



PARKS, FACILITIES AND RECREATION SERVICES

Staff Report

REPORT NO: PFRS 2022-015

TO: Council

SUBMITTED BY: Sandy Jackson, Director Parks, Facilities and Recreation Services

PREPARED BY: Sandy Jackson, Director Parks, Facilities and Recreation Services
Harold O'Krafka, Director of Development Services
Rod Leeson, Fire Chief

REVIEWED BY: Sharon Chambers, CAO

DATE: April 25, 2022

SUBJECT: Third Ice Pad Location Follow Up Report

RECOMMENDATION:

THAT Report PFRS 2022-015, Third Ice Pad Location Follow Up Report be received for information purposes.

SUMMARY:

Staff presented report PFRS 2022-09, Third Ice Pad and Parks Operations Centre Final Report to Council on February 28, 2022, seeking support for hiring a Design / Bid / Build team for the third ice pad to be constructed adjoined to the Wilmot Recreation Complex (WRC).

Concerns were raised during the Council meeting regarding the proximity of the WRC to the Nachurs Alpine Solutions fertilizer manufacturing facility located north-west of the WRC. As a result, an Amendment to the report Recommendation was approved as follows:

THAT Report PFRS 2022-09 Third Ice Pad and Parks Operations Centre Final Report, be received for information purposes; and

THAT staff be directed to proceed with plans for hiring a Design / Bid / Build team for the Third Ice Pad project located at the Wilmot Recreation Complex (WRC) as outlined in the 2022 Capital Budget; and

THAT staff be directed to include funds in a future budget for securing a new site and capital funds to construct a Parks Operations Centre.

And

THAT the motion be amended to include:

Pending a staff report advising on safety concerns related to the proximity to the Nachurs Alpine facility.

This report provides a summary of research conducted by Township staff to advise on safety concerns regarding the proximity of Nachurs Alpine.

BACKGROUND:

The WRC twin pad arena was constructed in 2007 followed by the Aquatic Centre in 2013. Recent staff reports identified and confirmed the need for a third ice pad, and Staff report PFRS 2021-018 recommended the WRC as the preferred site, which was further supported and confirmed in staff report PFRS 2021-019 based on public consultation results from an online survey.

Staff report PFRS 2022-09, Third Arena and Parks Operations Site Final Report, included the concept design shown below, for adding a third rink at the WRC location by expanding the building south-westerly into the entrance lane and parking lot to align the proposed third rink with the Schout Performance Rink. Research conducted by Monteith Brown Planning Consultants Ltd. determined this location to be the most cost effective and efficient option when compared to renovating the former New Hamburg Arena location or a developing a single pad arena on a new site.

At the February 28, 2022, Council meeting, concerns were raised regarding the proximity of the WRC and the proposed new third ice pad to the Nachurs Alpine Solutions facility on Nafziger Road. In particular, Council requested information regarding a 1000 m area of concern surrounding the Nachurs Alpine facility. Staff were requested by Council to review safety concerns and report back with information prior to proceeding with the Design Bid Build RFP.



Concept Design Developed by Monteith Brown Planning Consultants Ltd.

REPORT:

Staff commenced research regarding the proximity of Nachurs Alpine Solutions facility for the purposes of this report by seeking information from a number of experts including Nachurs Alpine staff. Staff also reviewed all information on file from the original WRC construction projects, both phase one – arena construction, and phase two – aquatic centre construction. No information was found in staff records regarding concerns about the proximity of the Nachurs Alpine facility.

On March 14, 2022, Nachurs Alpine Solutions provided a statement to Council regarding their operations and clarifying the emergency planning, communications, and training programs they have in place to ensure public safety. This correspondence is attached as Appendix A.

In addition, staff spoke with a number of experts to determine if the Planning Act R.S.O. 1990, c. P. 13, includes restrictions for considering building the third ice pad at the current location of 1291 Nafziger Road as it relates to the proximity of Nachurs Alpine Solutions.

The following paragraphs outline the results of this research and consultation:

WRC Architect Firm:

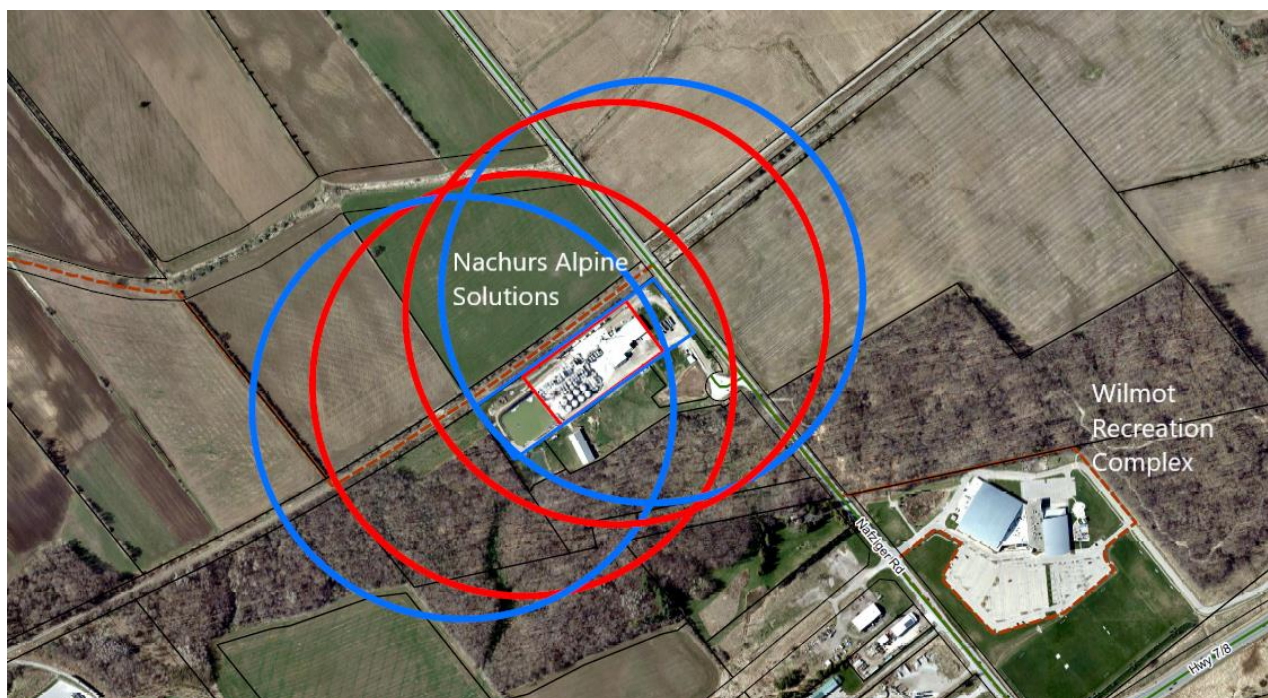
Staff spoke with Mr. Guy Bellehumeur from GB Architect Inc. who was the lead Architect on the WRC design. Mr. Bellehumeur indicated that during the design process, no issues were identified with respect to the proximity of Nachurs Alpine, and the design team were not required to complete an investigation of any sort related to this topic. Mr. Bellehumeur

indicated that he worked with Jackson Barill Management Inc. on this project, and that this was never raised as a concern in any conversations with the Project Manager. It is staff's understanding that Jackson Barill is no longer operating as a business due to retirement, therefore, staff were unable to follow up further on the original construction.

Township Director of Development Services

In the Province of Ontario, the D Series of the [Land Use Compatibility Guideline](#) governs environmental considerations and requirements for industrial use, sensitive lands, sewage and water service, and private wells. Mr. Harold O'Krafka, MCIP, RPP Director of Development Services, reviewed the D-6 guideline specific to the governance of sensitive uses and their proximity to Industrial operations.

Mr. O'Krafka identified Nachurs Alpine Solutions as a Class 2 (two) Industry with a 300m sphere of influence. The existing WRC arenas and the proposed third ice pad are 650m from the Nachurs Alpine operation. If the facility were within the 300m sphere of influence additional site analysis would be required under the Guideline. Since this is not the case, no additional analysis was required to construct the original WRC building or build the third rink.



Nachurs Alpine Solutions 300m Sphere of Influence

Region of Waterloo Planning Department:

Staff also reached out to Ms. Amanda Kutler, RPP, MCIP, Manager of Development Planning for the Region of Waterloo. Ms. Kutler indicated in e-mail correspondence that Mr. O'Krafka's analysis was accurate and was supported by the Regional Planning Department.

Township Fire Chief

Chief Rod Leeson provided information related to the chemicals and safety measures in place at Nachurs Alpine Solutions during the Council meeting and in a follow up e-mail to members of Council (attached as Appendix B). In his e-mail summary, Chief Leeson outlined the chemical properties of Anhydrous Ammonia which is used by Nachurs Alpine to manufacture fertilizer products. The information indicates that Anhydrous Ammonia is not considered a risk for explosion due to its chemical properties. The email also referenced the use of Anhydrous Ammonia which is stored and used daily to build and maintain ice at the WRC and arenas and food production plants around the world.

Other Safety Considerations:

Although the proximity of Nachurs Alpine Solutions does not require further site analysis according to the Land Use Compatibility Guideline, staff met with Ms. Carrie Sciarra, Nachurs Alpine Plant Manager to determine if there are other safety measures that can be undertaken regarding the WRC. Historically Nachurs Alpine has provided emergency manuals to WRC staff annually. In addition to this, Ms. Sciarra offered to meet with operational staff to review the safety protocols and WRC Emergency Plan that is currently in place and provide training to WRC staff as it relates to the Nachurs Alpine operations.

In addition, and out of an abundance of caution, design considerations will be undertaken for the third ice pad to reduce the potential for intaking air on the north-west facing side of the new arena structure.

As a result of the research, staff are recommending that Council receive this report and that staff proceed with developing a Design Bid Build RFP for the construction of the third rink at the WRC.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

The development of a third ice pad aligns with the Goal of Community Engagement by involving WRC user groups and general public in the decision to select the WRC as the preferred location for a third ice pad.

Reviewing the safety of patrons who use the facility supports the Goals of Quality of Life and Responsible Governance.

ACTIONS TOWARDS UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS:

Goal 3: Good Health and Well-Being

FINANCIAL CONSIDERATIONS:

There are no financial considerations related to this report.

ATTACHMENTS:

Appendix A: Press statement issued to Members of Council from Nachurs Alpine Solutions

Appendix B: Email from Chief Rod Leeson to Members of Council re: Nachurs Alpine Solutions