



Staff Report to Council

Report From: Amanda Johnston, Community Services Manager

Meeting Date: March 17 2025

Report: CSD- 02-2025
Assembly of Occupancy Update

Recommendation

That South Huron Council receives Staff Report CSD-02-2025- Assembly & Occupancy Update, for Information; and

That staff proceed to complete a structural review, structural analysis and the requirements for Assembly & Occupancy work at both the Stephen Arena and the South Huron Recreation Centre in the amount of \$37,000, excluding HST.

Report Overview

Purpose of Report	For Approval
Council Priority Alignment	Recreation and Community Amenities
Consultations	Jeremy Becker, Community and Emergency Services General Manager
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 from an Arena to a Community Facility
- High-level estimates have been provided for the HVAC, sprinkler, and engineering inspection work.

Context and Background

Previously, Council provided direction for 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 center, 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 use 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 surface of the arena.

Currently, under the OBC, Stephen Arena and the SHRC Arena surface can be used for what it was designed for, a hockey rink, which also includes other sport related activities that do not exceed the capacity of the space. Throughout the years, the SHRC arena surface has been used for charity fundraisers and family style events.

Staff had an onsite meeting with an Engineering Consultant, and a Fire Suppression System and HVAC specialist on November 8, 2024. The purpose of the meeting was to discuss the specific needs at each site and confirm current costs associated with this undertaking. Prior to this meeting, concerns were raised regarding the Stephen Arena trusses and their ability to withstand additional weight.

At the November 12, 2024, Budget Meeting, Council received Staff Report CSD-12-2024, and staff provided a verbal update from the onsite meeting but did not have all the estimates available at that time.

Staff have now received preliminary, high-level (Class D) costing on the following:

HVAC:	
Stephen Arena	\$525,111.00
SHRC	\$570,000.00

Sprinkler System:	
Stephen Arena	\$200,000.00
SHRC	\$230,000.00

It should be noted that the costs for the sprinkler system does not include Painting or galvanizing of any Pipe, Fittings or Hangers, Any electrical wiring, fire alarm or monitoring costs, Any building permits or associated costs, Any underground watermain or associated costs, No coring through floors or walls, Fire Alarm System, Devices, connections to our switches etc, Removal or replacement of ceilings or ceiling tiles, Working in type 1, 2, or 3 asbestos abatement areas, Any construction related work – cutting, coring, patching, etc.

Before starting any work, a full inspection and detailed review of both buildings must be completed.

Engineer Inspections:	
Stephen Arena	\$4,000 - Structural Review \$10,000 - Structural Analysis \$4,000 - Assessment of Work Required for Assembly Occupancy project
SHRC	\$4,000 - Structural Review \$9,000 - Structural Analysis \$6,000 - Assessment of Work Required for Assembly Occupancy project

It should be noted that these costs do not include HST.

The most recent structural reviews were completed in 2021 at SHRC and Stephen Arena. The Engineering company that was onsite for the meeting strongly recommended a review of the SHRC arena every 5 years and of the Stephen arena every 3 years. The Engineer also indicated that avoidance was the best option for the Stephen Arena, meaning no additional weight should be added to the trusses.

The intent of a structural review is to look for deterioration compared to the likely as-constructed state. Since 2021, no additional structural analysis has been carried out at either arena. A structural review will indicate if there is any deterioration, whereas

a structural analysis will be able to provide further comment on that deterioration (ex, does it need to be fixed or if it can continue to operate as it is).

The Engineer strongly recommended that a structural analysis be conducted for Stephen Arena due to the building's age. As for SHRC, a structural analysis is not currently recommended unless additional weight is added to the building.

It is important to note that the prices shown in the HVAC and Sprinkler charts are subject to change based on the findings of the inspection reports.

Discussion and Staff Recommendation(s)

If Council proceeds with the Assembly Occupancy project at both locations, the first step would be to complete the work outlined in the Engineer Inspections chart. This work will include a report on the findings, which will be presented to Council for further discussion. Once this work is completed, the report will be sent to the HVAC and Sprinkler contractors for review, with a request to provide updated cost estimates based on the findings. Following discussions with the Engineer, staff recommend proceeding with the first step: conducting a structural review, completing a structural analysis, and assessing the work required for the Assembly Occupancy project.

Impact Analysis

Should Council proceed with the recommendation as proposed, the cost will be \$37,000. The Asset Management Condition Assessment budget would be utilized, unless Council chose a different use of funds which would require a budget amendment.

There are no operational, community or legal impacts based on the recommendation of the report. However, potential additional impacts may arise based on the report's findings, which will be assessed at a later date.

Linkages

- [Staff Report BSD-05-2024 – 69625 Airport Line – Stephen Arena – Change of Use Review](#)
- [R. Ritz Architect Inc. Change of Use Review dated June 6, 2024](#)
- [Staff Report CSD-12-2024 – Assembly Occupancy Followup Report](#)

Respectfully submitted,

Amanda Johnston, Community Services Manager

Report Approval Details

Document Title:	CSD-02-2025 Assembly of Occupancy Update.docx
Attachments:	
Final Approval Date:	Mar 11, 2025

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

Jeremy Becker - Mar 10, 2025 - 4:21 PM

Alex Wolfe - Mar 11, 2025 - 8:56 AM

Erin Moore - Mar 11, 2025 - 9:42 AM

Rebekah Msuya-Collison - Mar 11, 2025 - 4:13 PM