



Meeting Date: April 7, 2026
Department: Community Services
Report No.: CS-2026-12
Submitted by: Darren Dowding, Community Services Operations Manager
Approved by: Robert Lilbourne, Director of Community and Development Services

SUBJECT: Tri Township Arena Update

RECOMMENDATION: THAT: Council receive report CS-2026-12 for information.

BACKGROUND:

At the December 15th Council meeting Council approved moving forward with acquiring drawings for a second option from a+Link. Staff have been working with a+Link to produce a second option.

At the March 2nd Council meeting, Council requested staff to bring an interim report on the Tri Township Arena second Design Option from a+Link.

COMMENTS:

a+LiNK has identified that the existing building is not sprinklered, and the proposed addition would exceed the maximum permitted travel distance of 30 metres to an exterior exit. Within the current arena, both mezzanine stairways leading down to the rink are required to maintain adequate exiting capacity. Constructing an addition on the north side (baseball side) would eliminate the ability to provide an exit from the mezzanine.

While sprinklering the building could be considered, subject to available water supply, it would introduce high additional costs and may not fully address concerns related to exit capacity and overall means of egress.

There are also structural challenges associated with connecting a north-side addition to the existing building, given the nature of its construction. In addition, the existing dressing room corridor presents further egress constraints, as the step-up encroaches into the walkway.

From an operational perspective, a north-side addition would shift public access to the rear of the building and would negatively impact loading activities, as well as access to the Bulldogs dressing room.

CONSULTATION:

Mike Holt, a+Link Architecture Inc.

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVE(S) TO THE RECOMMENDATION:

1. (Alternative, if any)
2. Council to provide alternate direction.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

Local Infrastructure and Capital Investment: Households and businesses in Strathroy-Caradoc will be supported by reliable, financially responsible, and well-maintained infrastructure networks.

Community Well-being and Quality of Life: Residents of all ages in Strathroy-Caradoc will have access to community amenities and activities that are accessible and support active lifestyles and wellbeing.

ATTACHMENTS:

Proposed Option #2 Ground Floor Plan