



Northlands Coliseum.

Culture.

Heritage.

Community.

Infrastructure.

Asset.

A Community Led Proposal for the Betterment of the Community.

Why not take another look.

- The City owns a community asset with infrastructure replacement value in excess of \$200M
- Demolition is costly (\$15M to \$30M) and risky – LRT, disruption to neighbourhood, etc.
- Demolition will produce over 30,000 tonnes of demolition debris
- Bringing land to “developable status” when considering re-grading requirements, LRT integrations would likely double to triple the demolition costs and far surpass commercial value of the land.
- Commercial development will likely take decades
- Successful re-use of similar facilities has been done across North America

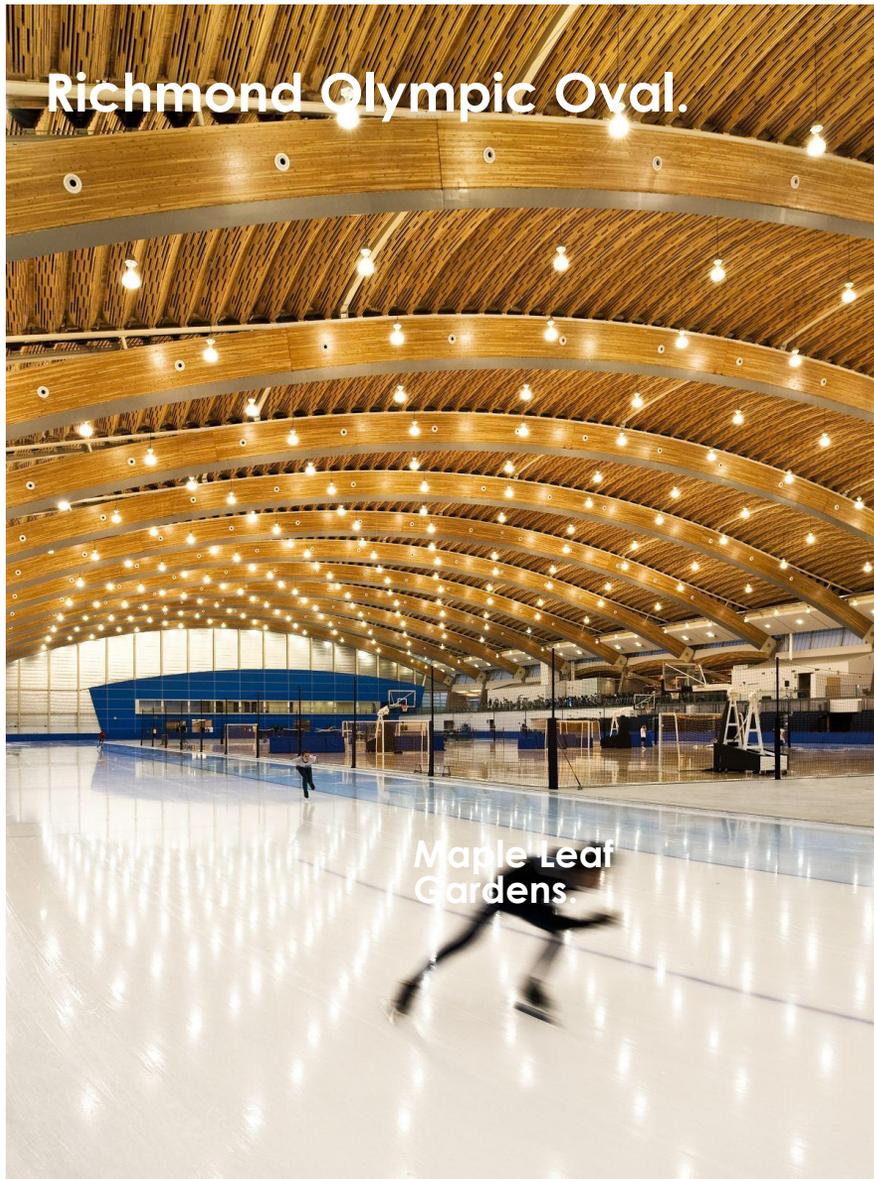
Some Questions.

- Have we explored the potential benefits of salvaging the Coliseum?
- What is the highest and best use of an existing infrastructure asset?
- What is the most responsible thing to do from a sustainability and waste reduction aspect?
- Is the Coliseum useable as a re-purposed infrastructure asset?
- What are the community's needs with respect to culture, music and performing arts, sports and recreation?
- Are there lessons to learn the re-use of similar assets in other cities?

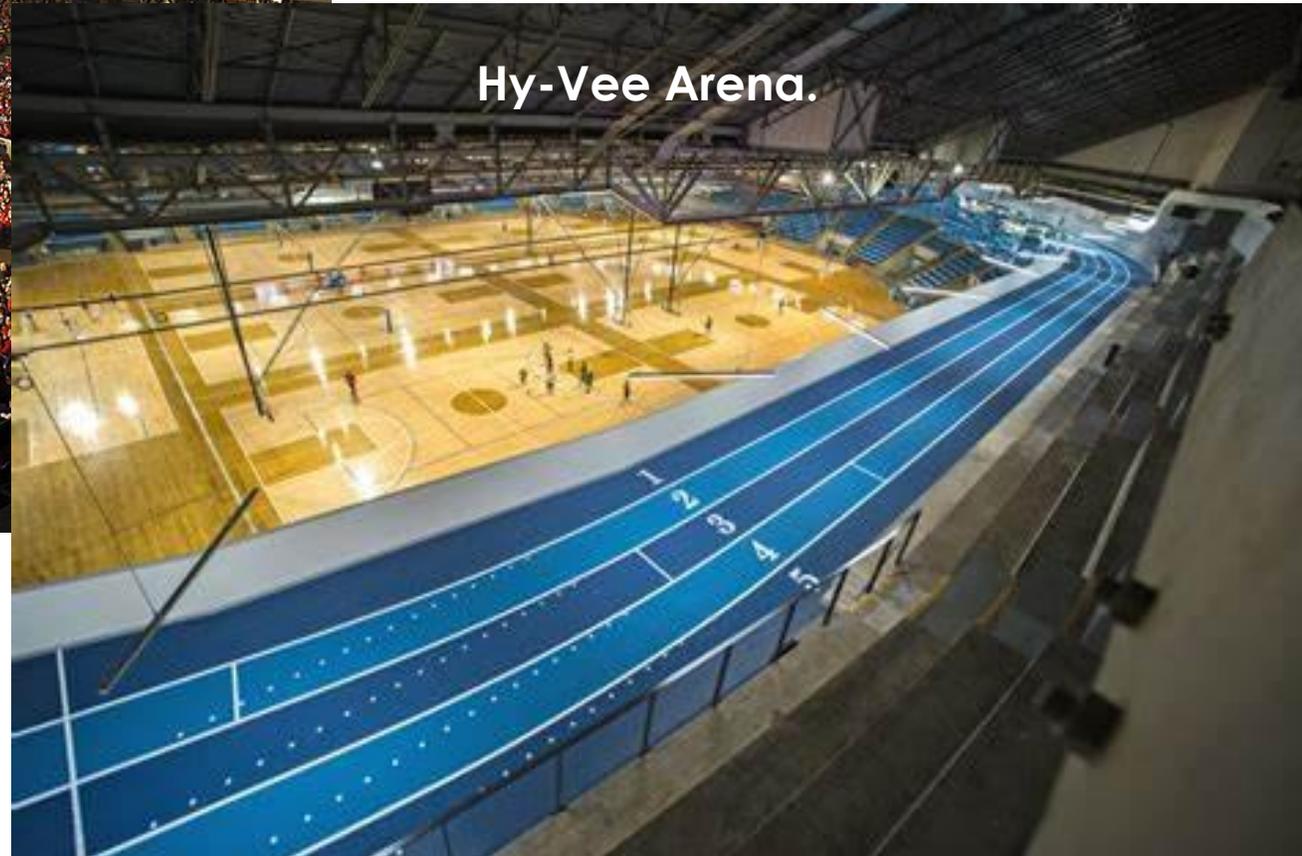
A Proven Possibility.

- Learning from the repurposing of Maple Leaf Gardens to the **Mattamy Athletic Centre (Toronto)**, the repurposed **Kemper Arena to the Hy-Vee Arena (Kansas City)**, and the recreational repurposing of the **Richmond Olympic Oval** post Vancouver Games. Large sport facilities provide a unique opportunity to explore a long term impact for the local community recreation and sport tourism space.

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Framework for the Study.

- **Approximately 500,000 SF of space = a valuable infrastructure asset – likely in excess of \$200M in replacement value**
- **Approximately 500,000 SF of space = a large and expensive redevelopment project – likely \$50M to >\$100M depending on extent of modifications to the existing facility**
- **Balance and optimize: Capital costs; Operating costs; Replacement costs; Community benefits**
- **Maximize the existing infrastructure value within the current asset while expanding on the potential uses and the potential return on investment for the City in financial and social benefit terms**
- **Options for best use for community organizations and with consideration to sustainable financing and operating models**
- **Proper study should be able to be completed within 6-8months with procurement through the City's Open Order program**

Possibilities.

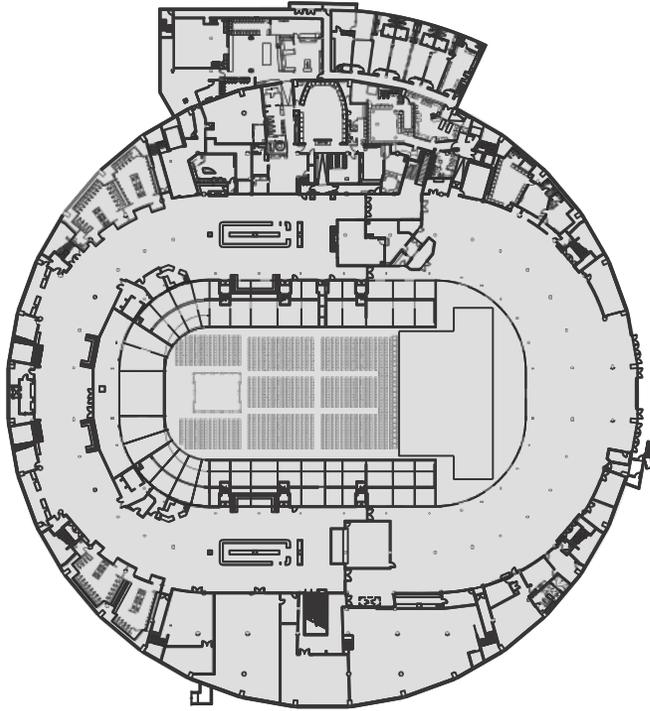
- We have focused initial thoughts on sports and recreation, but the possibilities are endless...
- Music and Performing Arts
- Community Gathering Space
- Multi-purpose rooms
- Community administration and collaboration
- Community storage



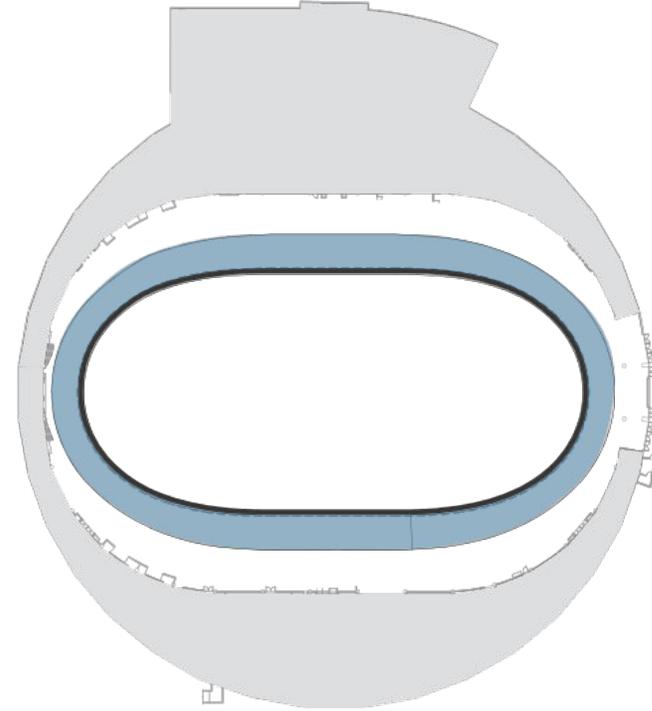
LEVEL 01 FLOOR PLANS

Scale
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- VELODROME TRACK
- NEW AMENITY SPACE
- RENOVATED AMENITY SPACE



EXISTING



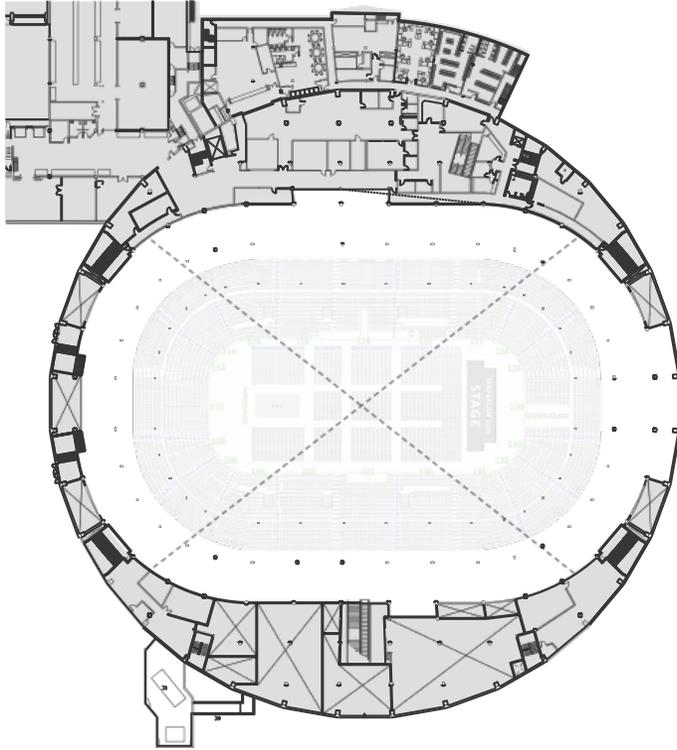
PROPOSED DESIGN (2021)

LEVEL 02 FLOOR PLANS

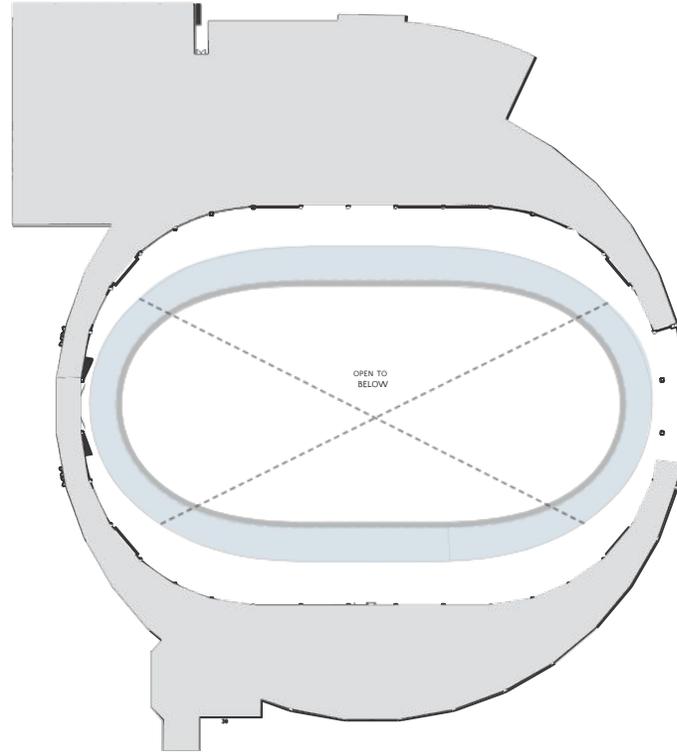
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- VELODROME TRACK
- NEW AMENITY SPACE
- RENOVATED AMENITY SPACE



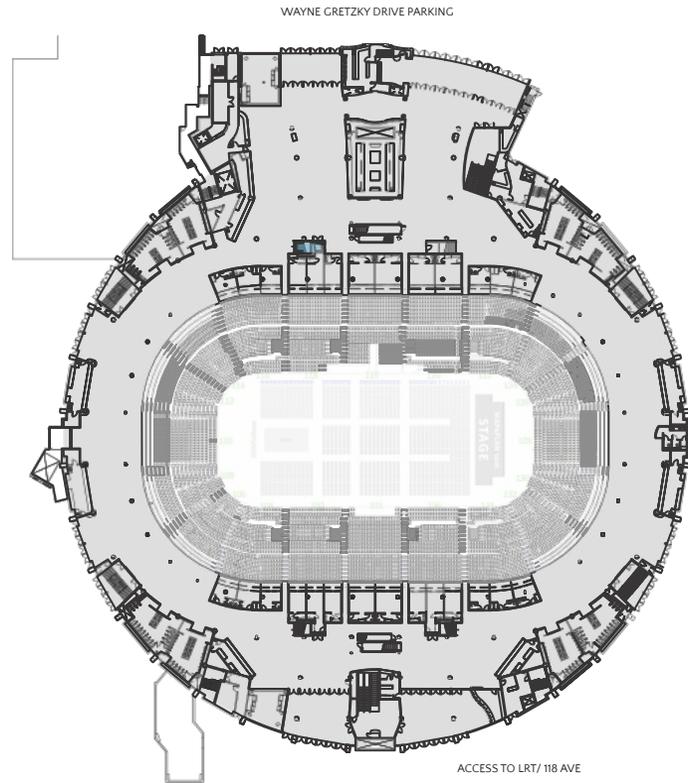
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PROPOSED DESIGN (2021)

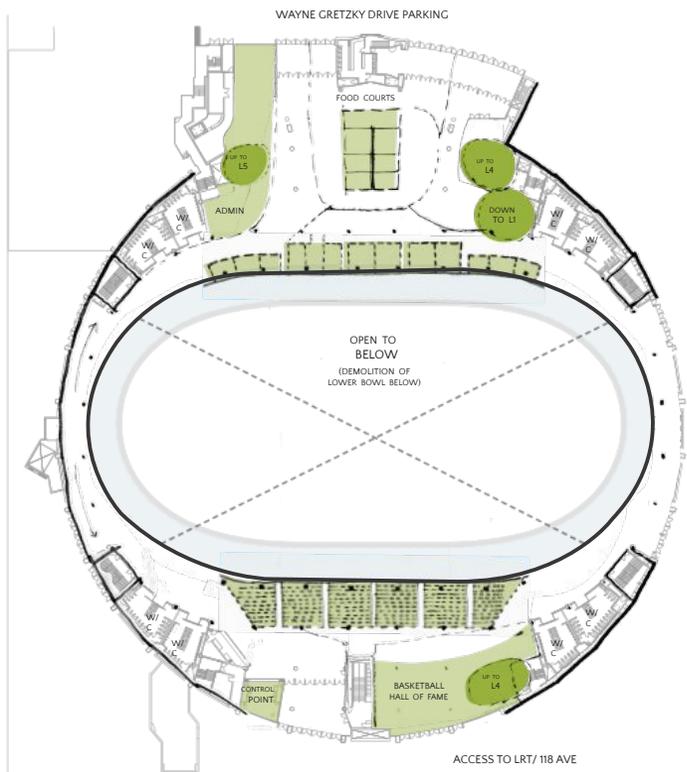
LEVEL 03 FLOOR PLANS

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EXISTING

- VELODROME TRACK
- NEW AMENITY SPACE
- RENOVATED AMENITY SPACE



PROPOSED DESIGN (2021)

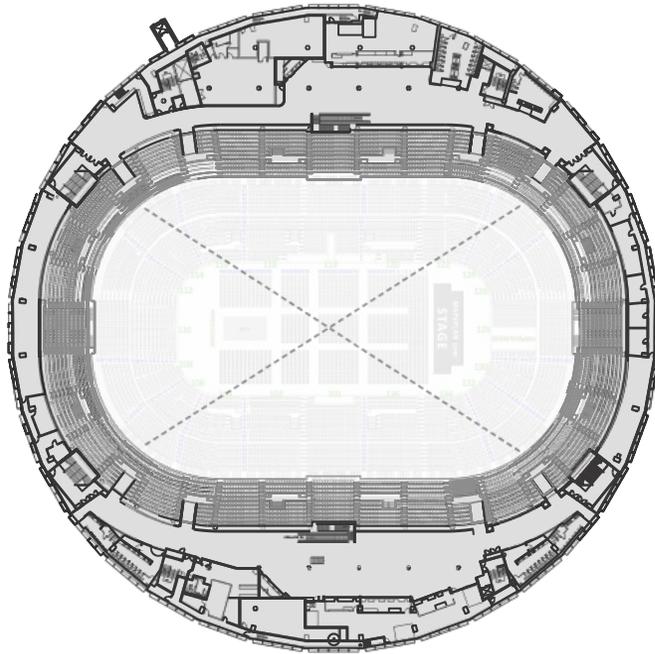
LEVEL 04 FLOOR PLANS

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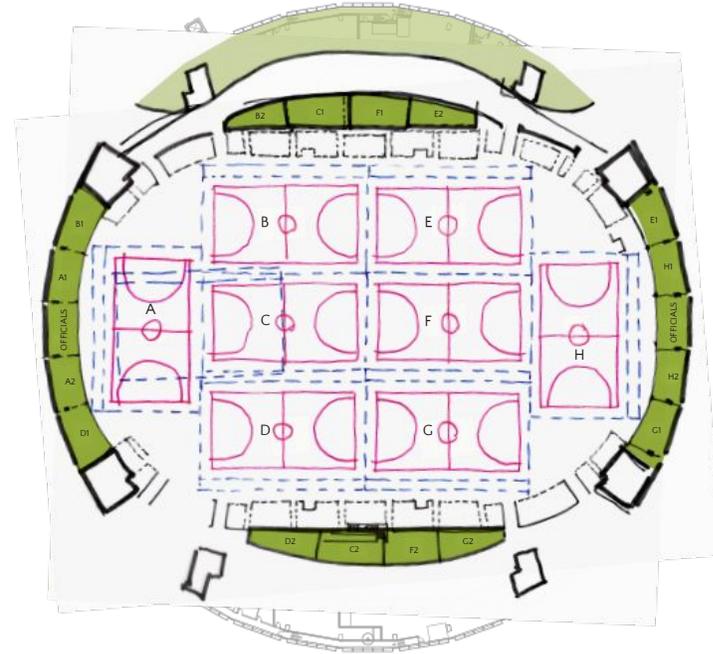


- NEW FLOOR
- NEW AMENITY SPACE
- RENOVATED AMENITY SPACE

FLOOR INFILL PERMITS CONSTRUCTION OF
(8) FIBA COURTS, (6) NEW DRESSING ROOMS,
(2) OFFICIALS ROOMS



EXISTING



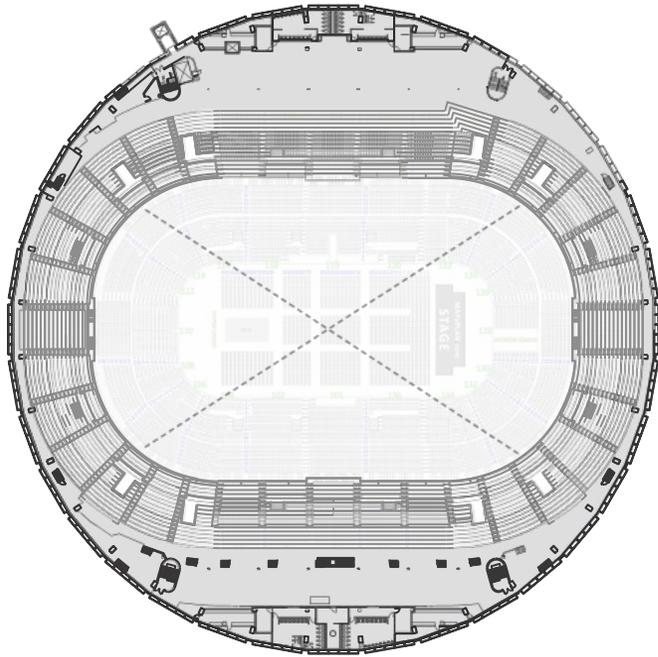
PROPOSED DESIGN (2021)

LEVEL 05 FLOOR PLANS

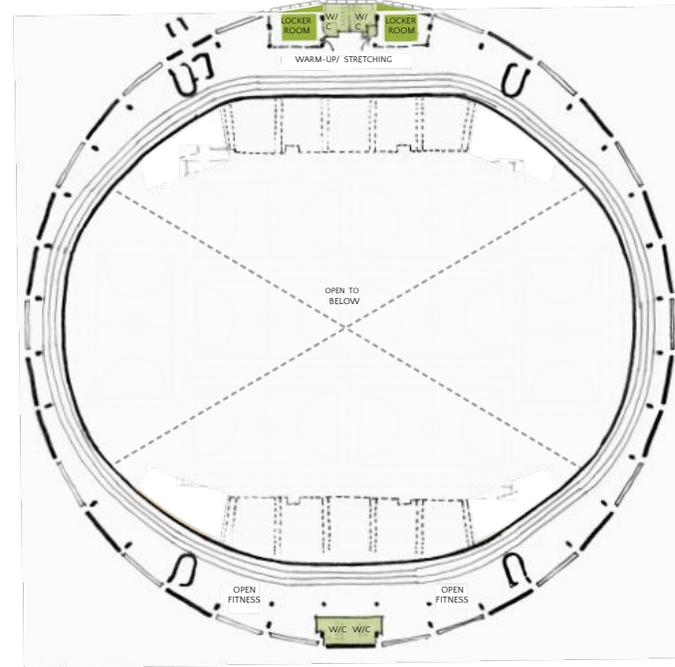
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- NEW FLOOR
- NEW AMENITY SPACE
- RENOVATED AMENITY SPACE



EXISTING



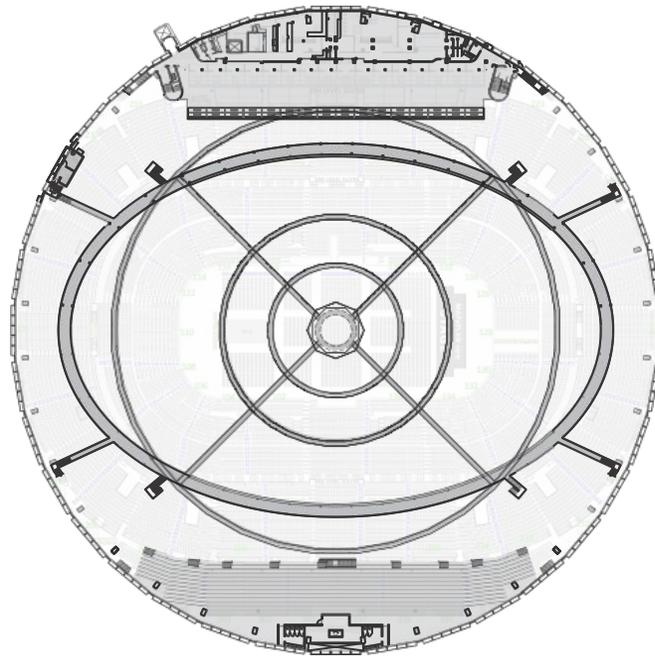
PROPOSED DESIGN (2021)

LEVEL 06 FLOOR PLANS

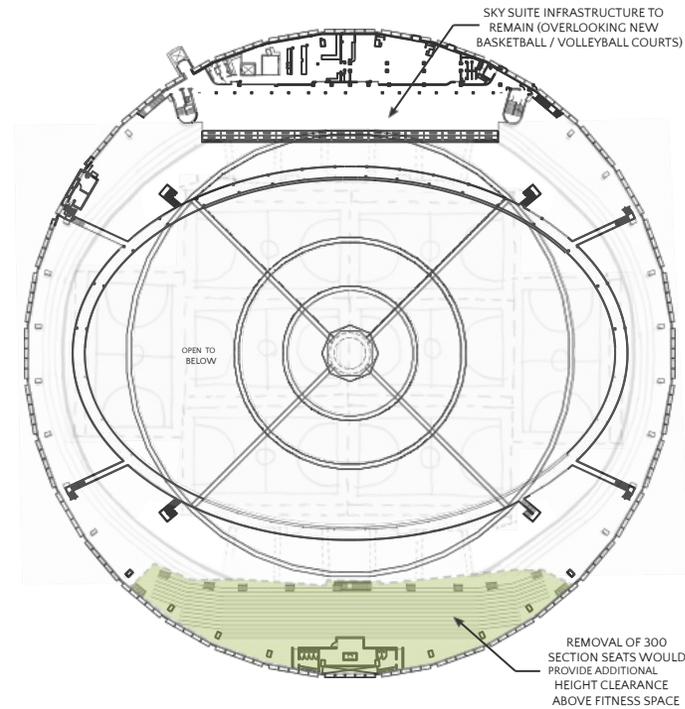
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- NEW FLOOR
- NEW AMENITY SPACE
- RENOVATED AMENITY SPACE



EXISTING



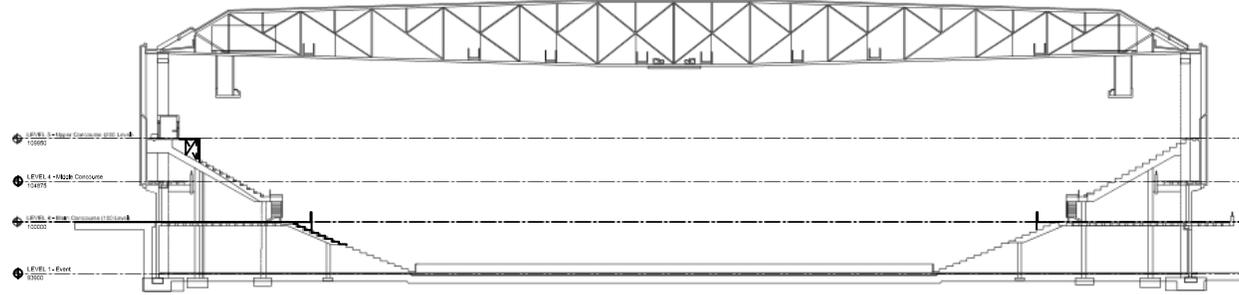
PROPOSED DESIGN (2021)

SECTION EAST-WEST

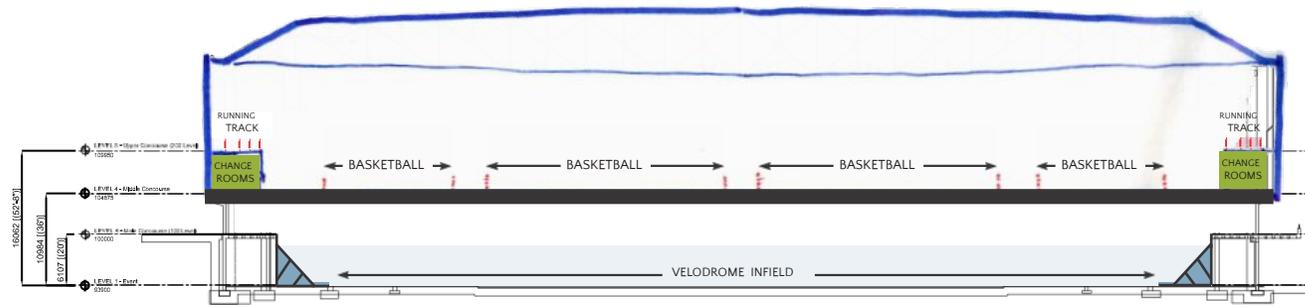
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PROPOSED DESIGN (2021)

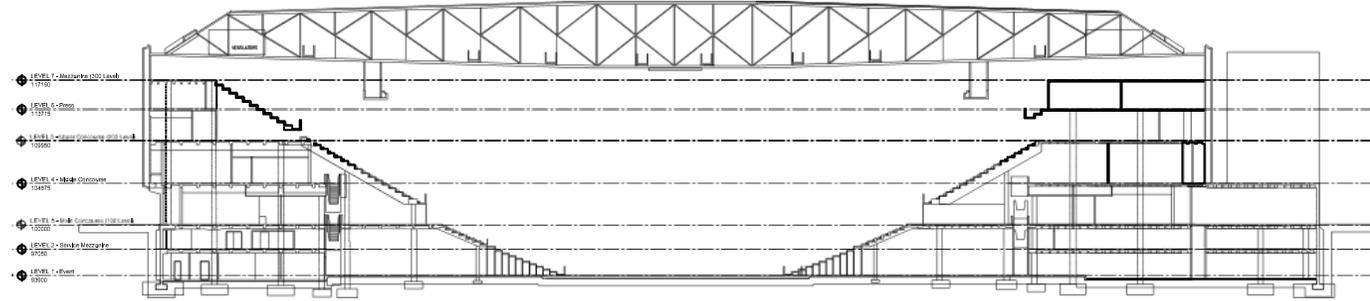


SECTION NORTH-SOUTH

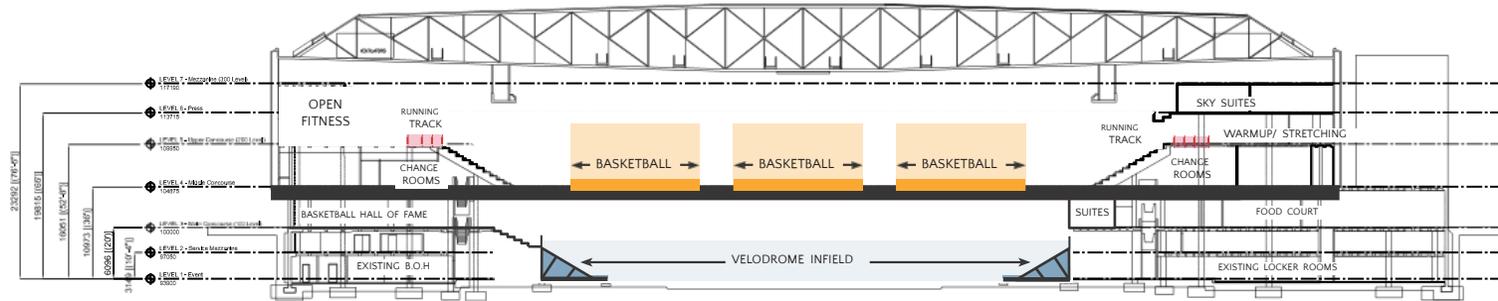
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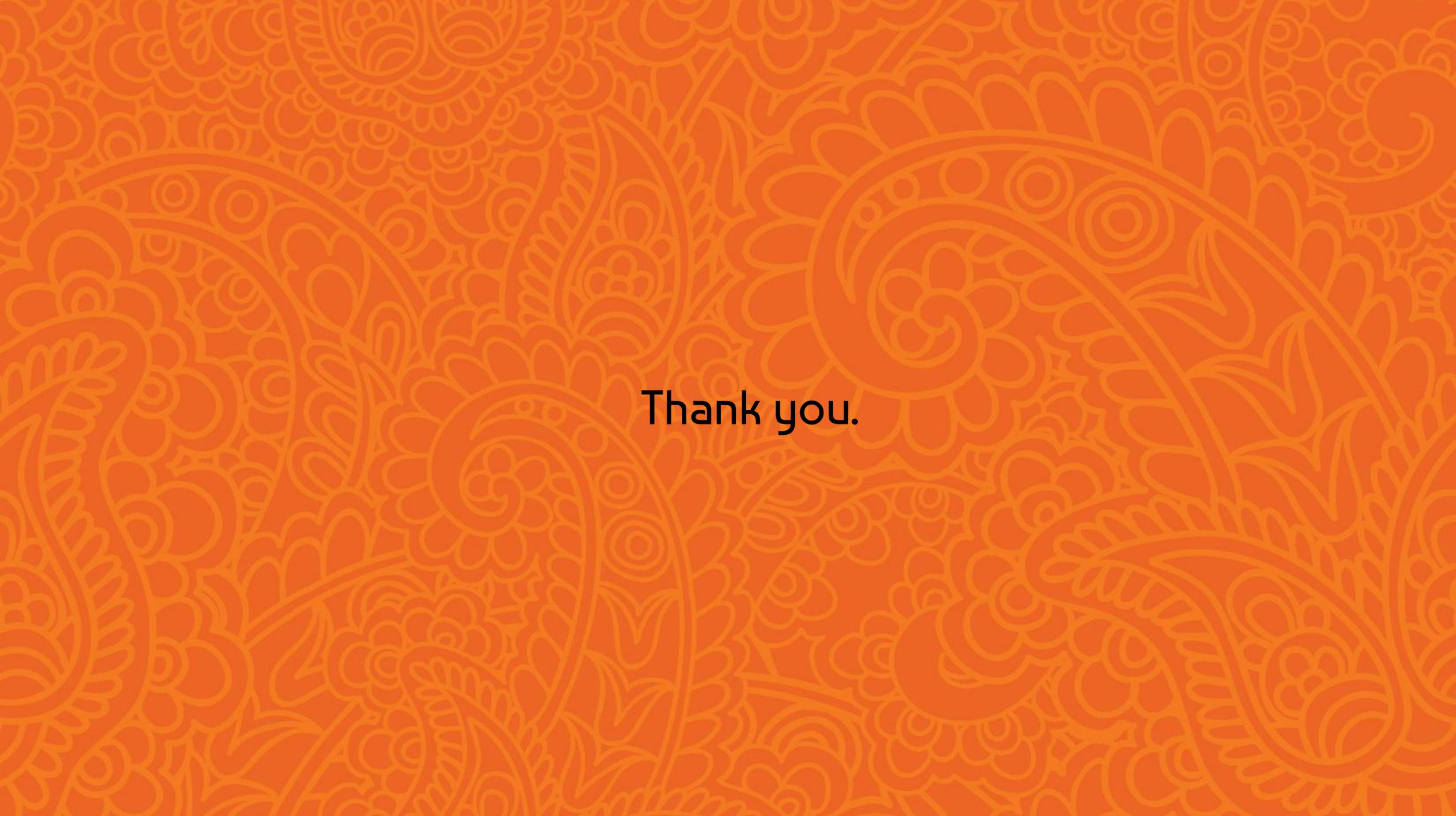


EXISTING



PROPOSED DESIGN (2021)





Thank you.

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