

# Municipality of Lakeshore – Report to Council

## Growth & Sustainability

### Community Services



**To:** Mayor & Members of Council  
**From:** Frank Jeney, Division Leader-Community Services  
**Date:** May 15, 2023  
**Subject:** ATRC Room 010 – Options for Use

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### Recommendation

Direct the Division Leader – Community Services to:

- a. To investigate possible solutions to the Atlas Tube Recreation Centre's concession location, to mitigate patrons within the ice rink hallways, utilizing the Atlas Tube Recreation Centre's room's 010 (pro shop), 011 (common kitchen or server), and room 012 (snack bar or concessions); and
- b. To prepare an agreement to enter into a one-year contract with Belle River Source for Sports for the rental of the Atlas Tube Recreation Centre's Room 010 – Pro Shop, in the amount of \$308 per month, during the months of September 2023 to March 2024, for a total of \$2,156.00 plus HST; and
- c. To post an RFP for Concession operations for a one year term from September 2023 to March 2024, to allow for potential changes to the space beginning in April 2024; all as presented at the June 27, 2023 Council meeting.

### Background

At the special Council meeting of July 6, 2022, Administration recommended issuing a request for proposal for the use of the Pro Shop Room.

Council passed resolution #266-07-2022:

Direct Administration to issue a request for proposal for the commercial use of ATRC Room 010 – Pro Shop, to be leased in 2023, as presented in the July 6, 2022 report to Council.

## **Comments**

There are 2 options presented for Council to consider:

### ***Option #1 (recommended)***

Direct the Division Leader-Community Services to:

- a. To investigate possible solutions to the Atlas Tube Recreation Centre's concession location, to mitigate patrons within the ice rink hallways, utilizing the Atlas Tube Recreation Centre's room's 010 (pro shop), 011 (common kitchen or server), and room 012 (snack bar or concessions); and
- b. To prepare an agreement to enter into a one-year contract with Belle River Source for Sports for the rental of the Atlas Tube Recreation Centre's Room 010 – Pro Shop, in the amount of \$308 per month, during the months of September 2023 to March 2024, for a total of \$2,156.00 plus HST; and
- c. To post an RFP for Concession operations for a one year term from September 2023 to March 2024, to allow for potential changes to the space beginning in April 2024;

Direct the Division Leader, Community Services to repurpose the Atlas Tube Recreation Centre's Room 010 for future internal use as office space and/or storage, and bring a costing and design back to Council at the 2024 budget meetings and to continue with an RFP for Concession operations with the current concession setup for a multi-year term,

### ***Option #2***

Direct the Division Leader, Community Services to repurpose the Atlas Tube Recreation Centre's Room 010 for future internal use as office space and/or storage, and bring a costing and design back to Council at the 2024 budget meetings and to continue with an RFP for Concession operations with the current concession setup for a multi-year term,

### ***Discussion regarding the Options***

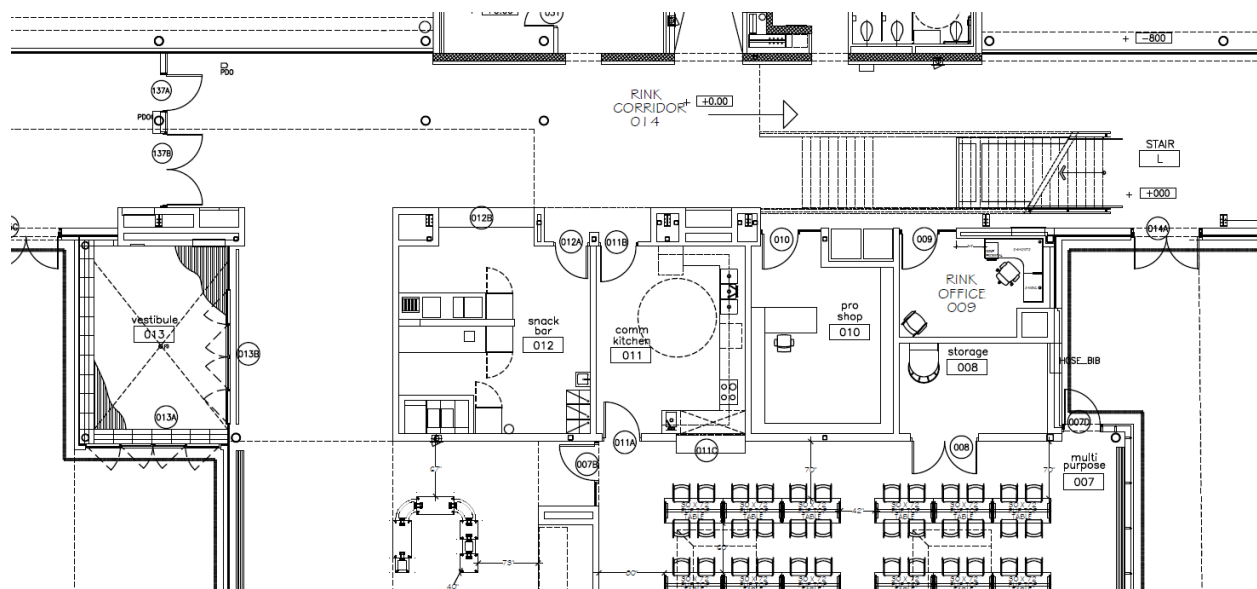
On February 24<sup>th</sup> 2023, a Request for Expression of Interest (RFEOI) was issued on bid and tenders for commercial use of the space. A media release was also issued on this date.

On May 12<sup>th</sup> 2023, the RFEOI closed with zero (0) submissions for use of the space. It is understood that Source for Sports would be interested in continuing to operate a sports shop at this location for another hockey season.

On May 2<sup>nd</sup> 2023, Council considered a report on the operation of concession space at the ATRC, and directed Administration to prepare a Request for Proposal for concessions at the Atlas Tube Recreation Centre.

## Current use and floorplan of the space.

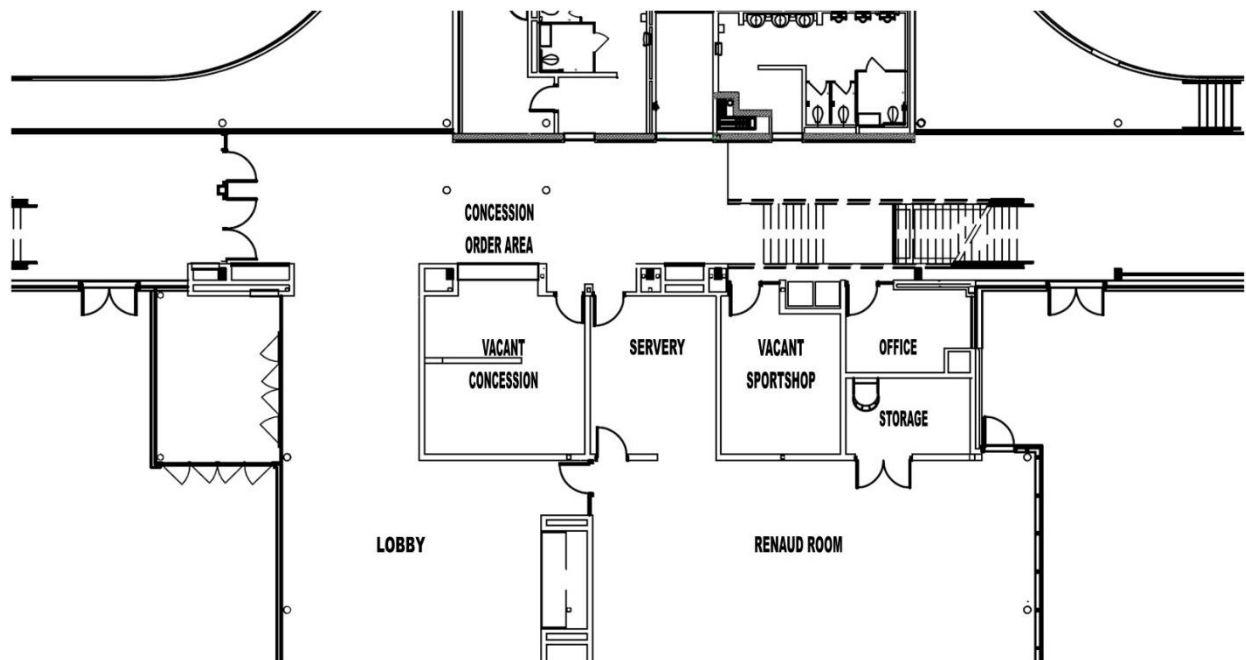
### Architectural Drawings of the Current Space



Lakeshore may have an opportunity to re-imagine the experience many Atlas Tube Recreation Centre visitors have when accessing concessions, and its proximity to wayfinding and egress. A potential solution would be to refocus the entry access of the ATRC concessions operations to the main lobby of the ATRC and allowing those utilizing the concessions to be within the space when ordering or awaiting their purchases.

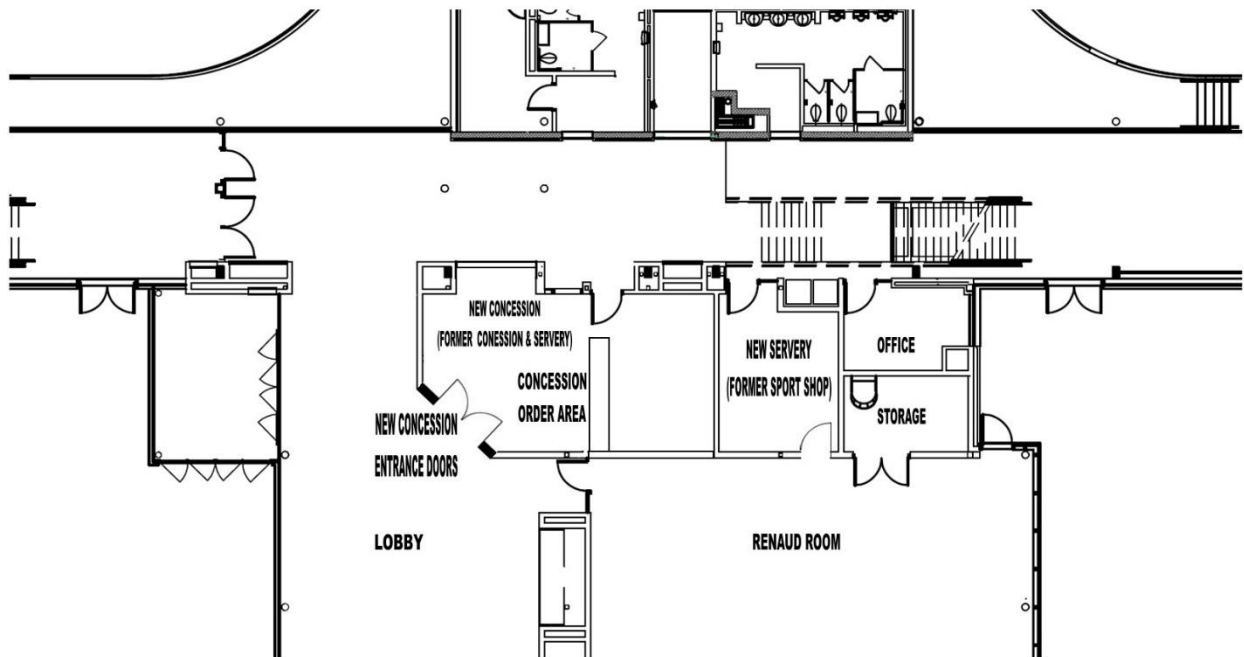
Currently, access to the concessions is off the main ice rink hallway. This hallway becomes very busy at times, due to player traffic, fan traffic, as well as concession users and patrons awaiting their family and friends. The following floor plan shows the current layout of the ATRC concessions, the Renaud Room kitchenette server, and room 010, currently the pro shop.

Current floorplan.



### Re-imagined use of the space.

If this space were to be re-imagined, there is a possibility of allowing entrance to the concession off the main lobby. Patrons could be within the concession while ordering and awaiting their purchase. Also, the kitchenette servery for the Renaud room, could be moved to the current pro shop, allowing for dual use as a staging area for food items, and additional storage for Renaud Room programming items.



Administration recommends option #1, as a remedy to the ongoing concessions concerns at the ATRC.

It is noted that if there is no Pro Shop, small hockey items such as laces and tape could be sold at the front counter of the ATRC for patrons needing these accessories.

Should Council not wish to move forward with changes to the concessions, administration would immediately issue an RFP for the concessions space as it is laid out currently at the ATRC.

The benefits of option #2 would be to re-imagine this space as an internal office space, meeting space, or divisional headquarters. Lakeshore is at a deficit for office space for employees, and this space could be used to service that need.

## Financial Impacts

Option 1 in the Recommendation Section would generate a revenue of \$2,156.00 (plus HST).

Option 2 – storage or office space, would not generate revenue.

## Attachments

Attachment 1 – Atlas Tube Centre Sport Shop Agreement

## Report Approval Details

Document Title:	ATRC Room 010 – Options for Use.docx
Attachments:	
Final Approval Date:	Jun 22, 2023

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

Prepared by Frank Jeney

Submitted by Tammie Ryall

Approved by Justin Rousseau and Truper McBride