



Meeting Date: February 1, 2023

Submitted by: Michael Di Lullo, CAO and Scott Mairs, Director of Community and Facility Services

Report No: CAO-2-2023

Subject: Grant Proposal for Ilderton Arena – Green and Inclusive Community Buildings Fund

Recommendation:

THAT Report CAO-2-2023 re: Grant Proposal for Ilderton Arena – Green and Inclusive Community Buildings Fund be received;

AND THAT Council of the Municipality of Middlesex Centre supports application for the Green and Inclusive Community Buildings Fund to retrofit the Ilderton Arena.

Purpose:

To provide council with an overview of a report to proceed with a grant opportunity that supports green and accessible retrofits, repairs and upgrades of existing community buildings and construction of new publicly accessible community buildings. Staff will be applying for this grant to upgrade the Ilderton Arena.

Background:

On December 5, 2022, the Provincial Government announced a second stream of funding called the [Green and Inclusive Community Buildings \(GICB\)](#).

The GICB program is a national merit-based program with the objective of improving the availability and condition of community buildings in Canadian communities experiencing higher needs and who are currently underserved. At the same time, the program helps to stimulate the economy while creating good job opportunities and aligning to the goals of Canada's strengthened climate plan aims to build more community buildings and improve existing ones – in particular in areas with populations experiencing higher needs – while also making the buildings more energy efficient, lower carbon, more resilient, and higher performing.

The grant contains different intake streams:

- Small Retrofit Projects – those that range in size from \$100,000 to \$249,999 in total eligible costs;
- Medium Retrofit Projects – those that range in size from \$250,000 to \$2,999,999 in total eligible costs;
- Large Retrofit Projects & New Build Projects – those that range in size from \$3,000,000 to \$25,000,000 in total eligible costs.

As outlined in the analysis to this report, staff are recommending to put forward an application under the Medium Retrofit classification for renovations and upgrades for the Ilderton Arena.

Analysis:

Staff have identified the Ilderton Arena as an asset that would be eligible (and most suited) for this grant opportunity. In 2021, Middlesex Centre applied for the large intake, under this grant stream, and correspondence was received in June 2022 from Infrastructure Canada that the application was denied.

Over the last few years, staff have applied for two infrastructure grant opportunities, albeit, for larger new (rebuild) opportunities for a new arena in Ilderton and both have been denied.

For this second GICB intake opportunity, staff will be applying once again however under the medium-retrofit stream. Most recently, staff completed an assessment of the mechanics for the Ilderton Arena. The idea behind the medium retrofit grant is to invest in the mechanics of the building, along with a refresh to the foyer/entrance areas with the goal to “breathe new life” and extend the life expectancy of the asset. Recognizing that the arena is approaching end-of-life, this grant would extend the life (potential) upwards of ten to fifteen years.

The funds to retrofit will be for the replacement of the refrigeration plant, rink boards and glass and some accessibility improvements. With these priorities in mind, they will form the basis of the grant submission – which should touch upon the main conditions/guidelines:

- a. Energy efficiency and GHG reduction (refrigeration plant);
- b. Safety for participants and spectators (rink boards and glass); and
- c. Accessibility improvements (washroom area).

Staff have also worked with entities such as Western University since the first intake was submitted to explore options that would enhance and make the arena more sustainable. Council received a presentation from Western University in Spring 2022 with findings focused on energy sustainability that will be taken into consideration as we apply for this second intake GICB grant.

In conjunction with this grant, staff will explore a community fundraising project whereby monies will be raised towards the aesthetics of the facility.

Next Steps

Staff will work with design architects and other associated specialists (AODA and refrigeration) to attain information and ideas to assist towards the application submission date of February 28, 2023. We aim to have this project shovel-ready pending the decision of the GICB grant (second intake).

Financial Implications:

The Medium Retrofit Projects are those that range in size from \$250,000 to \$2,999,999 in total eligible costs. GICB program will provide 80% funding for medium retrofit projects up to \$2,999,999 and it is likely that the aggregate cost to undertake the renovations will be close to this amount which will form our grant submission.

If approved for this grant submission, a further staff report will be brought forward on budget impacts to make-up for the 20% balance that the municipality would have to contribute.

Strategic Plan:

This matter aligns with following strategic priorities:

- Sustainable Infrastructure and Services
- Responsive Municipal Government

Attachments:

N/A