



Staff Report to Council

Report From: Amanda Johnston, Community Services Manager

Meeting Date: November 12 2024

Report: CSD-12-2024
Assembly Occupancy Follow Up Report

Recommendation

That South Huron Council receive Staff Report CSD-12-2024 Assembly Occupancy Follow Up Report for information.

Report Overview

Purpose of Report	For Information
Council Priority Alignment	Recreation and Community Amenities
Consultations	Jeremy Becker, Community and Emergency Services General Manager Mike Rolph, Building and Planning Services Director/Chief Building Official
Attachment(s) to Report	None.

Report Highlights

- This report provides an overview of the Ontario Building Code as it relates to the request to investigate the steps needed to reclassify the Stephen Arena and SHRC Arena surface from an Arena to a Community Facility
- Staff have provided information on the steps they have taken to date

Context and Background

Previously, Council directed staff to investigate any requirements needed for the Stephen Arena and SHRC, including cost for sprinklers, cost for heating system, and any additional costs, to allow for the buildings to be utilized for uses similar to that of a community centre, and to incorporate any uses for the facilities (including what the SHRC ice floor has been used for in the past outside of recreation), including the fire plan and bring a report back for Council consideration during the 2025 budget discussion.

In June 2024, staff solicited advice from RRITZ Architect Inc to review the Ontario Building Code with respect to the size and construction of the existing Stephen Arena building. In principle, recommendations from this report reflect what would need to happen to further utilize the building for uses beyond what it was originally designed as, an Arena.

The SHRC arena surface and the Stephen Arena were originally designed and classified as an Arena (No Occupancy on Activity Surface), and Ice Rinks (No Occupancy on Activity Surface). If there is a desire to convert these spaces into the Community Facilities under the OBC then certain conditions must be met. Meeting these requirements would include, but is not limited to, adding a sprinkler system throughout the building that has a one-hour fire resistance rating. In addition, other upgrades are required such as an HVAC system to provide proper ventilation. It should be noted that proper ventilation would need to be added to the entire building, not just the arena surface.

Under the OBC, the Stephen Arena and the SHRC Arena surface can be used for what it was designed for, a hockey rink, which also includes broomball, floor hockey, figure skating, public skating, curling and for roller skating and similar sporting events. Throughout the years, the SHRC arena surface has been used for charity fundraisers and family style events.

Staff have scheduled an onsite meeting with an Engineering Consultant, and a Fire Suppression System and HVAC specialist. The purpose of this meeting is to discuss the specific needs at each site and confirm updated costs associated with this undertaking. Prior to this meeting, concerns have been raised regarding the Stephen Arena trusses and their ability to withstand additional weight.

At this point staff do not have all the costs for the assembly occupancy requirements. Staff will bring a future report back with next steps and confirmed costs.

Discussion and Staff Recommendation(s)

This report is provided to Council with preliminary information. Once further information has been collected staff will provide a follow-up report outlining next steps and costs.

Impact Analysis

At this time there are no impacts to the Corporation as a result of the recommendation of this report.

Linkages

- None

Respectfully submitted,

Amanda Johnston, Community Services Manager

Report Approval Details

Document Title:	CSD-12-2024 Assembly of Occupancy Report .docx
Attachments:	
Final Approval Date:	Nov 7, 2024

This report and all of its attachments were approved and signed as outlined below:

Jeremy Becker - Nov 6, 2024 - 6:26 PM

Alex Wolfe - Nov 7, 2024 - 8:54 AM

Erin Moore - Nov 7, 2024 - 9:07 AM

Rebekah Msuya-Collison - Nov 7, 2024 - 9:17 AM