



ARENA SERVICES AND FACILITIES STRATEGY 2016 – 2030



Introduction

Arena sports in Coquitlam are currently provided to the public through both direct delivery at the Poirier Sport and Leisure Complex (PSLC), and through a partnership with a private operator, RG Properties, at Planet Ice. A new facility for dry floor indoor sport was delivered in 2015 with the construction of the Poirier Forum, however, ice arena services (hockey, skating, curling, sledge hockey, etc.) in Coquitlam has been historically provided by PSLC and Planet Ice.

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Based on a preliminary review of arena sports in 2015, including a review of usage trends and discussions with user groups and the public, a detailed assessment of this service area was deemed necessary in order to improve the current at-risk basic service level and to adequately plan for long term facility and service needs.

Ice facilities, both at the City’s arenas in PSLC and Planet Ice, are reaching capacity, with challenges anticipated in the supply of additional ice to allow for growth of hockey, speed skating, figure skating and to alleviate waitlists for recreational youth skating programs. In addition, critical decisions will be needed in the coming years on the future of Planet Ice.

In order for the City to effectively plan for and fund future arena facilities, a more in-depth review and analysis of this service area was undertaken. The general intent of the study was to examine the current service delivery model and assess the future needs for ice arena space with consideration of the following factors:

- Rationale
- Background
- Purpose

The study that led to this strategy included consideration of the appropriate service-delivery model for the expansion of arena services in the future, including potential investments in new facilities, and the role of private and public partners in these opportunities.





RATIONALE

The *Arena Services and Facilities Strategy* provides a road map for the provision of ice arena services over the next 15 years and beyond. It focuses on how the City can best invest limited public resources to meet current and future demands for ice arenas, as well as support the growth of ice sports.

BACKGROUND

There have not been any plans or strategies in place pertaining specifically to any type of arena sport.

Ice arena services are currently provided to the public through both direct delivery at the Poirier Sport and Leisure Complex (“PSLC”), and through a partnership with a private operator, RG Properties, at Planet Ice. Two of the arena floors at PSLC also serve to provide dry floor use during the non-ice season and new service offerings for dry floor indoor sport use were recently expanded with the construction of the Poirier Forum. Ice arena services (hockey, skating, curling, sledge hockey, etc.) in Coquitlam are provided at PSLC and Planet Ice only. Planet Ice does not provide any dry floor use.

Based on a preliminary review of this service area (undertaken as part of the development process for

the *Parks, Recreation and Culture Master Plan*) including a review of usage trends and discussions with user groups and the public, the overall assessment for arena sports is that the City currently provides a “basic” level of service. As a result of capacity limitations and increasing service demands in this area this basic level of service is at risk in the future due to a lack of arena space to meet the growing needs of the community and increasing pressure on prime time use of facilities.

The *Parks, Recreation and Culture Master Plan* identified some key issues in the Arena Sports service area including:

- Active participation in a number of ice sports continues to increase and demand for ice time continues to grow;
- The City has not added any new indoor arenas since 1972;
- Current lack of physical space is creating a capacity issue for learn-to-skate and recreational hockey programming;
- Planet Ice has reached operational capacity and has reached the critical life cycle point where capital investments will need to be made if the building

will continue to operate past 2025;

- Curling club membership within Metro Vancouver are on an overall decline and the curling facility at PSLC is underutilized; and
- The operations of municipal ice arenas are expensive and over the past 20 years, many municipalities have found that partnering with private industry is a more cost effective way to deliver this service.





PURPOSE

The *Arena Services and Facilities Strategy* will guide investment in arena services over the next 15 years, and will:

- Confirm service levels for arena services;
- Strategically plan for the long-term provision of arena facilities;
- Explore a variety of partnership options to deliver arena services; and
- Address the City's short-term ice capacity challenges and long-term provision of arena services.

Executive Summary

The *Arena Services and Facilities Strategy* has been developed in the context of current and forecasted regional supply and demand for ice, the approaching expiration of the 30-year agreement between the City and RG Properties for the delivery of ice arena services at Planet Ice in 2025, and partnership opportunities with neighbouring municipalities.

The Strategy provides a vision and sets the strategic direction for arena services sustainability and development for the next twenty years and beyond. The Goals of this strategy are to set priorities to ensure that the City can provide for the appropriate level of ice services for Coquitlam residents in all areas, either directly at the City's facility or in partnership with our public and private partners. The Strategy recommends short and long-term initiatives that will ensure the sustainability and optimal use of existing inventory, as well as provide for future needs as the community continues to grow and arena sports and activities evolve.

How was the Strategy developed?

RESEARCH INPUTS

- Supply and Demand analysis
- Population and Demographics
- Stakeholder engagement
- Trends
- Leading Practices
- Benchmarking
- Strategic Planning Documents

ARENA SERVICES AND FACILITIES STRATEGY

What outcomes will the Strategy inform?

- Infrastructure Planning
- Financial Planning
- Partnerships and Collaborations
- Inventory Management
- Facility Use
- Service Delivery Approach and Philosophy



CONSULTATION AND RESEARCH

The consultation process, led by David Hewko of Hewko Planning and Program Management, included working with a variety of ice arena user stakeholders in a review of pressures, issues, challenges and opportunities.

Taking trends and best practices into consideration, the focus was on developing options to refocus resources for the future. Research was undertaken on sport participation and trends locally, provincially and nationally, and on current and future participation demands and needs.

A number of options were identified by the consultant as possible means to addressing Coquitlam's short, medium and long-term ice needs. The various options were presented to the key stakeholders for their input, and a comprehensive SWOT (Strengths, Weaknesses, Opportunities & Threats) and cost /benefit analysis was undertaken with respect to each of the options. This strategy represents the options that will optimize use of the city's existing ice supply and meet the city's future ice needs in the most sustainable way.

SKATING ICE SURFACE SUPPLY AND DEMAND

- The City offers recreational arena ice at two facilities – the PSLC (two ice-sheets, plus six curling lanes) and Planet Ice (equivalent to 2.1 prime time ice sheets).
- **The City's current total supply of prime time skating ice (i.e. non-curling) is 4.1 sheets.**
- The number of Coquitlam residents (registered with a sport organization¹) using PSLC Rinks 1 & 2 is 1,300 (750 per rink).
- The number of Coquitlam residents registered with the Coquitlam Curling Club using PSLC Rink 3 (Curling Rink) is 285.
- **Current demand for skating ice requires 4.6 prime time ice sheets – meaning there is an immediate need for an additional amount of prime time ice – between 23-25 more hours (equivalent to 50% of an additional ice sheet).**
- Due to the shortage of prime time skating ice, many minor sport groups are being allocated some marginally acceptable time slots (early morning or late evening) or are compensating for pent up demand and lack of available prime time by increasing team sizes or capping registrations.
- **Future anticipated demand will result in the need for 5.2 sheets of ice by the year 2025 (based on population projections and participation trends in arena sports). However, total demand is then expected to decline back to 4.7 sheets by 2035.**
- The City seeks to maintain a basic level of service which will require additional supply to meet demand for the next ten years.
- **The optimization of existing services is key to addressing higher future demand, and a high subsidization of a single use or activity is not desirable.**

¹ CMHA, CSC, Centennial Hockey Academy and Coquitlam Moody Minor Ringette. Those organizations that primarily use Planet Ice (i.e. TCFHL, Special Olympics and Coquitlam Speed Skating) are not included in this calculation.



POPULATION AND DEMOGRAPHICS

- Coquitlam is the sixth largest municipality in BC and one of the fastest growing municipalities in all of BC and Canada. Over the next two decades nearly 50,000 people will move to Coquitlam.
- Growth projections anticipate that the population of Coquitlam will near 153,000 by 2020 and 177,000 by the year 2030.
- Median age (40.3) is slightly lower than the provincial average (40.6) [2011 Census].

PARTICIPATION TRENDS

- BC appears to have an increase in minor hockey registrations of almost 3.2% per year in the last decade, although the national trend is downward and it is anticipated it will eventually align with the national trend.
- Coquitlam's population growth will add approximately 150-180 hockey players in the next 5 to 15 years.
- Figure skating is subject to yearly fluctuations in registrations and is a vibrant and growing sport nationally.
- Recreational skating programs remain popular, especially at introductory levels, and trends with figure skating participation and its grassroots learn-to-skate programs (CanSkate) are positive.
- Curling in Coquitlam has been gradually declining, primarily due to attrition and limited success in attracting new recruits to the sport. Nationally, curling is in decline of about 1% per year.
- The majority of ice user groups indicate the potential to grow if more ice was available and there is a desire for more public skate programming and opportunities.

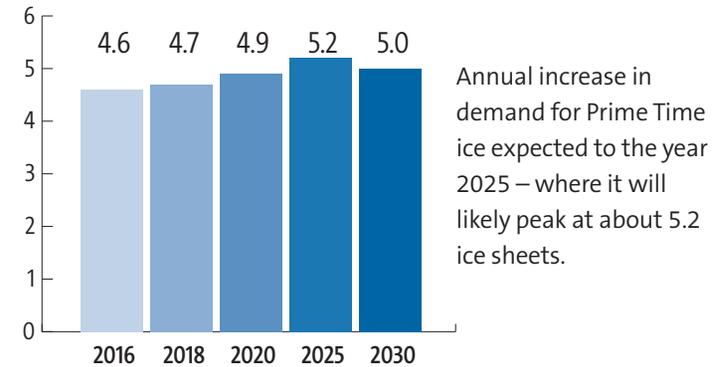
COQUITLAM'S POPULATION GROWTH

2015	2020	2025	2030	2035
140,000	153,000	165,000	177,000	188,000

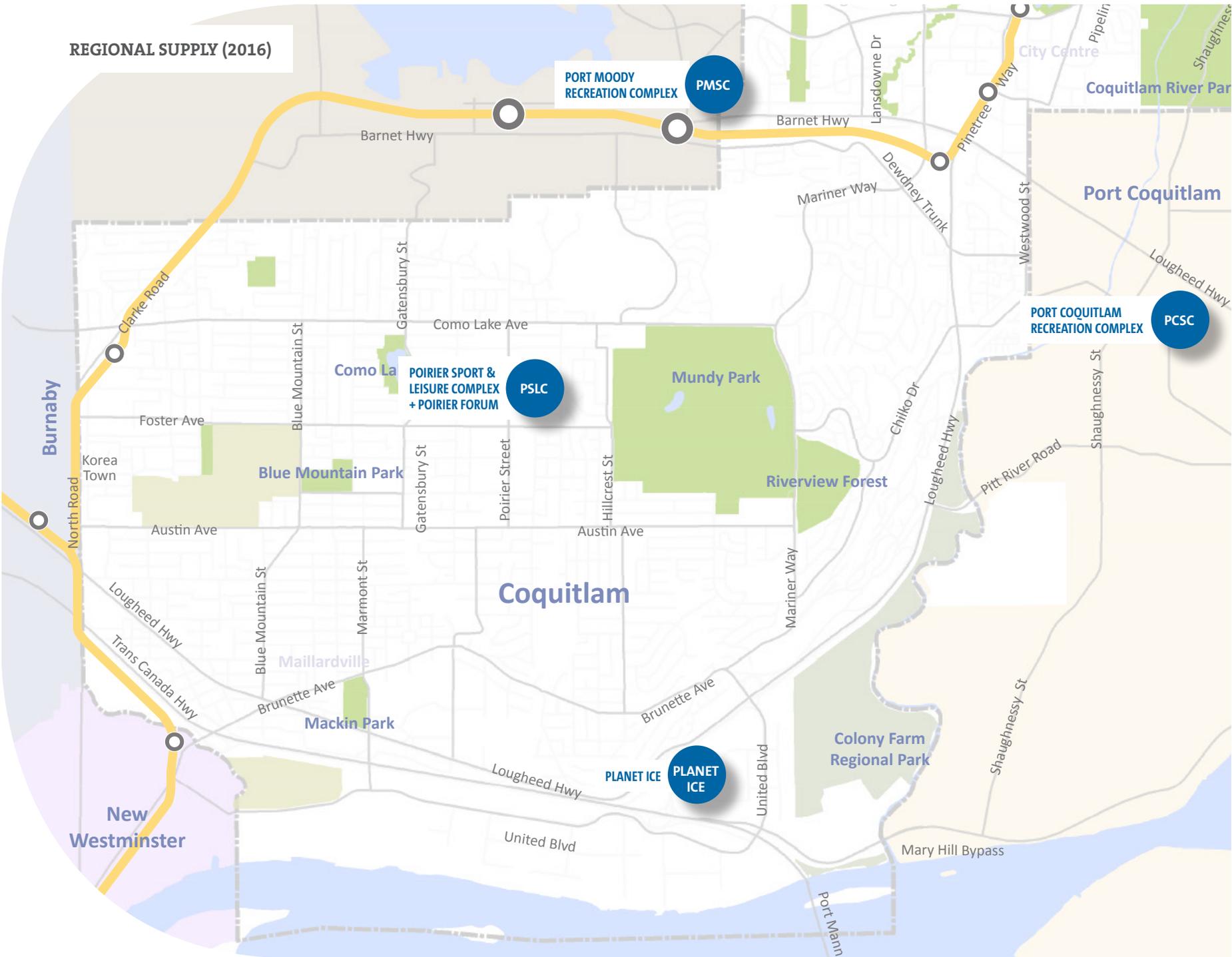
COSTS

Arenas typically cost over \$10 million per sheet to build.

SKATING ICE DEMAND 2016–2030



REGIONAL SUPPLY (2016)



ARENA ICE INVENTORY ASSESSMENT

1. POIRIER SPORT AND LEISURE COMPLEX

- The curling rink at the Poirier Sport and Leisure Complex is currently underutilized.
- Participation trend in curling is declining at a rate of 1.5-2% per year in urban areas due to attrition and low recruitment.
- Coquitlam Curling Club membership consists of 517 members, of which 285 (55%) are Coquitlam residents.



2. PLANET ICE

- In 1995 the City sold property to Twin Properties Ltd. (since assumed by RG Properties/Prospera) for one dollar, with the option that allows the City to purchase the property back for one dollar in 2025.
- The City entered into a 30-year agreement with RG Properties (Planet Ice), which ends in 2025. The City needs to make a decision on the future of the Planet Ice facility in the next two to three years to properly plan for arena service delivery beyond 10 years.
- The Planet Ice facility is considered to be in modest condition with some functional and environmental issues. Significant renovation (in the range of \$20 million) will likely be necessary in order for the facility to continue as a viable arena service delivery option (long-term) beyond 2025. Consideration will need to be given to the functionality and location of the facility, and its role in the overall recreation service delivery mandate.

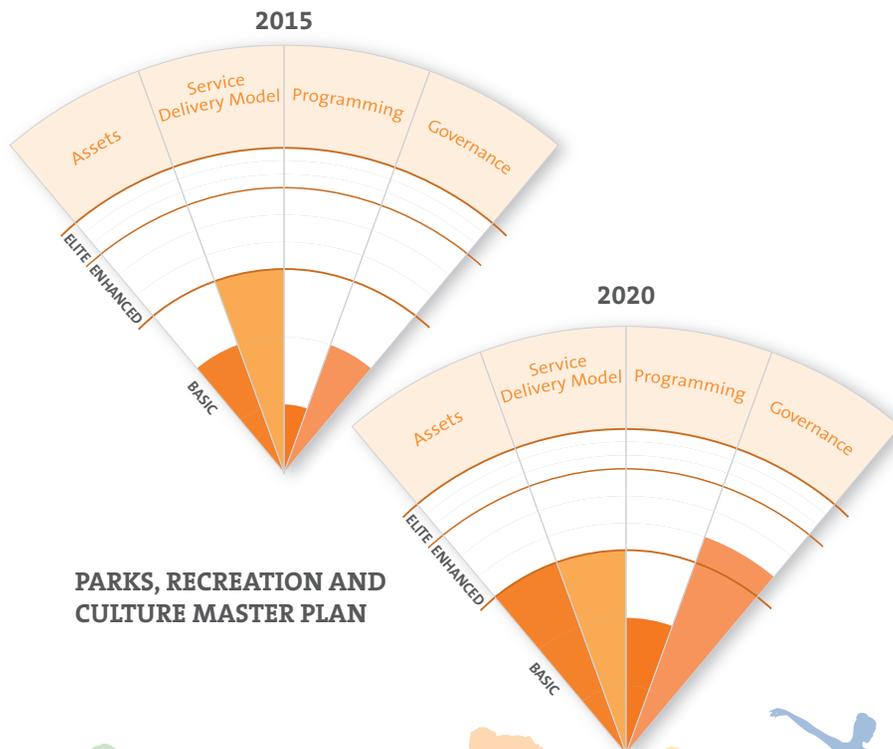
3. REGIONAL SUPPLY CONSIDERATIONS

- The City of Port Moody's ice inventory consists of two full ice sheets and one dedicated curling arena. They have no known plans to add to their existing ice arena inventory.
- The City of Port Coquitlam's ice inventory consists of two full ice sheets. Preliminary Plans for a new recreation complex in Port Coquitlam show that they will be adding a third sheet.
- The Cities of Burnaby and New Westminster have no known plans for additional ice arenas in the foreseeable future.



Goals and Objectives

1. To optimize the use of existing ice facilities and services.
2. To operate the City's ice arenas effectively and efficiently to accommodate program demand, and consider long term sustainability.
3. To address the current shortage of ice inventory in the short to medium term.
4. To plan future ice facilities and services to meet the community's long-term ice needs.
5. To design and operate new facilities in alignment with the *Parks, Recreation and Culture Master Plan*, and the broader objective of the City's Strategic Plan.



Implementation

IMMEDIATE TO SHORT-TERM STRATEGY (1 – 2 YEARS)

The short-term strategy responds to the immediate need for additional ice inventory resulting from pent up demand for additional access and ice by user groups. This will create a period of relative stability and position Coquitlam with sufficient prime time ice inventory to accommodate some sport and user growth to 2025, when the agreement with RG Properties (Planet Ice) expires.

ACTION:

- Continue to work with the City of Port Moody, and the Coquitlam and Port Moody Curling Clubs to centralize curling services in the Tri Cities at the City of Port Moody curling arena starting in 2018/2019. Convert the third ice sheet in PSLC to general arena use in fall 2018, which will result in a total supply of 5.1 ice sheets to serve Coquitlam and enable the City to meet its anticipated arena demands to 2025.

LONG-TERM STRATEGY (10 – 15 YEARS)

The long-term strategy (2025 and beyond) will arise from the City's decision around the future role of Planet Ice in the delivery of arena services. A decision will need to be made within the next two to three years in order to prepare for the City to maintain the current basic level of service and available ice inventory when 40% of its current prime time ice inventory (Planet Ice) nears the end of life.

ACTION:

- Examine options to meet the City's long-term arena service needs, either through new City facilities or through public-private partnership opportunities.
- Undertake a stakeholder engagement process on the long term strategy to address future ice arena needs.

TIMING

FACILITY	IMMEDIATE/ SHORT-TERM ACTIONS 2018 – 2019 (DATES TBC)	MEDIUM-TERM ACTIONS 2020 – 2025	LONG-TERM ACTIONS 2025 +
Poirier Sport & Leisure Complex	Centralize Curling at Port Moody Curling Rink and conversion of Curling Rink to 3rd ice sheet \$2M Capital ¹	No further changes	No further changes
RG Properties (Planet Ice) or New City Facility	Explore options to meet the long-term arena services needs through either new City facilities or through public-private partnership opportunities	Select Option and plan implementation	Deliver new ice arena facility through new P3 or construction of city facility

¹ Cost to retrofit curling ice for skating and hockey dependent on scope of renovations and whether or not changes rooms are added.

POTENTIAL

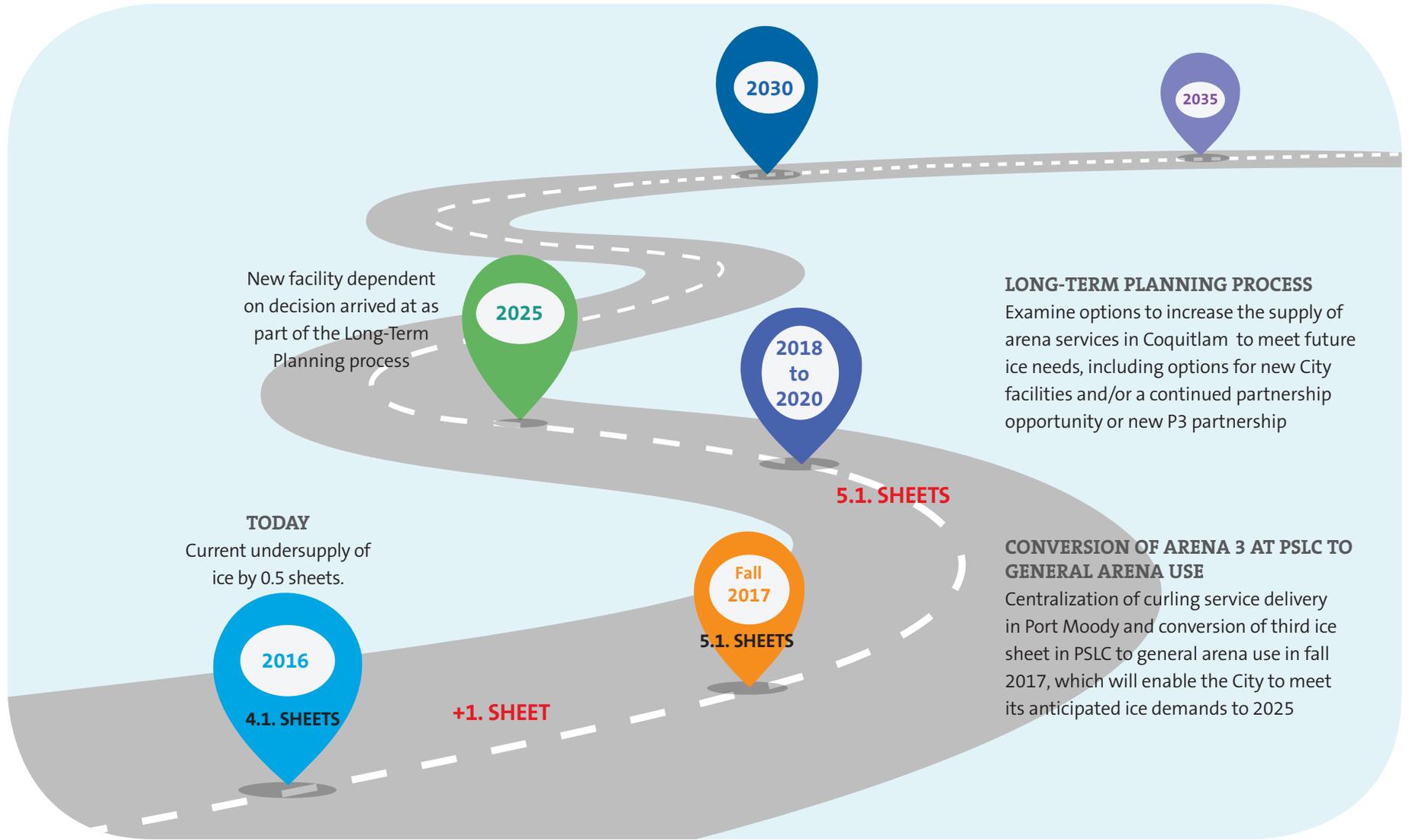
CAPITAL COSTS	
PSLC Curling Rink or Planet Ice Upgrades	\$2,000,000
2 New Ice sheets*	\$30,000,000
Total	\$32,000,000

*This provides order of magnitude cost estimate in 2016 dollars.





ARENA STRATEGY ROADMAP



Coquitlam

CITY OF COQUITLAM

Parks, Recreation and Culture Services

3000 Guildford Way,

Coquitlam, BC V3B 7N2