



City of Elliot Lake New Community Hub Site Options Comparative Analysis

July 2017

Doc 820612-0052 (2.0)



EXECUTIVE SUMMARY

Three sites are currently considered by the City of Elliot Lake to accommodate its New Community Hub facility: 1) the site of the existing Centennial Arena, owned by the municipality, 2) the site of the existing Civic Centre site, also owned by the municipality, and 3) the vacant lot located at 151 Ontario Avenue, the former Algo Centre Mall, which is privately owned.

This comparative analysis follows two preliminary site selection evaluations respectively completed in November 2016 and April 2017. The objective of this assignment is to allow the City of Elliot Lake make a final site selection for the New Community Hub project.

Generic site planning layouts were used as a tool to complete this final evaluation process. These test plans were assessed against a series of quantitative criteria.

This analysis demonstrated that the existing Civic Centre lot is too small to accommodate the new facility and would generate additional costs to partially demolish and adapt the existing building.

Conversely, the results demonstrated the feasibility for the existing Centennial Arena and 151 Ontario Avenue sites to accommodate the New Community Hub facility. While both sites are considered viable options, they each raise different sets of challenges and offer different opportunities.

1.0 INTRODUCTION

1.1 PROJECT BACKGROUND

The recreational facilities of the City of Elliot Lake have reached an age and state of repair where ongoing capital repairs and maintenance are escalating, and anticipated future costs are not justifiable. The City acknowledges that continuing to invest in degrading facilities is neither cost-effective nor advisable.

Hence, the City has opted to pursue the design and construction of a New Community Hub facility. This exciting significant yet realistic project will assist the City achieving its goals and strategic objectives. The New Community Hub will help the City achieve its broader economic and social goals, including attracting new residents while enabling current residents a more reasonable chance to 'age-in-place.'

Six sites were originally considered by the City of Elliot Lake as potential location of this new building. A preliminary assessment of these sites was completed within the Multipurpose Complex Feasibility Study (November 2016). The results retained the former Algo Centre Mall site and three municipally owned sites as potential feasible options. These four sites were then further analysed within the City of Elliot Lake New Community Hub Business Case (April 2017). The outcome resulted in narrowing the site selection to two options: the 151 Ontario Ave site and the site located North of Esten on Highway 108. Since then, the North of Esten on Highway 108 is no longer available as an option.

Following public consultations held earlier this year, the City of Elliot Lake is now proposing the following three optional sites as contenders:

- The municipality owned site of the existing Centennial Arena (180 Spruce Avenue)
- The municipality owned site of the existing Civic Centre (255 King's Hwy 108)
- The privately owned site of the former Algo Mall (151 Ontario Ave)

1.2 OBJECTIVES

The objective of this analysis is to provide a recommendation to the City of Elliot Lake on a final site selection for the construction of its New Communication Hub facility.

2.0 METHODOLOGY

The following key activities and assumptions were used by Colliers to complete this study:

Key Activities

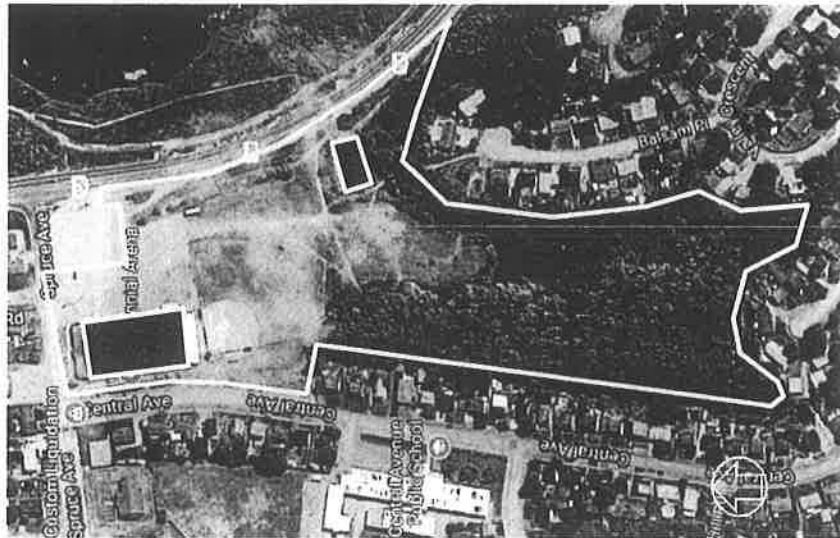
- Obtain all existing available information on the sites from the City
- Retain the services from an architectural firm to complete high-level test plans to validate the feasibility to fit the New Community Hub program onto the sites including the building, parking and opportunities for exterior installations
- Identify evaluation criteria
- Analyse the site test plans against the evaluation criteria

3.0 SITE OPTIONS

The below is a brief description of the three optional sites.

3.1 CENTENNIAL ARENA – 180 SPRUCE AVENUE

The Centennial Arena site is located at 180 Spruce Avenue in Elliot Lake, Ontario. The lot shape is irregular and has an estimated total area of 68,505 m² (16.93 acres). The property is bordered by residential and commercial properties. It is accessible from the north via Spruce Avenue. It is partially boarded by Central Avenue on its west side and Highway 108 on the east.



The existing arena, located on the northwest corner of the lot, was built in 1968. Two expansions were respectively added in 1973 and 1992: one on the north end (lobby change rooms, washrooms, plant room and cafeteria) and one on the south end (workshop and dressing rooms). The total building area is 32,856ft².

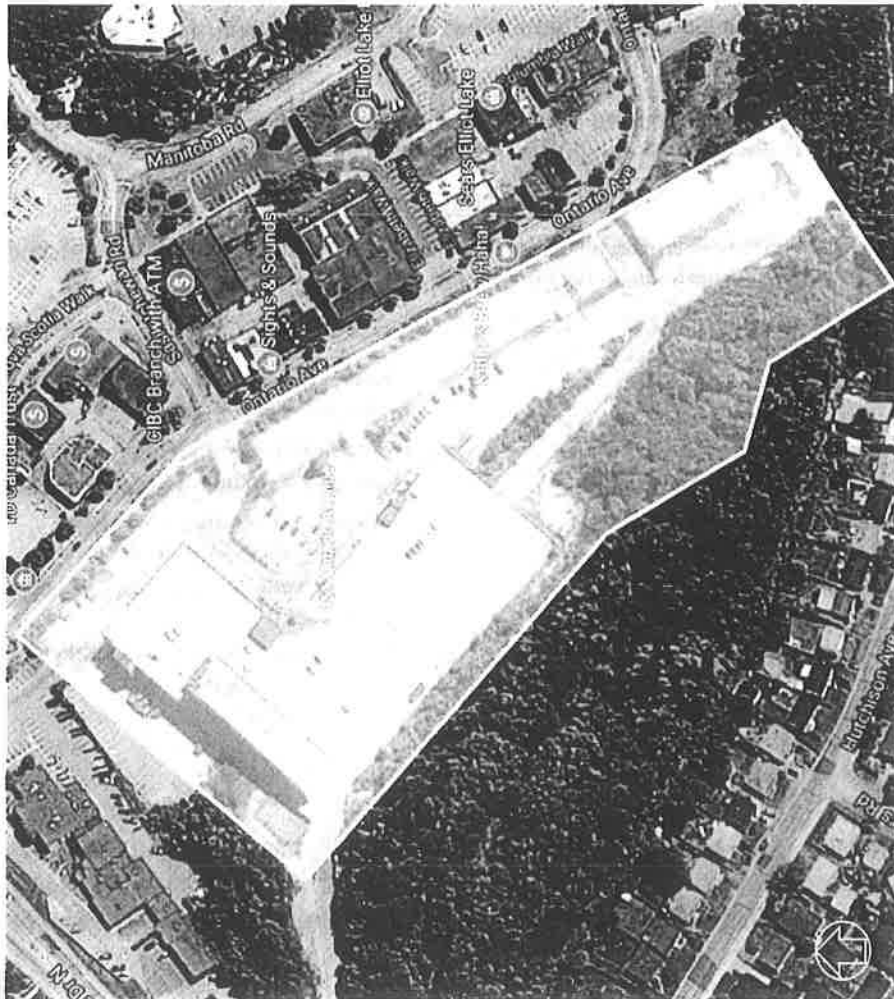
A lift station is located on the east side of the site along Highway 108.

The remaining of the site is occupied by an asphalted parking area (~120 stalls), a baseball diamond, and undeveloped cleared and wooded zones. The topography of the site is generally flat with the exception of the wooded area that slopes up towards the surrounding residential areas.

3.3 FORMER ALGO CENTRE MALL - 151 ONTARIO AVENUE

The former Algo Centre Mall site is located at 151 Ontario Avenue in Elliot Lake Ontario. The lot shape is slightly irregular and has an estimated total area of 48,018 m² (11.87 acres). The property is bordered by municipal emergency buildings on its north side, commercial buildings along Ontario Avenue on its east side, and a rocky abutment to the west.

The lot is currently vacant and can be accessed from two points along Ontario Avenue and via the municipal property. A significant portion of the site is covered with asphalted parking. The remaining of the lot comprises the footprint of the former mall and a wooded area. While most of the lot is generally flat, it is located higher than street level and slopes up towards the west.



Pros	Cons
<ul style="list-style-type: none"> ■ Site easily accessible ■ Site already used and well known by the residents ■ Opportunity to merge cultural and recreational activities under a single community hub roof 	<ul style="list-style-type: none"> ■ Small lot size ■ No parking ■ No exterior recreational installation ■ Site development cost (topography) ■ Demolition and adaptation of existing Civic Centre – Increased construction costs ■ Complexity to build in phases

151 Ontario Avenue Site

The 151 Ontario Avenue site test plan demonstrated the feasibility to easily accommodate the entire program area and a very large parking area. Exterior recreational infrastructure may easily be accommodated on site if a portion of the existing parking lot was to be sacrificed.

Additional project cost would be incurred by the acquisition cost of the lot.

Pros	Cons
<ul style="list-style-type: none"> ■ Site easily accessible ■ Flexibility in location of building on site ■ Opportunity to add exterior recreational infrastructure ■ Ease to build in phase ■ Opportunity to revitalize the site 	<ul style="list-style-type: none"> ■ Site history ■ Acquisition cost ■ Public perception ■ Site access congestion via Ontario street

4.2 EVALUATION CRITERIA

Seven quantitative criteria were used to evaluate the test plans of the three optional sites:

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| <ol style="list-style-type: none"> 1. Location / Accessibility 2. Lot Size 3. Parking Availability 4. Exterior Recreational Infrastructure | <ol style="list-style-type: none"> 5. Existing building constraints 6. Ease to build in phases 7. Project Cost |
|--|---|

Qualitative criteria were not considered for this final evaluation process.

Appendix 1 TEST PLANS

- Centennial Arena Site
- Civic Centre Site
- 151 Ontario Avenue Site

NOTES:

- Existing zone: Tourist/Highway Commercial
- Rezoning would be required
- Retain existing theatre portion of building
- No space available for onsite parking (drop-off only)
- No space available for onsite recreation area

Site Area: 13,013 sq.m
Built Area (new): 9,135 sq.m
Built Area (existing): 1,200 sq.m (approx.)
Remaining Area: 2,678 sq.m

