

# Montreal West Community and Recreation Centre

Survey results & commentary



## Some key points...

- ▶ Excellent response rate to the survey
  - ▶ 43.5% response rate is extremely uncommon
  - ▶ Demonstrates how important the future of this project is to our Town
- ▶ If we leave cost issues aside, 54% of respondents were in favour of project as presented



## Some key points...

- ▶ If the impact of the average home was \$100 or less, 52% of respondents were in favour of project as presented
- ▶ Many of those that answered that they were not in favour of the project stated they would be in favour if an arena was not part of the plan



## Some positive comments...

- ▶ *“a modern, multi-use facility would attract young families to the community”*
- ▶ *“the facility would promote an active and involved community...”*
- ▶ *“time to take advantage of available grants...”*
- ▶ *“we had these facilities for our children so would like to provide them for future generations...”*
- ▶ *“could potentially have a positive impact on property values...”*



# Questions from respondents

- ▶ Why did the survey offer only one proposal?
  - ▶ Due to the state of our current arena and the necessary repairs required, making a decision on the arena's future was of the utmost concern in the short term
  - ▶ Many people have advocated for a new arena for over a decade
  - ▶ The proposal describes a high end “blue sky” project for purposes of our grant application. You can scale down not up. Only one application can be made per municipality



# Questions from respondents

- ▶ Why not an indoor pool?
  - ▶ This is the first time anyone has asked about an indoor pool
  - ▶ Operating costs are very high
  - ▶ Two brand new complexes in the near vicinity of Montreal West



## Questions from respondents

- ▶ What are the demographic projections in Town? Will the Town experience an increase in the number of young families over the next 10-20 years?
  - ▶ *Institut statistique du Quebec* shows a trend of significant (over 20%) population increase in the 5-20 year age group over the next 20 years
  - ▶ Much evidence that young families are moving in and demanding recreation services



# Questions from respondents

- ▶ How can a project like this cause only a \$100 tax increase? What about cost overruns in construction?
  - ▶ Estimates had a very large contingency built in
  - ▶ Option to go to design-build
    - ▶ Town defines full requirements
    - ▶ Firms then design the building and fix the price
    - ▶ Any extras on their back



# Questions from respondents

- ▶ What about operational costs?
  - ▶ Report by engineers stated that energy and maintenance costs for a new facility (\$123K) versus our existing facilities (\$146K) would be about \$23K less
  - ▶ Operational costs for a smaller facility without an arena **WOULD NOT SIGNIFICANTLY** decrease because of our collective agreements.
  - ▶ In fact, net expenses would only decrease about \$142K without the arena. That does not include any costs for demolition



# Questions from respondents

- ▶ Why not rent ice time in another community like CSL or NDG to save the expense of an arena?
  - ▶ Ice time all over the greater Montreal area is at a premium. There is not ice time to be purchased - or even available!
  - ▶ Our kids cannot simply join other teams. Hockey Quebec balances the teams according to populations. So it's often NOT the Town's choice with whom they are grouped. In fact, NDG is in a different hockey league all together



# Questions from respondents

- ▶ Why spend this money for an arena for such a small number of users?
  - ▶ We already have an arena - not trying to introduce a brand new service
  - ▶ In terms of ice users, we have a minimum of 210 kids in skating and hockey programs. This represents 4.2% for our population. In comparison:
    - ▶ Cote St-Luc: 0.88%
    - ▶ Lachine: 0.88%
    - ▶ Westmount: 1.97%



## Questions from respondents

- ▶ How much would we save by just getting rid of the arena?
  - ▶ Approximately \$74 per average household per year



# Questions from respondents

- ▶ Other questions to be answered
  - ▶ What are costs of simply demolishing the arena?
  - ▶ What are costs of a building without an arena but with a gymnasium?
  - ▶ What are incremental costs of adding arena?



## Next steps

- ▶ Await answer regarding grant application
- ▶ Continue dialog with residents
- ▶ A new survey?
- ▶ Start fund-raising campaign
- ▶ Design the project
  - ▶ Incorporate some aspects raised by the survey
  - ▶ Involve residents before designs are finalized
- ▶ Go to tender

