



ISSUE PAPER

Parks & Recreation

Budget Year: 2026

Issue Paper No.: REC-03-26

Description: Issue Paper – Arena Floor Reserve

BE IT RESOLVED THAT Council receive budget issue paper REC-03-26 for information.

Purpose: To continue to save for the future replacement of the refrigerated concrete floor at the Keeler Centre.

Background:

The Keeler Centre is located at 80 Division Street in Colborne and officially opened in 2001. The life expectancy of a refrigerated concrete arena floor is 30 years. This is due to the yearly freezing and thawing which results in shifting of the concrete over time. This shifting causes high spots, low spots, cracking and possible breaking of the refrigeration pipes in the concrete. The current estimated cost to replace the floor is \$1,000,000.

A 10-year plan was created in 2022 and implemented during the 2023 budget.

Consultations/Options:

Continue transferring to the “Keeler Centre Building Reserve” so that the funds are available when the replacement is required.

Financial Impact:

2026 Budget – Transfer \$100,000.

Recommended Source of Funding:

Taxation.

Risk Considerations:

Aging Concrete

- Cracking, spalling, or delamination can compromise structural integrity.

- Settlement under the slab can create uneven surfaces that affect ice quality or event safety.

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Refrigerant or Brine Line Deterioration

- Refrigeration pipes embedded within the slab (steel, copper, or HDPE) can corrode or fail.
- Leaks in brine or glycol lines can contaminate soil and require costly remediation.

Insufficient or Degraded Insulation

- Older floors often lack adequate insulation or a thermal break, causing higher refrigeration loads.
- Heat infiltration increases energy consumption and stresses the chiller plant.

Failure to plan for this future repair could result in pushing the floor past its life expectancy and leaving the Township with a tough financial and political decision.

Impact on Member Municipalities/Partners:

None.

Alignment with the Strategic Plan Pillar:

☒ Growth Through Diversity

Ensuring that infrastructure assets meet the emerging needs of our growing community

☒ Environmental Resilience

Invest in environmentally conscious infrastructure and municipal building efficiencies

Submitted by: 

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Reviewed by: _____

Holly Grant, CAO/Clerk