Pavilion
Re: 185 Lakeshore Drive West, Penticton

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee recommend that Council direct staff to renew a three (3) to five (5) year License to Use Agreement with Travel Penticton Society and the Penticton and Wine Country Chamber of Commerce, for the use of the Jubilee Pavilion building located at 185 Lakeshore Drive West.

CARRIED UNANIMOUSLY

- 4.2 License to Use Agreement – Ministry of Environment and Climate Change Strategy
Re: 1051 Penticton Avenue

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee recommend that Council approve the five (5) year License to Use Agreement, with a five (5) year renewal clause, with the Ministry of Environment and Climate Change Strategy, for the use of a portion of McNicoll Park located at 1051 Penticton Avenue, for an air quality monitoring station.

CARRIED UNANIMOUSLY

5. **Next Meeting**

The next Parks and Recreation Advisory Committee meeting is scheduled to be held on July 24, 2024 at 9:30 a.m.

6. **Adjournment**

It was MOVED and SECONDED

THAT the Parks and Recreation Advisory Committee adjourn the meeting held on April 24, 2024 at 9:52 a.m.

CARRIED UNANIMOUSLY

Certified Correct:

Hayley Anderson
Legislative Assistant

SPORTS & RECREATION NEEDS ASSESSMENT

Joanne Malar – Manager of Recreation, Arts & Culture



SPORTS & RECREATION NEEDS ASSESSMENT

PROJECT OVERVIEW

Provide recommendations on the current and future needs of recreation in the city and conduct a Sports and Recreation Needs Assessment of programming and facility requirements for today and through the next 15 years, to ensure long-term affordability and sustainability. Facility types to evaluate include:

- Indoor recreation facility needs such as ice, dryfloor, gymnasiums, artificial turf, and aquatic
- Outdoor recreation facility needs such as sport fields, diamonds, and sport courts

The Needs Assessment will clearly identify the recreation programming, facility and service needs of the community, and establish strategic priorities with a detailed action plan.



SPORTS & RECREATION NEEDS ASSESSMENT

PROJECT GOALS

1. Conduct a community-wide Sports and Recreational Needs Assessment of programming and facility requirements for Penticton.
2. Engage community residents, user groups and stakeholders within the city in the Needs Assessment process with public meetings and focus groups.
3. Develop a prioritized action plan for today and over the next 15 years to leverage strategic partnerships in future program and facility development.



SPORTS & RECREATION NEEDS ASSESSMENT

PRAC Meeting #1

Introducing: Stephen Slawuta, RC Strategies



PRESENTATION OVERVIEW

1. Introductions and Roles
2. Project Context and Expectations Discussions
3. Work Plan and Timing Review
4. Next Steps and Actions

ABOUT RC STRATEGIES (RCS)

- Consulting firm; 30+ years in existence
- Focus on parks, sport, recreation and related “quality of life” sector planning
- Majority of our clients are municipal, regional, and provincial governments
- Team members across Canada - 5 partners (owners), ~15 staff
- **A few project examples:** Vancouver Sport Field Strategy, Lake Country Sports and Recreation Needs Assessment, Greater Vernon Recreation Master Plan, Regina Aquatics Market Analysis, North Vancouver Outdoor Recreation Fees and Charges Review, St. John (NFLD) Recreation Master Plan, Campbell River Parks/Recreation/Culture Master Plan



We have...



...Completed **over 2,000** recreation, parks & culture planning projects



...Invested **hundreds** of hours of volunteer time into our communities



...Consumed **thousands** of cups of coffee

We have worked in



10 Provinces & Territories

Our Services Include...



Community & Regional Master Planning



Parks & Public Lands Planning



Tourism Planning



Facility & Amenity Planning



Trails Planning



Cultural Planning



Policy Development & Strategic Planning



Engagement Services

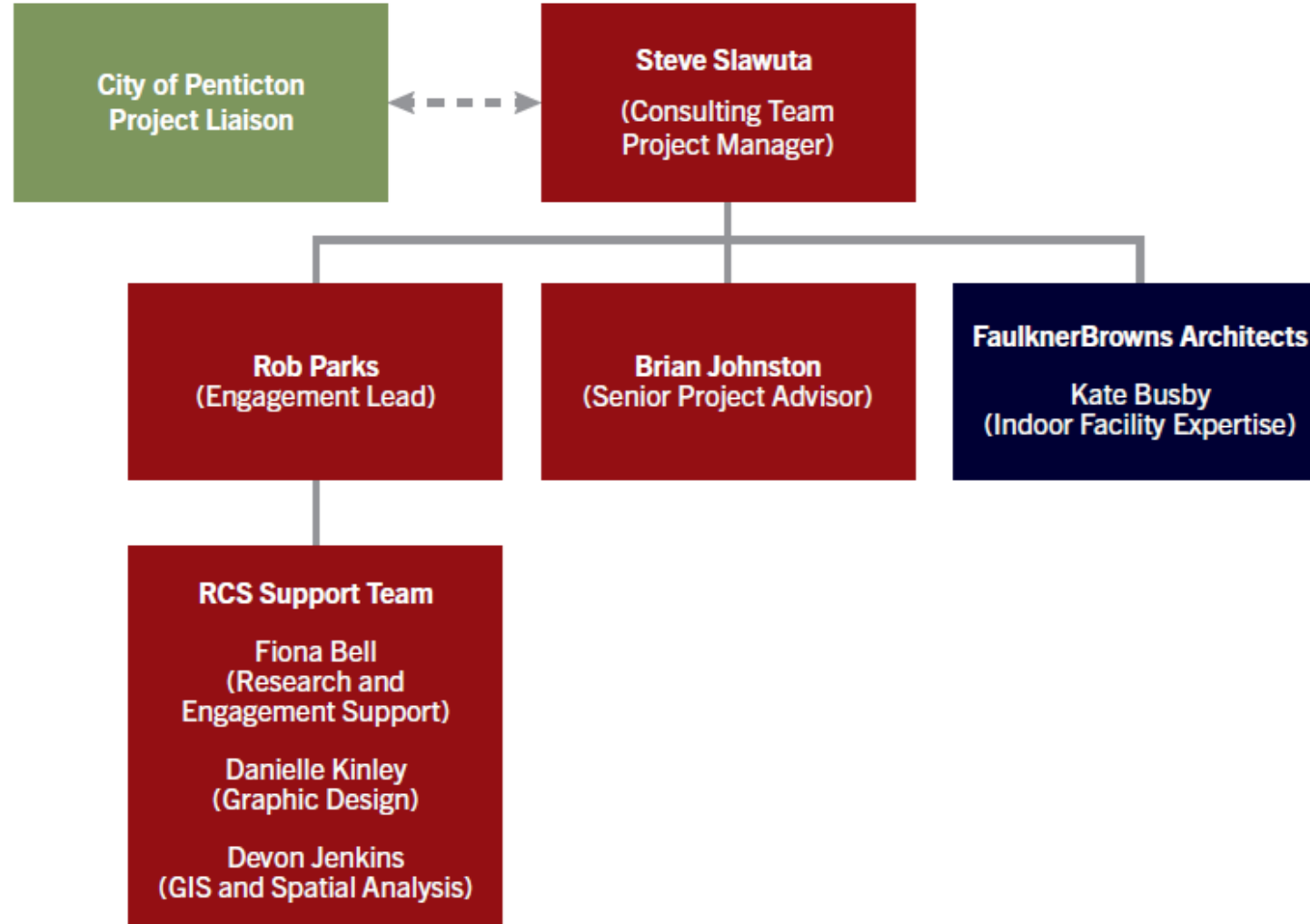


Social Planning

www.rcstrategies.ca



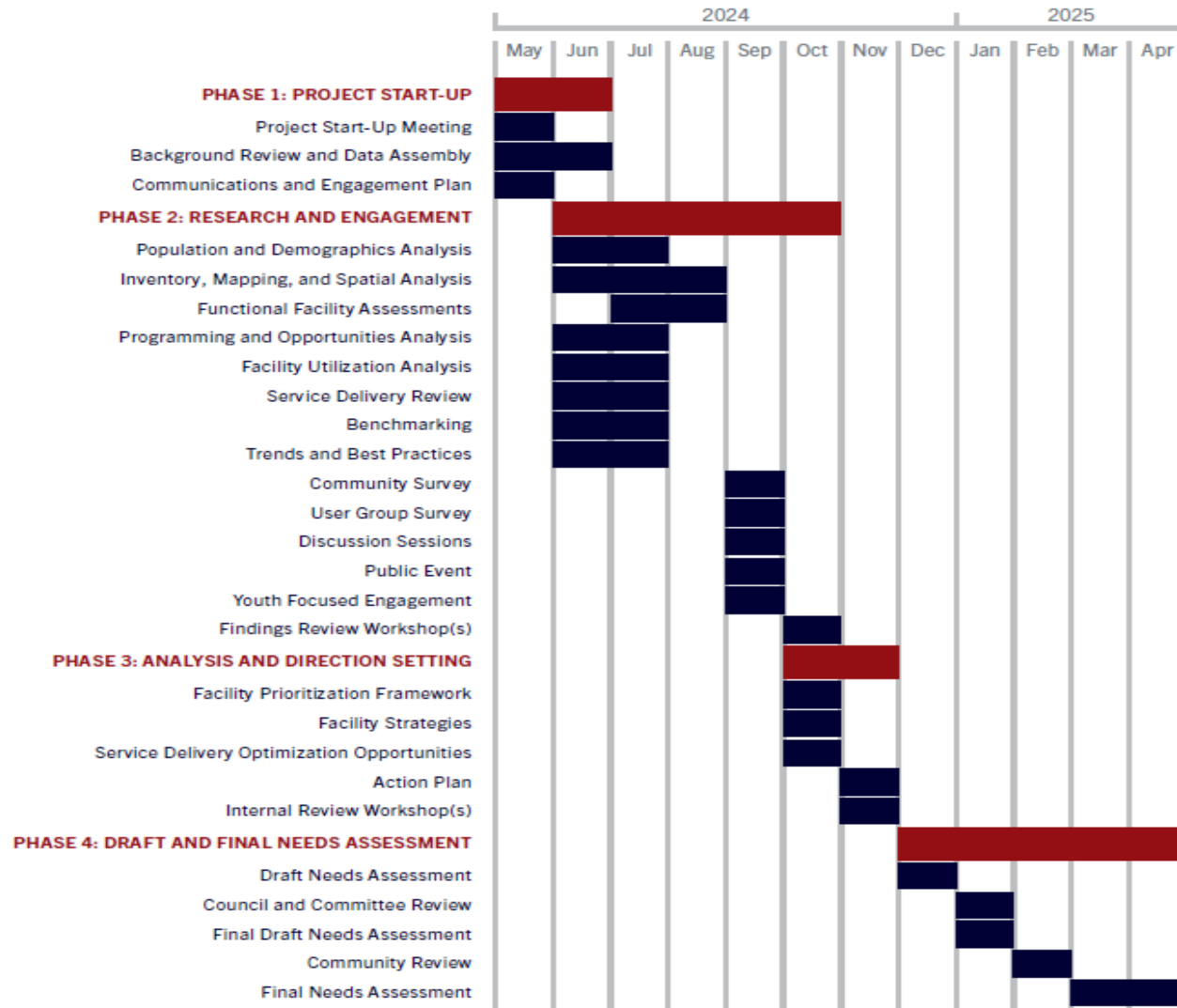
PROJECT TEAM INTRODUCTION



PROJECT PURPOSE & OBJECTIVES

- Review the current state of sport and recreation in the city.
- Identify key trends, changes, opportunities, etc.
- Build on existing plans and engagement.
- Identify priorities and needs that can inform future decision making, planning and resource allocation.

PROJECT PHASES, TASKS, & TIMING OVERVIEW



**Note: A Communications and Engagement Plan is currently being developed. Engagement timing may be adjusted slightly.*

ENGAGEMENT INPUTS

- **Public feedback** through a community survey and pop-up / targeted event attendance.
- **Stakeholder and user group** feedback through discussion sessions and a user group survey.
- **Youth** feedback through one or a combination of a short youth/teen focused survey and children's activity (tactics currently being determined).
- **Other opportunities and tactics** currently being identified and refined through the development of a Communications and Engagement Plan.
- **We will engage the PRAC at key check points in the process** (to review engagement and research findings to share, draft Needs Assessment development, etc.).

RESEARCH & ANALYSIS INPUTS

- Review of previous planning and engagement.
- Inventory and functional facility assessments.
- Analysis of bookings and utilizations data.
- Population and demographics.
- Spatial analysis and mapping.
- Trends and leading practices reviews (provincial, national, etc.).
- Benchmarking.
- Review of current practices.

SOME INITIAL QUESTIONS TO PONDER...

- What trends or changes over the past 5 years have significantly impacted sport and recreation facility needs in Penticton?
- What key considerations / criteria should most influence future sport and recreation investment priorities? (examples: cost, trends, current levels of use, prioritizing reinvesting in what already exists vs potential amenity gaps, regional supply, local vs non-local use, etc.).
- Any other questions?

Committee Report

Date: July 24, 2024 File No: 4320-80
To: Parks and Recreation Advisory Committee
From: Sheri Raposo, Land Administrator
Subject: **License to Use Agreement: Interior Health Authority – 1701 Government Street**

Staff Recommendation

THAT the Parks and Recreation Advisory Committee recommend that Council direct staff to renew a five (5) year License to Use Agreement, with Interior Health Authority, for the use of a portion of the Ellis Creek Walkway located at 1701 Government Street (The Moog & Friends Hospice House).

Strategic priority objective

Vibrant & Connected: Support community building partnerships with Penticton Indian Band, other local governments, and organizations, as well as inter-governmental partnerships with the Province and Federal Governments.

Background

Moog & Friends Hospice opened on May 19, 1998. It is Okanagan's first stand-alone hospice, which was made possible by former NHL goalie Andy Moog, his foundation, and the community at large.

It has 12 single-bed rooms, which all look out onto a tranquil garden area on the south side of the single-storey building. The hospice house borders the Ellis Creek Walkway, and a portion of the hospice house gardens are located on City land. The use of the City land has been under a License to Use Agreement for a \$1.00 nominal rate since 2004.

The License to Use Agreement was renewed in 2009, 2014 and 2019. The current agreement expires on June 30, 2024.

Park Land Protection and Use Policy

As the land, is located on parkland, the Park Land Protection and Use Policy requires new and renewal of all agreements within our parkland follow the proper step procedure and receive a committee recommendation:

- Step 1: Application to renew submitted to City staff
- Step 2: Proposal brought forward to Open Council meeting

- Step 3: Circulation of application to City departments and Parks & Recreation Advisory Committee
- Step 4: City staff conduct License Review to confirm conditions of license met and license in good standing
- Step 5: City staff review finding with Parks & Recreation Advisory Committee
- Step 6: Parks & Recreation Advisory Committee review application and feedback from staff
- Step 7: Parks & Recreation Advisory Committee would then make a recommendation to Council to approve or deny the renewal

On June 18, 2024, staff brought forward the request to Council to refer the five (5) year renewal of the License to Use Agreement to the Parks & Recreation Advisory Committee for their review and recommendation with the following outcome:

8.3 License to Use Agreement: Interior Health Authority
Re: 1701 Government Street

177/2024 **It was MOVED and SECONDED**

THAT Council refer the five (5) year License to Use Agreement, with Interior Health Authority, for the use of a portion of the Ellis Creek Walkway located at 1701 Government Street (The Moog & Friends Hospice House) to the Parks & Recreation Advisory Committee for their review and recommendation.

CARRIED UNANIMOUSLY

License to Use Summary

The proposed term of the LTU Agreement will be for a five (5) year term. Interior Health Authority will continue to be responsible for the maintenance and upkeep of the property and be responsible for property taxes.

After receiving the Committee’s recommendation to Council, staff will bring this matter back to Council at the next available Council meeting for approval or denial of the five (5) year License to Use Agreement.

Analysis

The Moog & Friends Hospice House is dedicated to the care of terminally ill patients, their family and support persons. In consideration of this valuable service to the community, and that this particular portion of land has been used for the hospice house gardens for the past 20 years, it does not conflict with public access or use of the walkway, staff are recommending this LTU Agreement be renewed for a 5-year term. Furthermore, there is no public benefit of removing it from its current use and staff are supportive of this LTU arrangement continuing.

Alternate recommendation

1. THAT the Parks and Recreation Advisory Committee recommend that Council approve a three (3) year License to Use Agreement, with Interior Health Authority, for the use of a portion of the Ellis Creek Walkway located at 1701 Government Street (The Moog & Friends Hospice House).
2. THAT the Parks and Recreation Advisory Committee recommend that Council does not approve a five (5) year License to Use Agreement, with Interior Health Authority, for the use of a portion of the Ellis Creek Walkway located at 1701 Government Street (The Moog & Friends Hospice House).

Attachments

Attachment A – Licensed Area

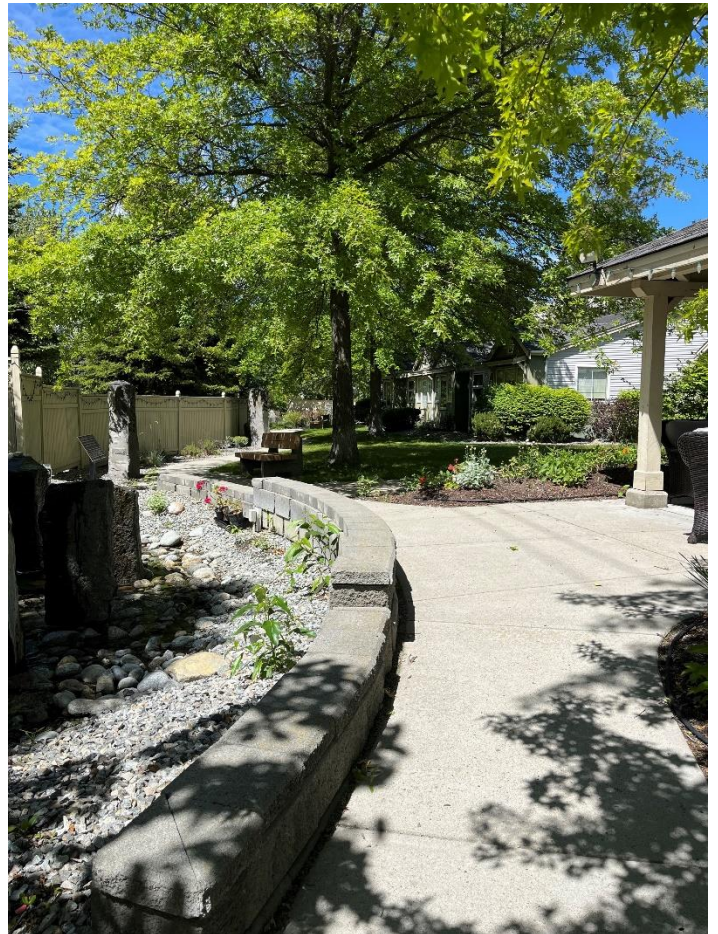
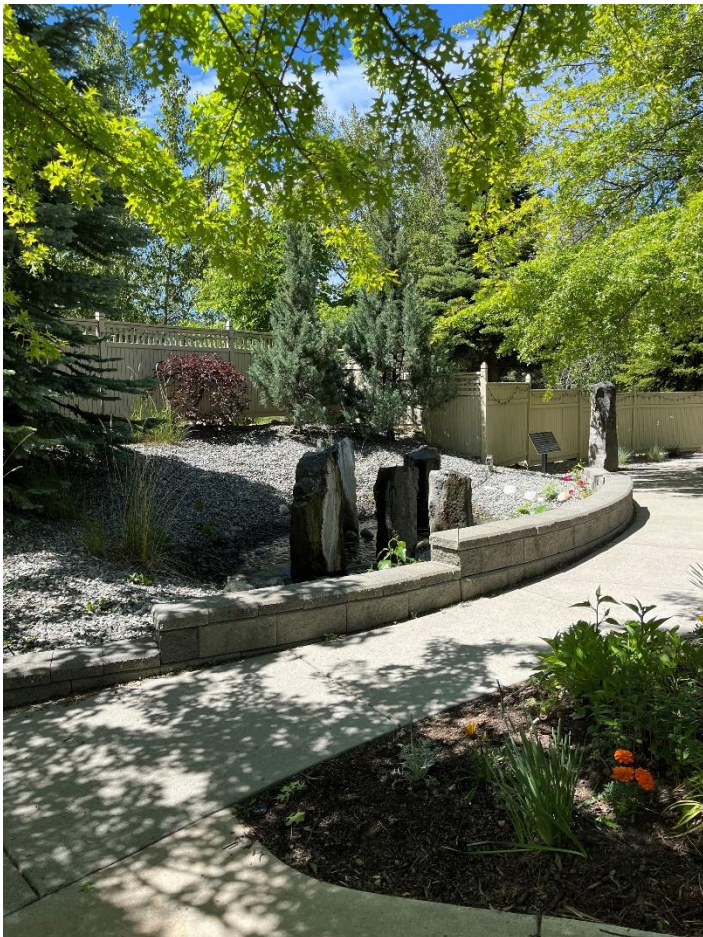
Respectfully submitted,

Sheri Raposo
Land Administrator

Concurrence

Director, Community Services <i>KJ</i>
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Attachment A
Licensed Area



Memo to Committee

penticton.ca

Date: July 24, 2024
To: Parks and Recreation Advisory Committee
From: Ysabel Contreras

File No:

Subject: Parks Sign Standardization

Staff Recommendation

THAT after reviewing for park and recreation development standards and requirements, the Parks and Recreation Advisory Committee supports the initial 'Park Sign Standardization design' put forth by staff for the development of new exterior park signage in City parks.

Background

The City of Penticton currently has a wide array of signs dispersed throughout the city, each adhering to different design standards. The majority of the City's Park entrance signs have surpassed their maximum lifespan and do not align with the current City branding. Historically, park signs have been individually developed using the City's visual identity and branding manual, in line with the existing Sign Regulation Bylaw (No. 2013-17). City staff have found that this approach resulted in a lack of uniformity in the way our signs are being presented, creating a disconnected aesthetic for our park spaces within the community. In response, staff recognized the need to develop a standardized park signage program. This initiative aims to develop a cohesive visual identity, fostering a recognizable and positive image for the city, all the while simplifying the design process and minimizing the requirement for custom designs for individual parks.

Parks and Recreation Master Plan – Park Classification System

Within the Parks and Recreation Master Plan (PRMP), parks in the city are organized under a classification system to provide strategic direction for their development. These categories include:

1. City-Wide Park
2. Community Park
3. Neighbourhood Park
4. Trail Corridor
5. Special Purpose Park
6. Natural Park
7. Open Space
8. School Sites

9. Recreation Facility Site

10. Other City Land

This classification system not only aids staff in park planning and management, but it also shapes the development of park signs suitable for each category. Although, the PRMP lacks specific guidelines towards aesthetic needs for each park sign nor towards regulatory signs, it does recommend enhancements be made towards signage improvements, urging the implementation of a unified signage system aligned with the City's branding. The plan also suggests that all park signs are to integrate as much information onto signs as possible to avoid a proliferation of different types of signs. Given that City-Wide Parks are the most widely used and popular parks, it will serve as the guiding standard for the other categories in order to maintain a consistent appearance among all of them.

Park Sign Standardization

City staff began developing sign options for Skaha Lake Park East in August 2023, in alignment with the Skaha Marina project, which required the addition of an entry sign to guide visitors to the newly renovated marina. Additionally, over the past year, several signs throughout the city have been raised for replacements, each requiring a distinct aesthetic. This includes signs at Columbia Park, Sudbury Beach, Robinson Park (Seniors Drop-In Centre), SS Sicamous, Riverside Park, and a variety of regulatory signs. The timing of the Marina sign project as well as the needed sign upgrades presented an opportunity to expedite the creation of a standard design that will set the design elements for future parks signs.

Staff developed a standard design to initiate the Park Sign Standardization program, guiding future exterior signage used in City-owned parks based on the PRMP's classification system. Staff explored the City's brand colours and the psychological impacts of each colour to help develop the ideal colour selections. Size and shape of park signs were considered and varied based on the scale, context and the specialization of each park. Design decisions were also informed by wayfinding and accessibility best practices, evidence-based research, and existing sign standards such as Parks Canada, City of Penticton's Visual Identity, and Penticton Sign Bylaw.

Specific design details that were explored uses a gradient of blues, portraying a modern look, while professional and clean. The dark blue with aqua shades blends old and new (tradition and youth), while also paying tribute to one of our city's unique factors – being nestled between two lakes. For the font, the spacing, style, shape, colour, and sizing were all considered for accessibility. Additionally, the design incorporates a dedicated space for indigenous name placement, which has received support from the PIB.

2023-2026 Accessibility Plan

As part of the initiation of the Accessibility Task force, the group was assigned to evaluate various accessibility barriers throughout the city. The assessment revealed a deficiency in proper wayfinding signs within City facilities. The Accessibility Action Plan recommends local individuals (i.e. Accessibility Committee) who have lived experience with disability be available for internal staff to provide feedback on City projects. To ensure that city projects, including the proposed sign standards, reflect the needs of the accessibility plan, city staff sought input from the accessibility committee to ensure sign standards for low vision accessibility and other accessibility requirements are met.

City staff presented the initial design to the Accessibility Committee on July 10th, 2024, and the committee expressed support for the design and recommended to proceed with the development of the standardization program.

Financial implication

The immediate cost in 2024 of \$25,000 entails staff time for further refining the proposed sign standards and includes the cost to complete the Skaha Lake Entry signage. The construction cost for each sign is estimated to range between \$15,000-\$25,000 and construction of any new signs will be considered as part of the 2025 Park's Operational Budget. Other future sign upgrades will be integrated as part of the park's asset renewal program and will be periodically updated on an annual basis, assessed on an as-need or project-based basis as part of the Parks Operational Budget.

Analysis

The development of parks signage in the City of Penticton has become a challenge due to the lack of uniformity in design standards. The problem is particularly evident in large entrance signs that have reached the end of their lifespan and have an outdated design, making an upgrade necessary. To address this issue, city staff launched a parks signage standardization initiative with the aim of bringing consistency to new park signage and reducing the need for customized signs for each park, in line with the PRMP recommendations. The initiative also takes into account accessibility needs by incorporating industry standards for wayfinding and accessibility best practices.

The Skaha Lake Park sign design and construction has been expedited due to the Marina project and will act as a model to inform the design of the different park types. The feedback from the committee will be gathered and that feedback will be incorporated into the design for this Skaha Lake Park and the broader design guide. A broader Sign Design Guide will come forward to the Parks and Recreation Advisory Committee next year.

Should the committee wish to see any additional changes related to other park and recreation requirements or require additional information, staff will gather feedback and make revisions as required.

Alternate recommendations

THAT the Parks and Recreation Advisory Committee provide feedback on the proposed signage for further review by City staff before the final design standard is completed.

Attachments

Attachment – Park Sign Standardization Design

Attachment – Park Sign Standardization Presentation

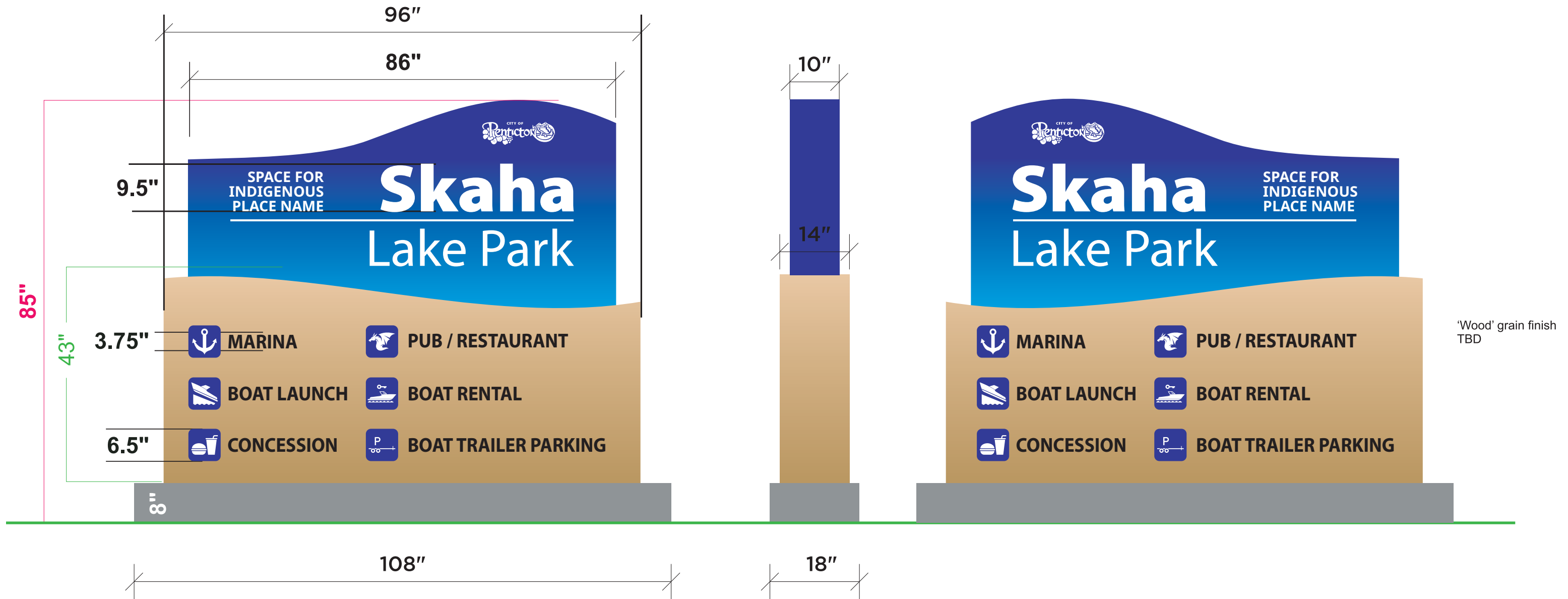
Respectfully submitted,

Y Contreras

Ysabel Contreras
Parks Planning & Capital Projects Coordinator

Concurrence

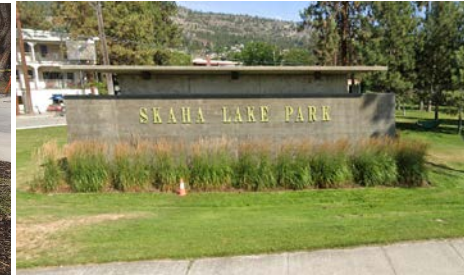
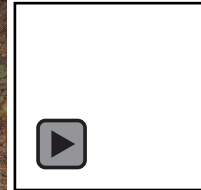
General Manager
of Infrastructure
KD



*non-illuminated
powder-coated aluminum monument sign
with acrylic text and faux wood finish*



Parks Sign Standardization

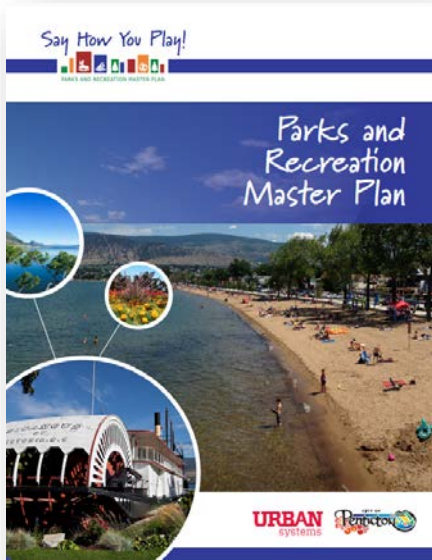


Entrance Sign Demands

- Over the last year, several park signs in the City has been raised for replacements including signs at Columbia Park, Sudbury Beach, Robinson Park (Seniors Drop-In Centre), SS Sicamous, Riverside Park and a variety of regulatory signs. Additionally, the Skaha Marina underwent some renovations and also required a new entry sign to help guide visitors.
- The cost for constructing new entrance signs can range between \$15,000 to \$25,000, which includes planning, design time and installation and materials cost.
- In order to maintain consistency and reduce the need for custom signs in the future, staff developed a standard design to initiate the Park Sign Standardization program, guiding future exterior signage used in City-owned parks
- Any new signs that are constructed will need to adhere to the new proposed standardization. Construction of any new signs will be taken into consideration as part of the 2025 Operational Budget.



Original Sign Proposal for Skaha Marina



Parks in the city are organized under 10 categories under the Parks and Recreation Master Plan (PRMP):

1. City-Wide Park
2. Community Park
3. Neighbourhood Park
4. Trail Corridor
5. Special Purpose Park
6. Natural Park
7. Open Space
8. School Sites
9. Recreation Facility Site
10. Other City Land



Example of Parks Sign Standardization

- The PRMP classification system offers a foundation for the various park types and provides a standardization framework for the proposed sign system.



Preliminary Designs for Skaha Lake Park East

2024 Sign Draft

2023 Sign Draft



non-illuminated
powder-coated aluminum monument sign
with acrylic text and faux wood finish



Design Rationale ⁻²⁹⁻

FONT TYPE: Lucida Sans Typewriter + Avenir Next LT Pro Condensed

- selected for letter spacing & proportion of height & width – better legibility

FONT HEIGHTS: Varies between 4" - 9.5" high

- all legible from a distance of 125 feet away

DIMENSIONAL LETTERING: PVC Letters

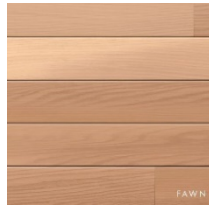
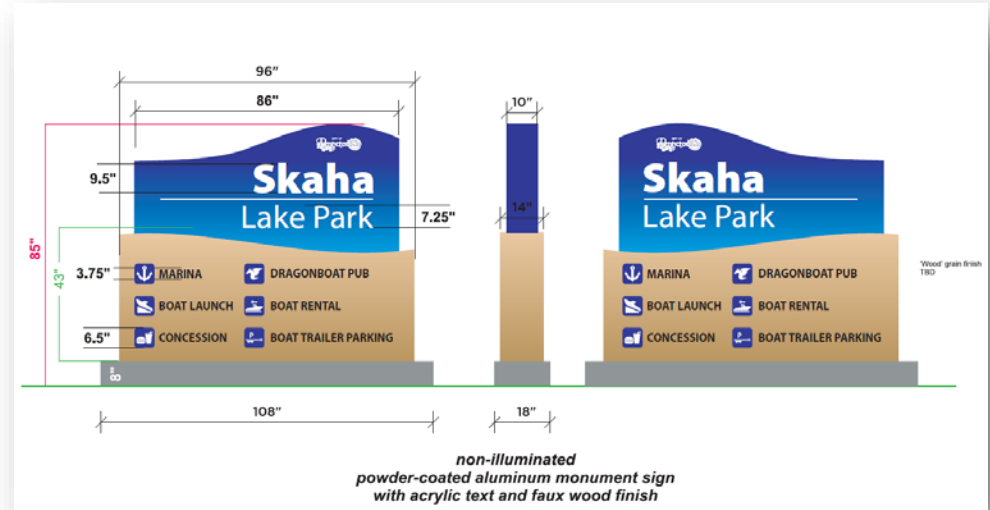
- Creates depth – better for visibility

MATERIALS: Concrete base, aluminum sign with acrylic text and faux wood finish

- Selected for longevity and low maintenance requirements

SIGN STRUCTURE: Multi-dimensional, double sided, multi-material assembly

- Intended to reflect the Penticton's lakes
- Creates depth and dimension for better contrast, visibility and legibility
- Selected materials allows for a softer look, while maintaining a park entrance sign aesthetic



Blue reflects the two lakes and the City's branding, with the gradient effect symbolizing the blend of old and new (tradition and youth).



Design Rationale ⁻³⁰⁻

City of Penticton Branding Colours



*staff's pick



Green was another liked-option, but concerns were raised about blending too much with our parks spaces and may create visibility issues. Green however, can still be used on a site-specific basis. Ex. Kings Park

Light blue staff found too similar to Osoyoos' brand

Sign Research:

COLOUR PSYCHOLOGY – what does our Park Sign say?

Blue = Calm, Peaceful, Restful, Trusting

Navy Blue = Conservative, Stability, Reliability, Power/Authority

Americans with Disabilities Act Accessibility Guidelines (ADAAG)

- recommends a contrast in Light Reflective Values (LRV) of 70% or higher.
- Our proposed BLUE is ~88% contrast

Web Content Accessibility Guidelines (WCAG)

- Does not apply as it is only for web-based contrast
- HOWEVER, if it was used as a tool, it passes:



Similar Colour & White Font
9.48:1 Contrast Ratio
(Pass)



*non-illuminated
powder-coated aluminum monument sign
with acrylic text and faux wood finish*

2024 Sign Draft



Example of Parks Sign Standardization



Thank You

DRAFT

PENTICTON ARENA USE ANALYSIS

January 2024

Gabi Haas MBA
GDH Solutions
ghaas@gdhsolutions.com

Penticton Arena Use Analysis

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APPENDICES

Appendix A – Arena Booking Hours

Appendix B – Arena Use Data

Appendix C – Summary of Relevant Reports

Executive Summary

In 2016, the City of Penticton undertook an arena needs analysis which reviewed the ice and dry floor usage in the four arenas, including current and projected demand for these facilities. Key findings of the report had identified steady growth in hours booked at the arenas, with a 7.43% increase from 2013 to 2015, and had underscored a conflict between ice and dry floor facility demands in the Spring. This study is an extension of the original report and aims to provide updated usage and projections of the arenas.

The approach to this study was to gather and analyze the booking data of the current use of the existing arena facilities and project demand moving forward. Understanding this will determine how the City is meeting the current and expected demands of the facility users, and provide insight into potential accommodations or impacts to service levels as the City looks at how to invest into the future of the arenas.

The four arenas are:

- South Okanagan Events Centre (SOEC) - NHL size Ice 85' by 200' with the capability of expanding to Olympic size ice 100' by 200'; seating capacity of 5,000; 229,575 square feet (Includes OHS)
- Okanagan Hockey School Training Centre- NHL size ice; 400 seats
- Memorial Arena - Ice surface 80' by 180'; 2,212 seats; 60,601 square feet
- McLaren Arena - Ice surface 80' by 180'; 200 seats; 23,950 square feet

The SOEC's priority function is as an event centre, with a focus on hosting major events and performances, such as concerts, for all ages and interests. The Okanagan Hockey Training Centre, plus the availability of both Memorial and McLaren Arenas, supplemented by the SOEC ice have resulted in a unique environment for the support of numerous arena-based sports, both on ice and dry-floor.

This analysis has shown that if Penticton reduces the number of arena pads, there will be a significant impact to the existing service levels and event hosting capacity. Both McLaren and Memorial Arenas have reached the end of their useful life and each will require significant investment in the near future which underscores the urgency of moving forward in the decision making process.

In 2023 all four arenas continue to be heavily used and are not able to meet the demand for ice, or for dry-floor activities including lacrosse, and roller skating. A detailed review of all bookings was conducted for the four arenas. A summary of the bookings is in the body of this report and the number of hours by organization is **Appendix A**.

All regular arena users were given the opportunity to fill out the Arena Sports Group Form. Twelve groups completed and submitted this form. The information collected included the numbers of participants over the past six years, hours of arena use, barriers and opportunities, and other information. User Data for the 2022-2023 season is in **Appendix B**. A similar survey was provided to the arena groups in 2016 which provided participation levels for 2010 and 2015. When comparing the participation levels reported by the user groups, participation levels have steadily increased since 2010 for the youth serving groups, and remained steady for the adult groups.

Usergroups - Youth	2010	2015	2022
Glengarry Figure Skating	150	301	427
Penticton Minor Hockey	450	475	540
Okanagan Hockey Group - Academy	60	140	150
Penticton Minor Lacrosse	93	126	152

All of the user groups reported that they anticipate the need for an annual increase in the amount of ice time required. They will not be able to expand their programs as the City grows. In addition, there are other potential users, for both ice out and ice in, that have not been able to access arena time.

A number of previous studies and reports have been done on the condition of the existing facilities, the need for replacement facilities and estimated capital and operating costs for various scenarios. A summary of these documents is in **Appendix C**.

Recommendations

That the City of Penticton:

1. Commission a feasibility study to evaluate site options, calculate a detailed Life Cycle Costing Analysis and provide overall project and operating cost estimates for the construction of two pads within one arena facility to replace Memorial and McLaren Arena.
2. Based on the outcome of the feasibility study, determine desired service levels and proceed with determining funding strategy.
3. Review options, and then select and secure a suitable site for a facility, preferably in close proximity to the SOEC.
4. Review and determine the best operating model for a new facility.

Introduction

In order to achieve the objective of this study, the methodology was to gather and analyze the current use and projected future need for four fully operational ice surfaces.

This data collection was divided into three sections.

1. Collecting, recording and analyzing all hours of use at each of the four arenas.
2. Stakeholder consultations – both in person and the collection of data through targeted online surveys.
3. A review of the previous stakeholder consultation results, and all the other relevant studies over the past ten years.

All the information was analyzed based on this data. The stakeholder interviews and surveys were particularly informative, providing insight into the passion for ice sports in the City of Penticton.

Arenas

The City of Penticton, for the past fifteen (15) years, has had the significant benefit of having four arena facilities, the South Okanagan Events Centre (SOEC), Okanagan Hockey Training Centre (OHTC), Memorial Arena and McLaren Arena. Each facility is unique in design, and there are limitations to how they can be used to serve the needs of the community. The following outlines specific characteristics of each facility and how they are currently operated:

Memorial Arena

Sheet Size: 80' by 180'

This arena is properly equipped with an in-slab heating system and can sustain ice year-round without risk of permafrost buildup; however, the ceiling height is desirable for lacrosse and the ice is removed from Memorial for the Spring months to serve these groups from April to mid-June. This arena is considered home to the Penticton Minor Hockey Association and they have offices located in this facility. This is also the main arena for both the South Okanagan Jr B Flames and Penticton Minor Lacrosse.

South Okanagan Events Centre (SOEC)

Sheet Size: 85' by 200' (NHL Size) with the capability of expanding to Olympic size ice 100' by 200';

This 5,000-seat event centre prioritizes bookings to major events, such as concerts and other entertainment shows, so it is not available as a dedicated ice or dry floor surface to support community sport. In 2022, the SOEC hosted 17 shows, the CSSHL Tournament (12 days) and the Canucks Young Stars (4 days). In 2023, the SOEC hosted 13 shows, the CSSHL Tournament (14 days), the Canucks Young Stars (4 days) and Cirque du Soleil (4 days in 2023, spanning another 11 into 2024). The Penticton Vees are a major tenant.

Okanagan Hockey Training Centre (OHTC)

Sheet Size: 85' by 200' (NHL Size)

This arena, attached to the SOEC, is operated year-round as a dedicated ice surface and is home to the Okanagan Hockey School.

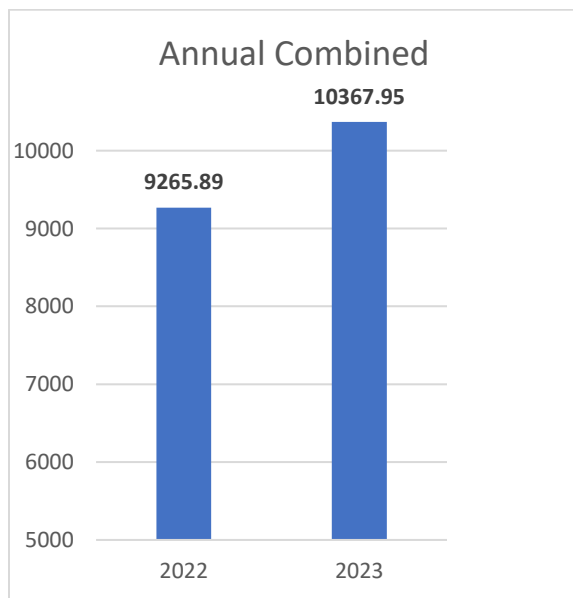
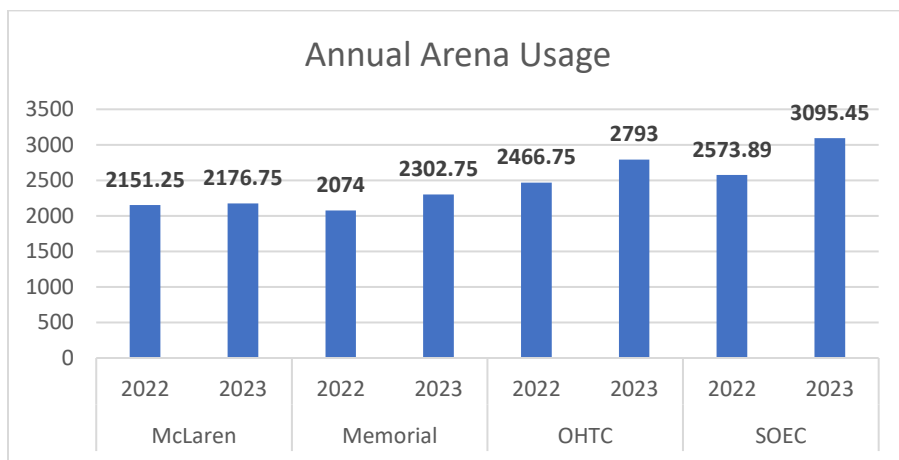
McLaren Arena

Sheet Size: 80' by 180'

This facility does not have an appropriate sub-grade or in-slab heating system to prevent the buildup of permafrost which increases the risk of slab heave. To mitigate this risk, the ice is removed from the arena during the Spring months and it is used as a dry floor facility from April to mid-June. Lacrosse is the largest dry floor user type in Penticton, however, McLaren Arena has a low ceiling height which limits the ability to play lacrosse in this venue. Lastly, the size of the ice sheet, players benches and dressing rooms are a limiting factor for hockey games. This arena is home to the Glengarry Figure Skating Club, who have an office space within the facility, and the City of Penticton operates public programming and skate lessons out of this arena.

Arena Use Data

All four arenas are used extensively by many teams and individuals. In the case of the South Okanagan Events Centre, ice time was less available in order to accommodate events. A high-level overview of annual arena usage has shown an increase in booked times from 2022 to 2023.



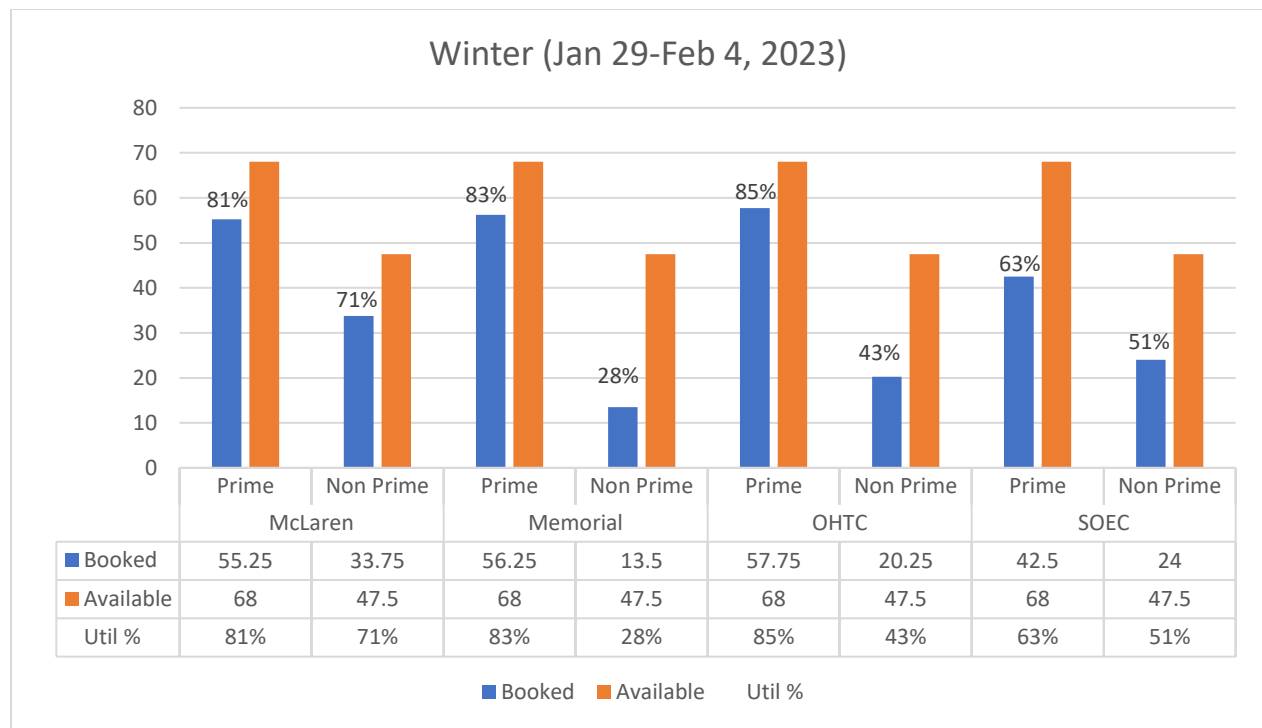
All hours are exclusive of required maintenance hours.

The charts below illustrate a typical week of arena usage throughout the various operational seasons. The operational seasons are typically as follows:

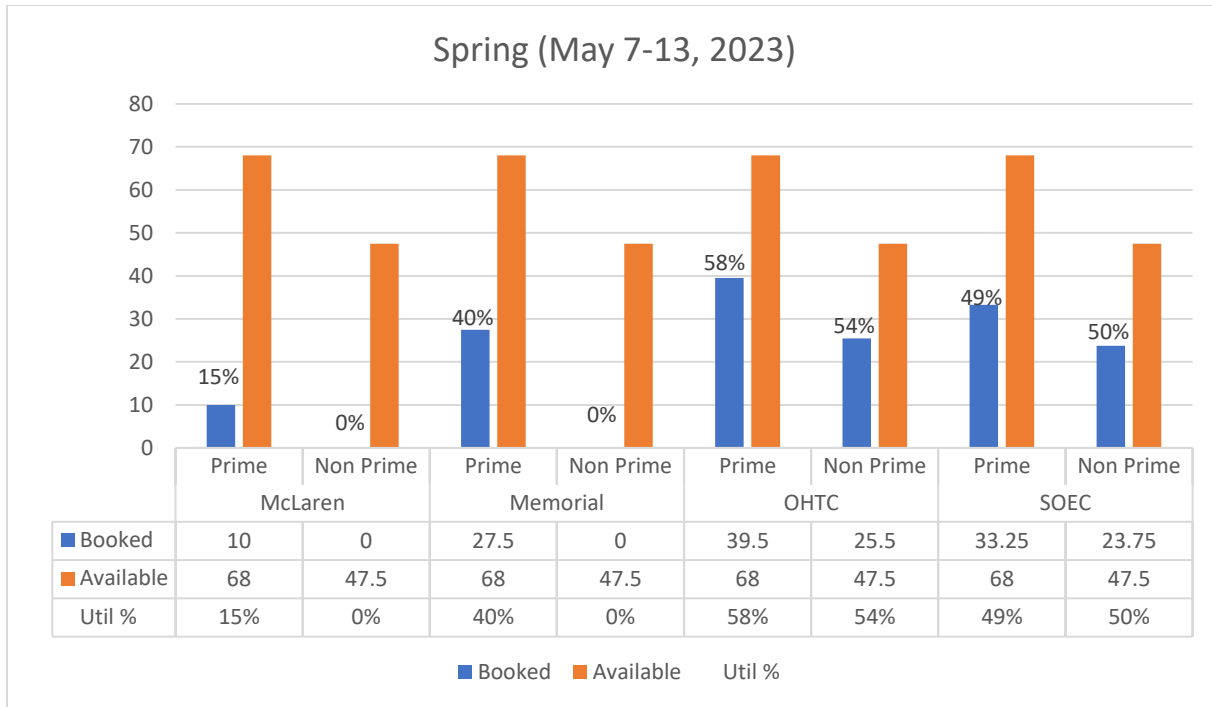
- Winter: January to March
- Spring: April to June
- Summer: July & August
- Fall: September to December

To provide the snapshot, a random week was selected to analyse the use during each season. The following assumptions were provided to use as a baseline for general capacity which is identified in the charts as the available hours:

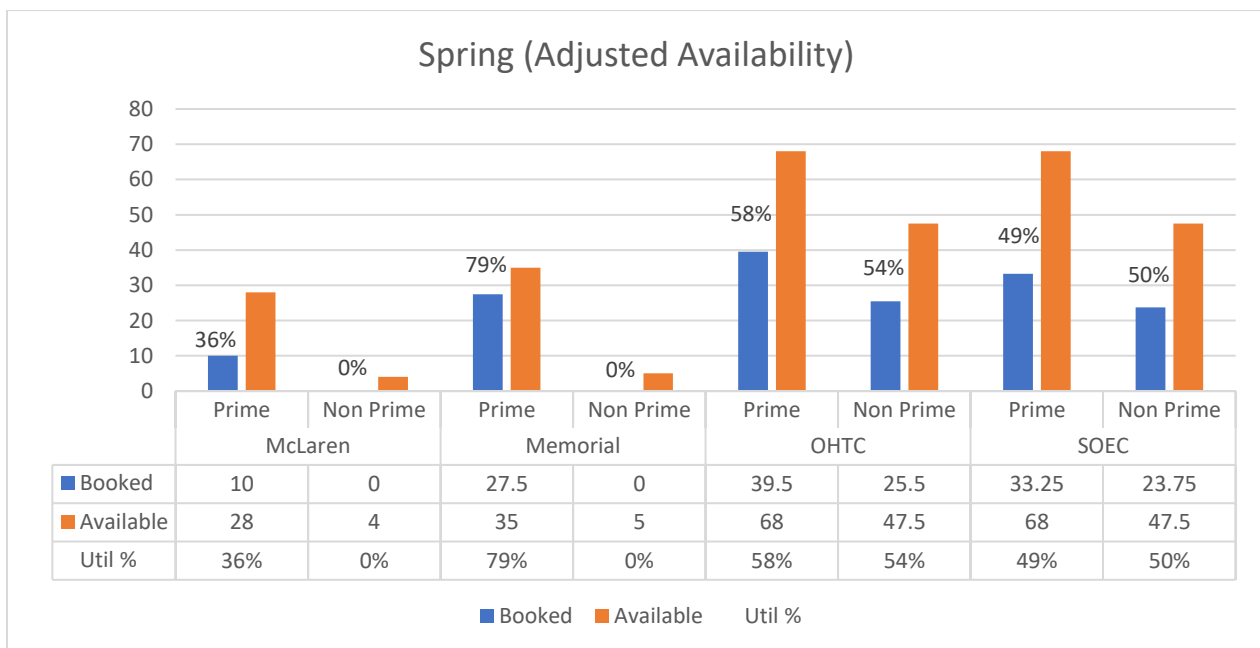
- Facility Available to Book: Sunday to Saturday, 6:30am – 11:00pm
- Prime Time: Weekdays after 3:00pm, All Weekends
- Non-Prime: Weekdays, 6:30am – 3:00pm

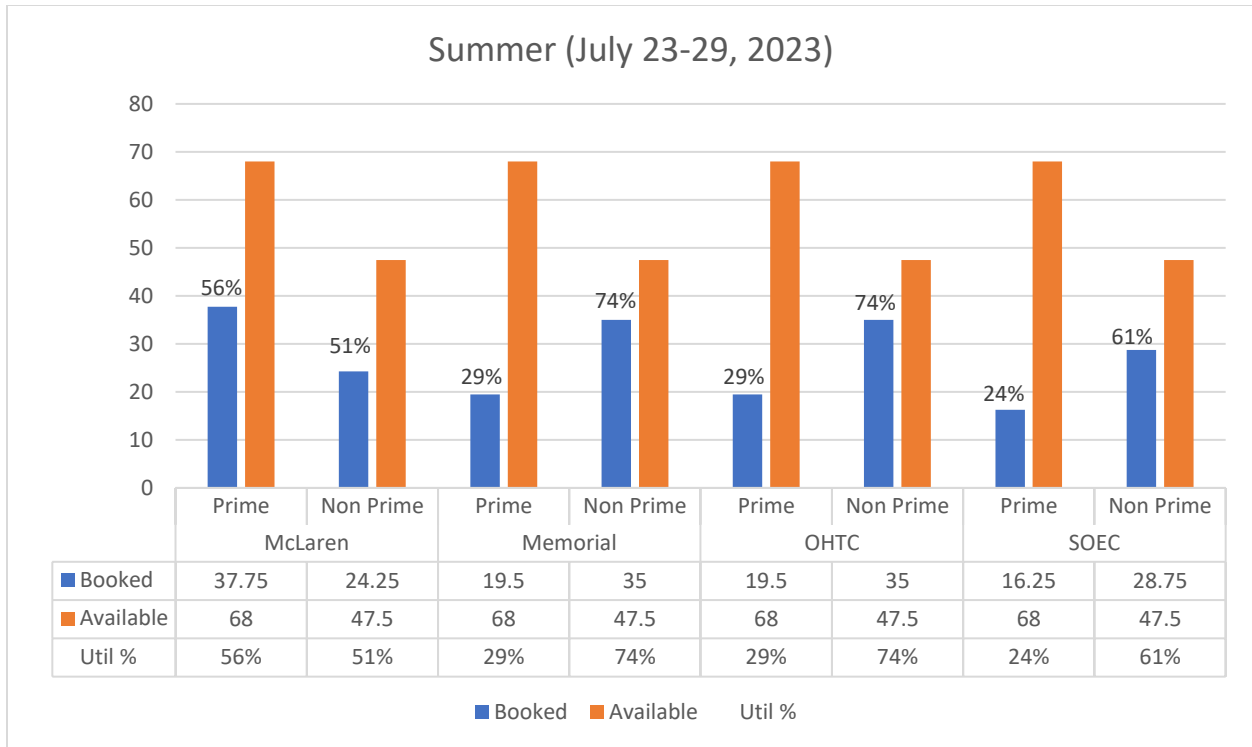


The winter season typically sees some of the highest utilization rates as the ice sports seasons are well underway. Both Memorial and McLaren Arena typically become unavailable for the last two weeks of March while ice is removed and the facilities are prepared for dry-floor use from April to mid-June.

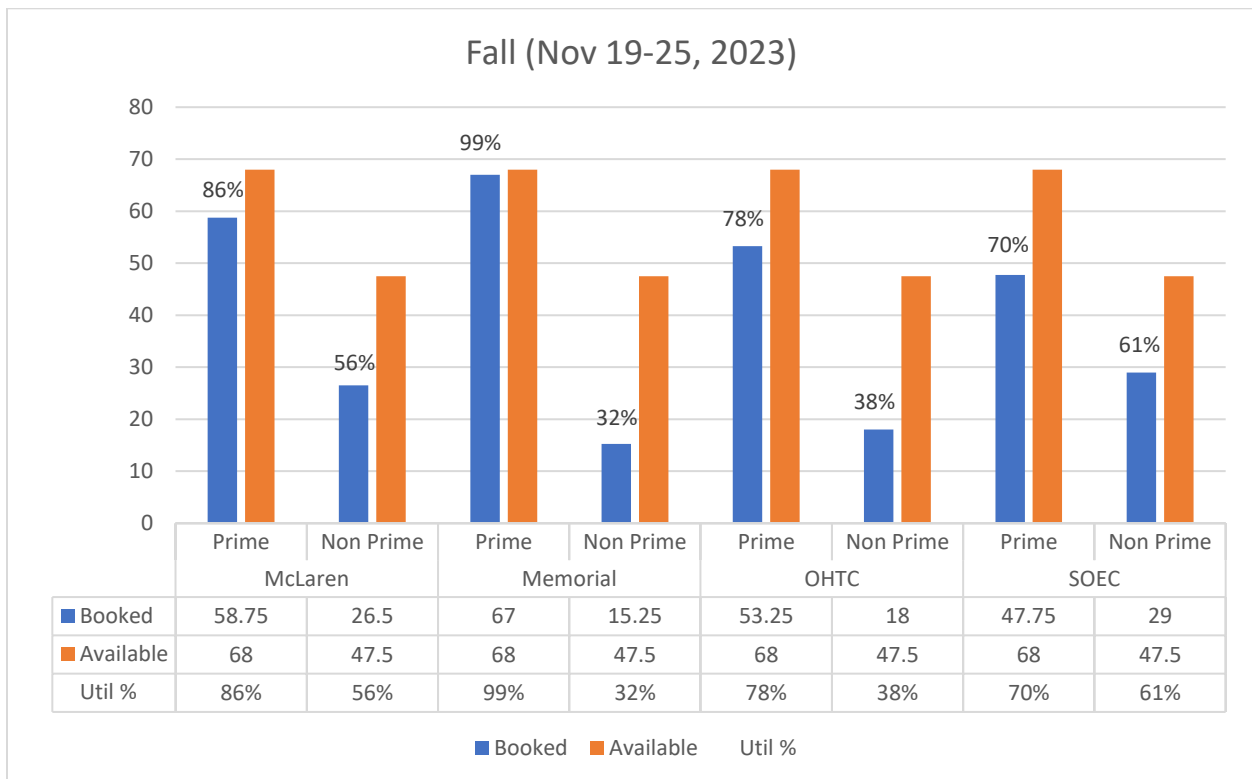


During the Spring season, both McLaren and Memorial Arena are utilized as dry floor venues and ice remains at OHTC and SOEC. Ice must be removed from McLaren Arena to mitigate the risk of the slab heaving from permafrost, however, the facility has a low ceiling height and is not conducive for indoor box lacrosse. As such, Memorial Arena goes dry floor to accommodate box lacrosse. It is important to note that, in recognition of the reduced bookings, these facilities are open and staffed fewer hours during the Spring season. For example, McLaren Arena is only staffed 8 hours per day, 4 days per week. The graph above does not reflect the facility availability based on the actual staff schedule. Should the hours available be adjusted to reflect the staff operating availability, the utilization would be as follows:





McLaren and Memorial Arena begin building ice in mid-June and are ready for summer ice by July 1. All four arenas have ice availability during July & August.



Similar to the Winter season, Fall sees high utilization rates at all four arenas.

Stakeholder Consultations

Stakeholders were consulted through surveys and in-person and phone or Zoom meetings. All arena user groups were provided with the opportunity to fill out a survey (**Appendix B**).

Twelve (12) groups completed the short survey. All of the major ice user groups responded to the survey. Penticton Minor Lacrosse also participated in the survey.

The survey included information on:

- organization numbers
- purpose
- projected growth
- facilities used
- need for more ice time (yes/no) and why
- number of tournaments and competitions
- number of participants and teams
- barriers and opportunities
- limiting factors to growth

The respondents indicated their main concern is the lack of ice for current needs which affects their programs and the ability to expand their programs. The rising cost of renting ice is also an issue, combined with rising costs to host and participate in tournaments. They feel the higher fees and cost of equipment affect the opportunity for low-income families to participate.

The survey summary also provides insight into the numbers of teams and number of players that participate in hockey and figure skating as well as the projected numbers for 2027.

- The projected number of children and youth hockey players in 2027 in total is 2,293
- Figure Skating projects 550 members in 2027
- The South Okanagan Women's Hockey League projects 150 active players
- Men's hockey has about 200 members, based on the five groups that completed the survey, and projects growth, dependent on ice availability

All of the youth hockey organizations indicated that they need more ice time.

Minor lacrosse, which uses the arenas during ice out (Memorial and sometimes McLaren) projects 230 players in 2027, up from their current number of 152.

The summary survey results are in **Appendix B – Arena User Data Survey Results**

In addition to the data collection from the ice user groups, in person or phone/Zoom meetings were held with key stakeholders. They are:

- Okanagan Hockey Group
- Oak View Group
- Penticton Minor Hockey Association
- Glengarry Figure Skating Club
- Lacrosse
- Roller Skating

The information and comments below were provided by the representatives of each organization. They do not represent the opinions of the City or the consultant (GDH Solutions).

Okanagan Hockey Group (OHG)

Andy Oakes

This Group operates the Academy Division and the Camps and Combines.

The Okanagan Hockey Academy operates year round, generally in three segments: Fall, Winter, Spring.

Their Hockey Camps operate during July and August.

This group primarily uses OHS, SOEC and Memorial. McLaren is not a suitable arena due to its overall size (ice, players benches and dressing rooms).

From September to March, they could use an additional 1-2 hours per week, Monday to Friday, not including having to make up ice time for displacement from the SOEC. From April to June, they feel they could increase their ice usage— Monday to Friday and weekends for showcases.

Memorial going to dry floor in the Spring negatively affects their operations.

They cannot increase capacity with new programming without access to four regulation (NHL) size sheets.

They would like to have a greater Sport Hosting Capacity; however, this requires four ice surfaces. They want to host smaller international events such as W U18, W U22 and M U18. There are also many weekend showcases available to bid on if they had additional ice time during the winter and spring.

The Academy is interested in growing Summer Camp and Event/Sport hosting capacity. They currently offer summer camps that accommodated 1359 participants in 2022 and 1462 in 2023. They are at capacity for summer programming, as Memorial ice is not acceptable for U15 or U18 full contact game play.

The Academy also has an interest in leasing more office space and would like to have a gym and shooting area for training purposes.

Oak View Group (OVG360)

Kevin Webb & Hailey Neilson

OVG360 operates the South Okanagan Events Centre, the Okanagan Hockey Training Centre, Memorial Arena and the Convention Centre.

They noted that the SOEC displaces user groups for events, and the Young Stars tournament in September displaces both the SOEC and OHS users. As another example of displacement, in January 2024, the SOEC was unavailable for a week due to Cirque Du Soleil.

The CSSHL Championships are using ice in Summerland, as McLaren is not an option, and no other ice time is available in Penticton.

They support the development of two new ice pads.

Penticton Minor Hockey Association (PMHA)

Matt Taylor (President) & Paul Parkinson (Past President)

The PMHA is growing and is predicting at least 550 members by 2027. In the past year, they grew by 32 members. Their membership is largely from Penticton, with about 10% from the regional area. There has been a resurgence in the sport.

Their main issues are not enough ice time for their players, and the rising costs of ice rental. Affordability is an issue for many families. The ice costs for PMHA for the 2023/2024 season was estimated at \$308,890, an increase of about \$32,000.

PMHA needs more ice time as soon as possible after school Monday to Friday. Their lack of access to additional ice time is their biggest hurdle. They also have difficulty hosting tournaments.

Two new arenas would allow them to improve their regular ice time situation, and to participate in more Sport Hosting and Showcase events.

In their opinion, Penticton really does need four year round sheets of ice. They strongly support the building of two new arenas, that would replace McLaren and Memorial.

If they lost one sheet of ice, PMHA would need to find ice time elsewhere (out of town) for some games and would have to reduce team practices. They would not be able to host some tournaments – which are a fundraiser for the organization.

Their estimated economic impact of the PMHA in Penticton is \$1,119,780.

Glengarry Figure Skating Club (GFSC)

Trevor Bутtenham (Head Coach)

The GFSC does not have sufficient ice time. They currently have 887 hours of ice time and 427 members. They would like to operate more CanSkate programs, but do not have enough ice time to do so. They now have more access to ice at McLaren as OHG dropped their ice time there.

Trevor feels that the City could support three (3) new arenas (as opposed to only two new arenas) in addition to the OHS and SOEC rinks. Figure Skating has been growing steadily and more ice time would allow for the addition of more programs for all levels of ability. More after school and weekend hours would allow for these additional programs.

The GFSC has grown considerably in the past 10 years from 133 members to over 400 and predict they will have 500 members in two years.

The current arenas are lacking in many amenities for Figure Skating. The GFSC needs two new arenas with larger dressing rooms, storage space and dry land training space. The dry land space should be 60' by 60' with a high ceiling to accommodate a Point Harness. An exercise area with stairs, mirrors on the walls and a cork or tire rubber floor would also support the sport. Amenities such as a sitting area with viewing area, and a coffee shop would also be appropriate.

A “buy on time” system should be considered in the Penticton arenas. This means that when ice is open during the day, there should be an opportunity for the public to drop in and skate. The ice would be unsupervised, but there would need to be a place to buy a ticket (a coffee shop could sell tickets). This is a common practice in larger communities.

A skate rental operation would be a draw and introduction to skating for some families.

Penticton Minor Lacrosse Association (PMLA)

Kate Trahan (President) and Mike Brar (Past President)

The lacrosse membership is growing and is expected to reach 230 in 2027, up from 152 in 2022. Memorial is their primary arena, which they use from mid-March to mid-June and McLaren is their secondary arena, but the roof is too low.

The main issue for lacrosse is the lack of floor time at Memorial. The hours have been decreasing, while their numbers are increasing. PMLA needs a venue for the box lacrosse season that runs from late-March to mid-June. They lose their floor space in mid-June, due to the ice going back in at Memorial.

PMLA suggests that the outdoor box in Skaha Park be renovated and have a roof installed. It was also suggested that Penticton provide financial support to this project, as the box will take the pressure off the arena use. That outdoor box could also be used by ball hockey and roller skating.

If Memorial is no longer in use, lacrosse will need another venue in order to continue to play.

Penticton Roller Skate (PRS)

Kimberley Wall (owner)

Penticton Roller Skate is an organization that has been actively involved in promoting roller skating and fostering a vibrant roller skating community in the City of Penticton. There has been a significant increase in interest and participation in roller skating activities by children and young adults.

Penticton Roller Skate is part of the South Okanagan Roller Derby Association. They operate for nine months of the year (not in June, July or August). They have a junior roller derby program, ages 6 to 18 – named the Pistolers. Middle school students go to other schools to promote roller skating.

They have been using the Penticton Trade and Convention Centre, three nights a week. However, for the months of November and December, they are unable to find space in Penticton. They need large spaces with polished concrete, wood or other smooth flooring for their use. They use the Curling Rink between mid April or May until September. It is a short season but is very affordable.

The PRS books space whenever possible, and often goes out of town - including hosting an event in Armstrong in December (in the former ice rink at the Fairgrounds). There will be 100 participants.

Eighty percent of roller skaters bring their own skates. Ms. Wall has 250 pairs of skates, and usually rents 100 pairs at each session.

Ms. Wall would like to offer learn to skate, drop in roller skating, and roller rink parties. Ideally the hours she would like to use are:

- Roller derby practice Tuesday, Wednesday, Thursday 6:30-8:30 pm
- Roller skating parties Friday and Saturday 5 to 9 pm

Roller skating has a significant economic impact – people travel from Revelstoke, Kamloops, Osoyoos etc.

The continuing absence of attaining access to appropriate indoor space for roller skating activities is a significant hurdle. PRS is looking to the City to provide a facility to ensure the long term success of roller skating.

Previous Studies and Reports

Over the past 10 years from 2013 to 2022 there have been seven studies and reports regarding the need to replace McLaren and Memorial Arenas, so that Penticton can continue to meet the needs of their community. It is useful to review these studies, so as not to undertake unnecessary processes. This document lists the reports/studies, with key points, in reverse order – starting in 2022.

Appendix C has a more fulsome summary including the full recommendations coming out of each of these studies/reports.

The following is a list of the reports and some of the recommendations.

1. Report to Council: Asset and Amenity Management Project Update 2022

The significance of this Council item is the section on Recommendation # 2 Twin Arenas:

“Consolidate the City’s Ice surfaces on the SOEC site with the construction of a new twin arena and the demolition of McLaren and Memorial Arenas. Conversion of Memorial site to parking and disposition of the McLaren site for new development to fund the new arenas.”

2. Civic Places and Spaces Report December 7, 2021, Committee of the Whole

The Committee/User Group Themes were:

- Current arenas meet needs of some groups but not others
- Understand that buildings are aging and in need of repair and multi-function is important
- Want to ensure that ice time allocation and affordability preserved in new facilities

Public Themes were:

Concerned new arenas will be “tin cans”, don’t want to lose community feel, worry community will get lost in the shuffle

- Not convinced there is room at SOEC nor that the City needs two arenas, need to know location and plan
- Some resigned that Memorial needs to be demolished
- Questioned whether City was subsidizing private business
- Some do not want to see McLaren Lands disposed
- See advantage of new Facilities and acknowledged poor condition of Memorial and McLaren
- Would like to see support for dry floor uses (i.e., tennis)

3. Arena Financial Analysis and Funding Strategy 2019

Sierra Planning and Management provided a report that included a business plan that schematically analyzes the revenue and cost potential and presents a funding strategy for investment in a new twin-pad arena at the South Okanagan Event Centre (SOEC).

This report addresses key items as identified by the Arena Task Force Report of 2017. It identifies total lifecycle costs, and the likely capital costs.

The high-level cost estimate in 2019 for a twin pad arena was \$28,611,811. The cost to renovate the Memorial Arena to a dry floor facility was \$7,508,248. Decommissioning McLaren would have cost \$1,000,000.

4. Parks and Recreation Master Plan 2018

In the Recreation Facilities section of this Plan the recommendations were:

- Plan for the continued availability of four ice surfaces
- Explore solutions to provide space for indoor lacrosse

The Goal for indoor recreation facilities in the Master Plan is: *Continue to provide and maintain facilities that, in combination with outdoor parks and amenities, serve the recreation needs of the citizens of Penticton, provide positive economic impacts, and support tourism opportunities.*

At that time (in 2017): A review of the ice time that has been booked over three years(2013 to 2015) indicated steady growth in ice bookings. In 2013 there were 8,635 hours booked at the four arenas. In 2014 this increased to 8,916, and in 2015 to 9,277 hours. This is an increase of 7.43 % over those years. There continues to be strong demand for ice time in Penticton for the foreseeable future.

5. Arena Feasibility Study – Arena Task Force Report 2017

This task force was struck to develop an Arena Development Strategy. The consulting team undertook a comprehensive cost-benefit analysis of arena needs and potential solutions; and then provided options.

In August 2017, Council endorsed the Arena Task Force recommendation for their future development strategy – construction of an additional twin-pad arena on the SOEC site, converting Memorial Arena to dry floor and decommissioning McLaren Arena.

6. City of Penticton Arena Needs Analysis 2016

The key recommendations coming out of this study were:

1. Commission a Feasibility Study to evaluate site options, develop the facility program, calculate detailed Life Cycle Costing Analysis and provide overall project cost estimates for the replacement of Memorial Arena.
2. Develop a strategy to maintain Memorial at minimum cost until a decision can be made regarding replacement versus renovation.
3. If Memorial Arena is replaced, determine ways of retaining the important memorabilia and plan a “re-dedication ceremony”.
4. Review options to accommodate Lacrosse including use of McLaren Arena for appropriate levels of play, the development of an outdoor Lacrosse /Sports Box, and use of neighbouring community facilities

7. City of Penticton Facilities Master Plan 2013 - 2014

This Plan was a comprehensive review of all City Facilities which provided recommendations in the areas of Architectural, Structural, Mechanical, Electrical and Refrigeration. With respect to the two arenas, It identified the need for a new roof for McLaren Arena (constructed in 1972), along with numerous recommendations primarily for electrical and refrigeration repairs/improvements. Cost estimate in 2014 was \$1.4 Million over a five year period.

Memorial Arena was constructed in 1951, with some additions in 1997 and 2004. The report included numerous recommendations for architectural, structural, mechanical, electrical and refrigeration. The estimated cost to undertake all of the repairs and upgrades was about \$5 million in 2014.

Conclusion

The analysis of Penticton's arena usage underscores the critical need for the city to address the increasing demand for both ice and dry-floor sports facilities. The existing arenas—South Okanagan Events Centre (SOEC), Okanagan Hockey School Training Centre, Memorial Arena, and McLaren Arena—are well utilized and are insufficient to meet current and projected future demands.

The report shows a consistent increase in participation across youth groups, particularly in youth sports (figure skating, minor hockey, and lacrosse). The data reflects a steady rise in the number of booked hours, with growth since 2010, necessitating an expansion of available facilities to accommodate this upward trend.

Both Memorial and McLaren Arenas have reached the end of their useful lives and will require substantial investment to either refurbish or replace. This urgency is compounded by the fact that reducing the number of available arena pads would severely impact the service levels and event hosting capabilities that the community currently enjoys.

The recommendations advocate for the commissioning of a feasibility study to explore the construction of a new twin-pad arena to replace the aging Memorial and McLaren Arenas. This study should include a detailed life cycle cost analysis and provide project and operational cost estimates, ensuring that the new facilities can sustain the community's needs while also being financially viable.

Moving forward, it is essential for the City of Penticton to secure a suitable site for the new facility, preferably in close proximity to the SOEC, and to determine the best operational model for its management. This proactive approach will help ensure that Penticton continues to support its vibrant arena-based sports culture, accommodating the growing demand and maintaining the community's recreational infrastructure for years to come.

Appendix A – Arena Booking Tables

Arena Booking Hours for 2022 & 2023

Memorial Arena	2022	2023
Penticton Minor Hockey Association	864.75	947.25
Okanagan Hockey Group	508.25	641.75
Penticton Minor Lacrosse	173.00	109.00
Canadian Sport School Hockey League CCSHL	78.75	99.00
Penticton Men’s Rec Hockey	67.50	69.00
Noon Hour Hockey	61.25	58.75
South Okanagan Flames (Lacrosse)	51.00	37.50
65+ Noon Hour Hockey	51.00	42.0
Glengarry Skating Club	0.00	46.75
50+ Noon Hour Hockey	6.25	2.50
Penticton Old Timers	27.50	26.25
South Okanagan Women’s Hockey League	27.50	26.25
Jason Crossland Ball Hockey Tournament	22.00	21.00
Red Wings	20.00	23.75
Queens Park School	18.00	26.00
Non-contact Hockey league	15.00	15.00
Men’s Silver Bullet	16.00	24.00
Incubator Hockey	0.00	6.00
Sunday Night Hockey	28.75	28.75
M Petry	5.50	0.00
North Okanagan Knights .	10.25	10.25
A Stewart	0.00	6.00
A Paquet	0.00	7.50
SOEC – Ice Out and Maintenance	528.00	360.00
Aggregate hours for bookings less than 5 hours per year	21.75	28.50
Total Hours Booked	2,602.00	2,662.75

Appendix A – Arena Booking Tables

Arena Booking Hours for 2022 & 2023

Okanagan Hockey Training Centre	2022	2023
Okanagan Hockey Group	1316.75	1464.25
Penticton Minor Hockey Association	496.25	530.50
50+ Noon Hour Hockey	68.75	75.00
911 Hockey	25.00	27.50
A Paquet	61.25	56.25
All Pros Hockey	25.00	28.75
City of Penticton (Pow Wow Event)	0.00	72.00
Canadian Sport School Hockey League (CSSHL)	127.50	140.25
Glengarry Skating Club	166.00	101.75
Penticton Minor Lacrosse	0.00	65.00
Global Spectrum (Pow Wow)	0.00	24.00
K Hamaguchi	0.00	7.00
M Petry	14.00	24.00
Penticton Men’s Rec Hockey	33.00	34.50
Penticton Red’s Oldtimers	0.00	13.00
Penticton Vees	47.75	37.50
Upper Dek Vees	45.00	40.25
South Okanagan Flames	0.00	9.00
South Okanagan Women’s Hockey League	23.75	23.75
SOEC – Maintenance, Ice Out	349.00	688.5
Aggregate hours for bookings less than 5 hours per year	16.75	18.75
Total Hours Booked	2,815.75	3,481.50

Appendix A – Arena Booking Tables

Arena Booking Hours for 2022 & 2023

South Okanagan Events Centre	2022	2023
Okanagan Hockey Group	533.50	645.00
Penticton Minor Hockey Association	408.75	517.25
Penticton Vees	725.66	819.25
Vancouver Canucks Young Stars	24.00	48.00
Canadian Sport School Hockey League (CSSHL)	90.00	95.00
Penticton Old Timers	31.25	33.75
Incubator Hockey	30.00	0.00
Knights Hockey	9.00	21.75
Penticton Alumni Hockey	30.00	34.50
Glengarry Skating Club	0.00	10.75
Cirque Du Soleil	48.00	72.00
Harlem Globetrotters	0.00	24.00
D Keith Spring Hockey	8.00	20.00
Jones Entertainment	0.00	24.00
Penticton Reds Oldtimers	6.00	0.00
Jurassic Quest	144.0	0.00
Annerin (Celtic Illusion)	24.00	0.00
Feldman Agency (Cirque & BNL)	48.00	0.00
Innovative Arts & Entertainment	0.00	48.00
Invictus Entertainment	48.00	48.00
Live Nation	168.00	72.00
BC Liberals	39.48	0.00
IMG (Stars On Ice)	24.00	0.00
R Moore (FMX World Tour)	0.00	24.00
R Kitchen	0.00	16.50
Penticton Fire Department	120.00	168.00
City of Penticton Event(4 hrs) & Pow Wow set up	0.00	28.00
City Of Penticton Pow Wow	0.00	72.00
IATSE Rigger Training	24.00	0.00
BCHHF – BC Hockey Hall of Fame	0.00	33.00
Pen High	24.00	48.00
Murray GM Penticton	0.00	9.00
M Petry	0.00	22.00
SOEC – Maintenance, Ice Out , Maintenance; Young Stars	1,061.61	1,229.55
Aggregate hours for bookings less than 5 hours per year:	14.25	28.00
Total hours booked	3,683.50	4,211.30

Appendix A – Arena Booking Tables

Arena Booking Hours for 2022 & 2023

McLaren Arena	2022	2023
Glengarry Skating Club	698.75	730.50
Penticton Minor Hockey Association	337.75	337.75
Minor Lacrosse Association, Penticton	134.00	131.00
Skate With Power	97.50	132.25
Sunday Night Oldtimers	66.00	66.00
C Keith	58.00	15.00
Hockey- Tuesday Knights	50.50	51.25
Holy Cross School	45.00	38.00
Men's Hockey League Penticton	30.00	37.50
Firefighters Hockey	24.00	27.50
Friday Night Gentlemen's Hockey	25.00	26.25
Fraser Athletic Performance	23.00	23.00
South Okanagan Women's Hockey	20.00	23.50
Pen High Sr. Secondary	18.00	12.75
Carmi Elementary School	13.00	0.00
School District 67	0.00	12.00
M Petry	11.00	12.50
Ecole Entre Lacs	0.00	10.50
Okanagan Hockey Group	0.00	12.25
Summer Hockey –Adult	8.00	11.25
Penticton Excel	9.00	7.00
A Schultz	0.00	10.50
K Johnson	9.00	0.00
Outma Sqilx'w Cultural School	8.00	4.00
N Evens-MacEwen	8.00	11.00
J Parkinson	7.50	11.25
Uplands Elementary School	7.00	3.00
Silver Bullets	6.00	6.00
Penticton Christian School	5.00	4.00
Forbes	0.00	5.00
N Skinner	0.00	7.50
Aggregate hours for bookings less than 5 hours per year	45.00	48.00
Public Skating	244.25	213.25
Stick N Puck	90.50	49.50
City of Penticton - Facilities	0.00	7.00
Drop In Hockey	37.50	55.00
Total Arena Rental and City Use Hours	2,136.25	2,152.75

Appendix B- 2022 Arena User Data

Name of Group	Glengarry Skating Club	Okanagan Hockey Group (Academy)	Okanagan Hockey Group (Camps and Combines)	Penticton 65+ Hockey	Penticton Alumni Hockey Club	Penticton Minor Hockey Association	Penticton Nighthawks Spring Hockey League	Penticton Old Timers Hockey	Sunday Night Oldtimers	50+ Noon Hour Hockey	South Okanagan Women's Hockey League	Penticton Minor Lacrosse Association
Purpose	To provide skating opportunities (Youth non-profit) Skate Canada guidelines	Hockey Academy	Summer Hockey Camps	Fun playing hockey for "old guys"	To play hockey	Ice Hockey	Youth hockey development, spring league hockey	Recreational Hockey 40 to 65 years old	Hockey for ages 40+	Hockey	Women's Rec Hockey	To promote and grow lacrosse in the Okanagan
Number of teams and/or members (2022-23)	427 members	7 teams in total	5 age groups; 1339 members	Age 65 & over: 20 60-65: 5	35 participants	30 teams	92 players 5 teams	4 teams Ages 40-65	5 teams	35 members Ages 50-75	5 teams	152 players
		U15 2 teams 39 players	U9 -190 players			U5 1 team						U9 26 players
		U16 1 team 22 players	U11 254 players			U7 3						U11 13 players
		U17 2 teams 40 players	U13 271 players			U9 5						U13 20 players
		U18 2 teams 41 players	U15 416 players			U11 5						Female 41
			U18 228 players			U13 5						
						U15 5						
						U18 6						
Projected Members in 2027	550	170	1900	30		550	100	40	5 teams, unless more ice becomes available	35	6 to 7 teams, 150 active players	230

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Name of Group	Glengarry Skating Club	Okanagan Hockey Group (Academy Division)	Okanagan Hockey Group (Camps and Combines)	Penticton 65+ Hockey	Penticton Alumni Hockey Club	Penticton Minor Hockey Association	Penticton Nighthawks Spring Hockey League	Penticton Old Timers Hockey	Sunday Night Oldtimers	50+ Noon Hour Hockey	South Okanagan Women's Hockey League	Penticton Minor Lacrosse Association
Reason for growth	More Ice-time & Rising Stars Program	Expanded team size Younger age groups.	Build on growth from 1700+ in 2023. Re-building hockey camps	Allowing 60 + and more women	No growth anticipated	More promotion for younger age groups; more options re commitment for U7/U9; continue to grow female game in region	Growth is limited due to ice availability and cost Play many games in West Kelowna – ice available and less cost.		Can't grow with limited Ice time		More players are joining the league, than are leaving	Box lacrosse is fastest growing sport in NA
Arenas Used:												
- SOEC	Ice Parade	Secondary	Primary		Primary	Secondary	Secondary	Primary				
- OHTC	Primary in Spring	Primary	Primary	Secondary	Secondary	Secondary	Primary			Primary	Secondary	
- Memorial		Primary	Secondary	Primary		Primary		Secondary		Memorial	Primary	Primary
- McLaren	Primary		Only if needed			Secondary			Primary		Secondary	Secondary Outdoor Box at Skaha (training)
Enough Ice Time (Y/N)	No	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No
- If not why not	Could fill add'l time by breaking up Adult Skate to AdultCanSkate & AdultFigure Skate	Ice availability SOEC events Memorial season (spring closure)	Memorial Ice not acceptable for U15 and U18 teams			Numerous teams play too late; also had to reduce times for rep teams to fit in all teams	Very difficult to find ice time. Some youth practices cost \$485 at SOEC	Have been trying to get more ice time for years	Would like some mid-week times so they can expand their numbers			Loss of floor space in June to hockey

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Season used;	All	Sep to Jun	Summer	October-March	September-March	September - March	Summer camps, Christmas hockey camp; spring league for 4-5 teams	September to April	September to March	October to March	September to March	March to July
Sport Hosting				N/A	None							
- # of Tournaments	3-Ogopogo, Winter Wonderland & Ice Parade	6 (173 games)	Many in Summer and some Christmas break	None	None	17 tournaments	None 80 local, 20 regional (??)	None	None	None	None	3 to 4
- Single game competitions	Regional Competitions Every 3 years	180										
- no. of teams/participants	50 individuals (local) 400 participants/ 3 years	Local 16/368 Reg. 19/437 Prov.69/1587 Nat'l 57/1311 Int'l 15/345	Local 250 Regional 350 Provincial 200 National 750 International 175			Local 30 (Penticton, south OK) Regional 34 (Central OK, North OK, Shuswap, Thompson) Provincial 68-Lower mainland, Kootenays National – 4 Alberta International 4 USA.						Local:4 to 5 teams/ 80 players Reg 8/160 Prov 20/400-500
Barriers & Opportunities	Need more ice time.	Inflation, expenses	Size of Memorial Ice is not sufficient	Getting enough participants	No barriers.	Ice availability is the main	Ice cost and availability	Need more ice time.	Organizational group is	No barriers	No barriers.	Lack of referees; lack of

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	Dedicated dryland space; Would like a space for a dryland harness	Facility constraints (no. & quality) Facility availability; Increased costs	for some groups. Cost of travel & accommodations is a barrier			issue. Private leagues draw players Trying to keep cost low Want to offer more development programs(power skating, defensive clinics, coach training etc) but no ice time is available. Want to raise awareness for first generation families.	Ice cost creates a “two-tier” system for kids. Only those that can afford it, can play	Barrier is ice shortage	getting older		No resources to host a tournament	stable facilities
Limiting factors to growth	Would like another dryland coach, but poor dryland facilities.	Ice time Ice surface size	Need four sheets to increase capacity with new programming	Need female dressing rooms		Access to ice and affordability are biggest hurdles.	Ice availability and cost. OHS absorbs the majority – provide programs for elite level, wealthy kids	Ice time.	Need more ice time			Lack of facilities
Other Info	Discuss “buy-on-time” with Club (e.g. Coquitlam)	Would like an interview to discuss operations	Would like an interview re growth opportunities etc.			Increase in ice rates for 2023/2024.		Proper size dressing room, and Clubhouse area	Some weekend slots for adult hockey			Ceiling at McLaren too low for higher competition

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						Would like first access for seasonal booking.		similar to what the Soccer Club has.	would be great. Also "extra-ice" week days in 3 hour blocks would allow a league to run 2 games. More efficient with scheduling referees.			

Appendix C – Summary of Previous Relevant Studies & Reports

Over the past ten years there have been a number of Facility related Reviews, Feasibility Studies, Master Plans and reports to Council. The information in these documents help to inform the current review.

These include:

1. Report to Council April 5, 2002 (Asset and Amenity Management Project Update)
2. Civic Places and Spaces 2022
3. Arena Financial Analysis and Funding Strategy 2019, - Sierra Planning & Management
4. Parks and Recreation Master Plan 2018, Urban Systems, GDH solutions and Discovery Research
5. Arena Feasibility Study 2017, Arena Task force & Sierra Planning & Management
6. City of Penticton Arena Needs Analysis 2016, GDH Solutions
7. City of Penticton Facilities Master Plan GDH Solutions – Project Lead

A brief summary of these documents has been provided in the following section.

1. Report to Council: Asset and Amenity Management Project Update 2022

Staff Recommendation:

THAT council, based on the results of the Asset Management and Amenity Project and the Civic Places & Spaces Engagement Program, direct staff to conduct further analysis of each of the four key recommendations and prepare proposals to provide site alternatives, needs analysis, financial impacts, facility concepts and funding options for further consultation with the committees, user groups and the community prior to a decision by Council.

The City arenas were addressed in the second recommendation:

Recommendation #2 Twin Arenas – Consolidate the City’s Ice surfaces on the SOEC site with the construction of a new twin arena and the demolition of McLaren and Memorial Arenas. Conversion of Memorial site to parking and disposition of the McLaren site for new development to fund the new arenas.

A public engagement process was undertaken, with the following outcome re Twin arenas:

The recommendation for the Twin Arenas was (also) well supported by most of the participants. First introduced as part of the Arena Task Force initiative in 2016, the proposal to demolish Memorial and now McLaren continues to be polarizing for some members of the community although consultation efforts showed there is more acceptance than in prior years. Discussion about the future of Penticton’s arenas also continues to surface questions about whether or not the City needs four arenas, if the City is subsidizing businesses with the provision of arenas, and if the arenas can be accommodated at the SOEC. A decision about the Twin Arena recommendation will also need to align with the North Gateway Redevelopment and Investment Strategy now under development.

As part of the consultation activities, staff met with user groups to understand their interest in this recommendation. Following these meetings, staff received letters from several of the user groups including the Penticton Minor Hockey Association, Glengarry Figure Skating Club, Okanagan Hockey

Group and the Knight Drop-in Men’s Hockey. Most groups expressed interest in collaborating on a proposal to formally explore the concept and also noted their concerns such as preservation of affordability and ice time. Some also identified the need to retain the ‘community’ element of any larger facilities, which would involve specific space allocations for user groups that they can call ‘home’ for their operational needs.

Stakeholder Input on Recommendation #2:



2. Civic Places and Spaces Report (2021 & 2022)

Civic Spaces and Places Engagement Update (December 7, 2021) Committee of the Whole

The following sections of the Places & Spaces Report relate to the arenas.

The City hosted presentations and discussions with the following “Twin Arenas Stakeholders”

- Spectra SOEC Advisory Committee
- Glengarry Figure Skating Club
- South Okanagan Women’s Hockey
- Penticton Minor Hockey Association
- Saturday Night Old Timers Hockey/Men’s Hockey
- Upper Deck Vees
- Okanagan Hockey Group
- Parks and Recreation Advisory Committee

Recommendations for Twin Arenas

Committee/User Group Themes

- Current arenas meet needs of some groups but not others
- Understand that buildings are aging and in need of repair and multi-function is important
- Want to ensure that ice time allocation and affordability preserved in new facilities
- Parks and Recreation Advisory Committee received presentation and expressed interest in

retaining McLaren, Art Gallery, and Library sites for parkland, further discussion is recommended

Public Themes:

- Concerned new arenas will be “tin cans”, don’t want to lose community feel, worry community will get lost in the shuffle
- Not convinced there is room at SOEC nor that the City needs two arenas, need to know location and plan
- Some resigned that Memorial needs to be demolished
- Questioned whether City was subsidizing private business
- Some do not want to see McLaren Lands disposed
- See advantage of new Facilities and acknowledged poor condition of Memorial and McLaren
- Would like to see support for dry floor uses (i.e., tennis)

Penticton Indian Band

Although the potential new arenas were not addressed in the notes re discussion with the PIB, they indicated:

- They would appreciate early notice
- An interest in “potential to encounter archeology”
- Opportunities to ensure syilx interests, title, rights and arts and culture are incorporated

On-line and print feedback form

This generated 382 responses pertaining to the Twin Arenas. In addition, several letters were received from Hockey and Skating organizations: Glengarry, PMHA, OHG and Men’s Hockey. The question was:

Do you support the City taking the next step to work with affected groups and develop a concept for further consultation with the community prior to a decision by Council?

The majority of respondents (231 of 382) supported this statement. Seventy-two (72) did not support this statement under any circumstances.

3. Arena Financial Analysis and Funding Strategy 2019

Sierra Planning and Management provided a report that included a business plan that schematically analyzes the revenue and cost potential and presents a funding strategy for investment in a new twin-pad arena at the South Okanagan Event Centre (SOEC). The study builds upon work previously completed by the consulting team and the City of Penticton’s Arena Task Force (ATF) in 2017, which recommended that the City pursue a) a twin-pad addition to the SOEC, details of which are provided in Section 2.3; b) a dry-use conversion of the Memorial Arena (see Section 6), as well as c) the decommissioning of the McLaren Arena.

Specifically, this report addresses the following five key items, were identified by the ATF as pre-requisite to implementing the proposed plan and to assist in planning for change:

- Analyzes the market and revenue opportunities (not undertaken as part of the initial work)
- Reviews the operational efficiencies that are anticipated to arise from alternative methods of both design and delivery of the facilities, and their operations;
- Further details the likely capital costs associated with the Memorial Arena dry floor use opportunities, supported by stakeholder consultation;

- Identifies the total lifecycle costs associated with the proposed changes to the City's recreation infrastructure (decommission, new build and renovation); and
- Presents a strategy regarding potential funding for the balance of the project's capital needs.

Cost Estimates – 2019

The high-level cost estimate in 2019 for a twin pad arena was \$28,611,811.

The cost to renovate the Memorial Arena to a dry floor facility was \$7,508,248.

Decommissioning Mc Laren would have cost \$1,000,000.

4. Parks and Recreation Master Plan 2018

The following section is taken from the Indoor Recreation Facilities section of the 2018 Master Plan (by Urban Systems, GDH Solutions & Discovery Research)

This Plan recommended

- Plan for the continued availability of four ice surfaces
- Explore solutions to provide space for indoor lacrosse

The Goal for indoor recreation facilities in the Master Plan is:

Continue to provide and maintain facilities that, in combination with outdoor parks and amenities, serve the recreation needs of the citizens of Penticton, provide positive economic impacts, and support tourism opportunities.

There are no longer accepted “professional” standards for facilities based on population. The recreation profession has recognized that community needs and wants can be significantly different, and that the many other factors to be considered, such as proximity to facilities in neighbouring municipalities, private sector facilities, and local demographics, make it impossible to apply rigid facility standards. Decisionmakers tend to rely on community consultation and recreation Master Plans when making decisions regarding the development of new or enhanced facilities.(from Parks and Recreation Master Plan 2018).

Penticton's four arenas provide a significantly higher level of service for ice sports and other arena sports compared to similar communities. This is due to the nature of the business of the SOEC, the presence of the Okanagan Hockey Group (OHG), and the ongoing participation rates in hockey and figure skating, and to a lesser degree lacrosse.

A review of the ice time that has been booked over three years(2013 to 2015) indicated steady growth in ice bookings. In 2013 there were 8,635 hours booked at the four arenas. In 2014 this increased to 8,916, and in 2015 to 9,277 hours. This is an increase of 7.43 % over those years. There continues to be strong demand. for ice time in Penticton for the foreseeable future.

Three of the City's ice facilities, the South Okanagan Events Centre with 2 ice surfaces (an NHL size rink at 85' by 200 and the 5,000 seat arena with an ice surface of 85 by 200 that can be converted to 100 by 200) and the Memorial Arena with an ice surface of 80 by 180 (built in 1951) are operated by Spectra under a management agreement.

The McLaren Arena is owned and operated by the City of Penticton. It is a single sheet 80' by 180' with spectator seating The arena is closed for the spring and early summer months due to the difficulty in

maintaining the ice surface in the warm weather. McLaren Arena is also in need of significant capital investment.

Lacrosse

Lacrosse is one of the oldest organized sports in North America. It was traditionally played outdoors, but box lacrosse has evolved as a game usually played indoors. There has been increasing interest in box lacrosse in Penticton, including Penticton Indian Band members.

5. Arena Feasibility Study – Arena Task Force Report 2017

The Arena Task Force was struck in January 2017 to develop an Arena Development Strategy. The ATF worked with Sierra Planning and Management which also included Dialog Design, International Coliseums Company, Meiklejohn Architects Inc, and McElhanney Consulting Services Inc.

The consulting team, , undertook a comprehensive cost-benefit assessment of arena needs and possible expenditure solutions (both new development and repurposing existing rinks). They also had a community consultation process.

The team developed a range of options based on public input and the information provided by the Arena Task Force regarding future needs.

In August 2017, Council endorsed the Arena Task Force recommendation for their future development strategy – construction of an additional twin-pad arena on the SOEC site, converting Memorial Arena to dry floor and decommissioning McLaren Arena.

6. City of Penticton Arena Needs Analysis 2016

The purpose of this study was to:

1. Determine the need for the retention (or replacement) of the existing capacity for ice rentals and programs for the current and future residents of the City of Penticton. Also, to be taken into account is the Sport Tourism element of ice availability in the City.
2. Determine the current and future need for “ice out” capacity for lacrosse and other dry floor sports in Penticton.
3. Evaluate the cost implications of retaining versus replacing Memorial Arena
4. Provide a report providing recommendations based on the findings and analysis

The data collection was done with the support of the City Staff, and Spectra Venue Management. All current data on arena usage was analyzed and compared to other communities. Data was also collected and analysed on operating and capital cost

Extensive community consultation was undertaken, and all relevant information was gathered, building on the Facilities Master Plan.

The recommendations coming out of this study were:

1. Commission a Feasibility Study to evaluate site options, develop the facility program, calculate detailed Life Cycle Costing Analysis and provide overall project cost estimates for the replacement of Memorial Arena.
2. Develop a strategy to maintain Memorial at minimum cost until a decision can be made regarding replacement versus renovation.

3. If Memorial Arena is replaced, determine ways of retaining the important memorabilia and plan a “re-dedication ceremony”.
4. Review options to accommodate Lacrosse including use of McLaren Arena for appropriate levels of play, the development of an outdoor Lacrosse /Sports Box, and use of neighbouring community facilities.
5. Develop a Communications Plan and Strategy to engage the community throughout this process.

7. City of Penticton Facilities Master Plan 2013.

The Facilities Master Plan was a comprehensive review of all City Facilities. The Consulting Team consisted of Architects, Engineers – structural, mechanical, and electrical, as well as a Refrigeration consultant, and a Quantity Surveyor. GDH Solutions was the project Co-ordinator.

The result of this study was a Facility Plan that provided a review of all aspects of each of the City facilities, and extensive recommendations – architectural, structural, mechanical, electrical and refrigeration (if applicable). Cost estimates were also provided for each of the 22 facilities, by category. At that time, the recommendations for McLaren Arenan (built in 1972)included the need for a new roof, along with numerous recommendations primarily for electrical and refrigeration repairs/improvements,

The Memorial Arena was constructed in 1951, with some additions in 1997 and 2004. The report included numerous recommendations for architectural, structural, mechanical, electrical and refrigeration. Some improvements have been addressed in the past 10 years.

The South Okanagan Events Centre which opened in 2008 was in good condition. The study team made recommendations on potential energy savings (e.g., ice temperature, and lighting).