



May 30, 2025

SUBJECT: AM800 Fire Remediation Plan for 2025-26 Season

As most are aware, the fire at the WFCU center on April 28, 2025, has left the AM800 ice pad closed due to significant damage to the building's roof. Based on recent investigations, that particular ice pad will remain closed for up to 1yr while repairs are completed. RMHA uses over 56hrs per week on Am800 as well as over 20hrs on Green Shield. The impact to our programming is significant and must be remediated. We are confident that the City will perform its due diligence to ensure minimal to no disruption to our programming and the hundreds of youth that make up our Ranger family.

To address this issue, an item is included on the Council's June 9th meeting agenda. Specifically, the motion will move to pause all Curling Club activities on Capri Rink 'A' for the upcoming season and return that ice to a normal skating rink. In so doing, some of the existing renters at the WFCU would be allowed to move back to Capri and thereby free up significant hours of ice at the WFCU, which would accommodate RMHA as well as our friends at the Riverside Skating Club.

The disruption to the curlers at Capri does not go unnoticed by anyone; however, we must recognize the needs of the many over the few in this case, and in particular when it involves youth athletes and special needs athletes from the Ranger family. This is not a selfish approach; it is the only viable approach. Some Councilors may balk at the proposed motion, so we encourage all of you to reach out to your sitting member of council to ensure your voice is heard. If you are interested in reading the motion in its entirety, you are welcome to do so starting on page 175 [here](#) or the summary can be found below.

We remain hopeful that things will go our way but regardless of the outcome, please know that RMHA will continue to ensure that your season is a positive experience.

Anne Marie Schofield

President RMHA

Council Report: C 86/2025

Subject: Conversion of Capri Pizzeria Recreation Complex Curling Rink to Accommodate Minor Ice User Groups Displaced by WFCU Centre Fire - City Wide

Reference:

Date to Council: June 9, 2025

Author: Cory Elliott

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Recreation and Culture

Report Date: 5/29/2025

Clerk's File #: SR/14629

To: Mayor and Members of City Council

Recommendation:

THAT City Council **DIRECT** Administration to convert Rink A at Capri Pizzeria Recreation Complex (CPRC) to a skating ice pad to accommodate user groups that are being displaced due to the recent fire at the Windsor Family Credit Union Centre.

Executive Summary:

N/A

Background:

Construction of the multi-use, recreation complex, Windsor Family Credit Union Centre (WFCU), was completed in 2008 and includes a 6500-seat main bowl, 3 community rinks, a sports gym, leisure gym, banquet hall and several community program rooms.

In December 2023, Council directed Administration (via CR 516/2023) to move curling to CPRC as the Roseland clubhouse/curling rink was recommended for demolition. This move reduced the number of City of Windsor operated ice pads used for skating from 9 down to 8 but allowed curling to continue in a City of Windsor facility. There was sufficient ice capacity at the time to accommodate this move and Administration worked with the Friends of Curling community group to welcome them to the CPRC for the 2024/2025 season.

Administration also convened with all the minor associations and adult user groups to find ice for them to be able to continue their programs. All minor associations were able to keep their programs intact. As a result of the reduced number of prime ice hours

available to adults, 9 groups totalling 9.5 hours of ice per week chose not to return for the 2024/2025 season.

The City of Windsor operates four (4) indoor arena complexes that include nine (9) ice pads. Included in this total of ice pads is the WFCU Centre main bowl rink where the Windsor Spitfires and Windsor Express play their home games. This arena hosts approximately sixty (60) events per fall/winter season where regular ice bookings cannot take place on those days. Also included in this total is Rink A at the CPRC which is currently dedicated specifically to curling ice only.

Prime ice times are defined as the hours of 5pm and 10pm, Monday to Friday, and 8am to 10pm, Saturday and Sunday. This equates to each rink carrying 53 hours of prime ice time each week.

Discussion:

WFCU Centre - Fire

On Monday, April 28, 2025, a fire broke out on the roof of the WFCU Centre above the AM800 community ice rink at approximately 10:00hrs. WFCU staff efficiently evacuated the building. Windsor Fire & Rescue Services arrived promptly and extinguished the fire. There were no injuries. At approximately 12:00hrs staff were able to survey the damage on the roof and at approximately 14:30hrs power was restored to the building. Staff were then able to enter the facility to begin assessing any damage to the interior.

Administration immediately formally put our insurer on notice, following which the insurer's adjuster attended the site to assess the damage. The City's Claims Adjuster and Manager of WFCU also attended the site visit with an individual from Origin & Cause. Various experts in various fields of incident investigation, claims and disaster restoration, began working together developing a plan to return the WFCU to its former operating condition.

The initial findings show hundreds of solar panels damaged/destroyed. The roof above AM800 rink has been compromised to the point that it is unsafe to allow anyone on the damaged area, and it has been deemed unsafe to allow the public to walk beneath. Water has infiltrated many areas of the roof above all three community rinks saturating a significant portion of the insulation and we continue to investigate damage to other mechanical systems that may have been affected.

The working group of the WFCU Centre Fire Remediation Project, including our insurance representative and their contractor, has advised that the AM800 rink will be inoperable for at least 10 months during repairs and likely closer to a year if you add contingency. The exact construction timeline is still undetermined as investigations into the damage continue. Administration will report back to Council on the insurance claims and status of the work completed prior to the 2026-27 ice season. Due to some uncertainty as to how much damage occurred above the other two community rinks, we cannot rule out at this time that we may experience some interruption during the remediation process to perform some repairs on those roof sections as well.

Administration will coordinate with the ice groups to minimize any disruptions that may take place.

WFCU – AM800 Rink

The AM800 rink is the home of the Riverside Minor Hockey Association (RMHA). This group provides hockey programming to over 600 Windsor youth, facilitates a special needs hockey program and an introduction to hockey program for new Canadians. RMHA hosts 3 hockey tournaments each year including a special needs tournament.

They utilize 56 hours per week on the AM800 rink as well as another 22.5 hours per week on the Green Shield rink at the WFCU for a total of 78.5 hours per week.

WFCU – Green Shield and Corporal A.P. Grenon Community Rinks

Currently we have youth related rentals (including RMHA, Windsor Minor Hockey Association, Sun Parlour Female Hockey Association, Riverside Skating Club, etc.) booked 16.5 hours per week during prime hours Monday to Friday on the Green Shield rink and adult groups booked 8.5 hours per week during this same period. On weekends we have 13 prime hours booked to youth related rentals and 9 hours booked to adult groups during prime hours. This means 47 of 53 available prime time hours are being utilized.

Youth related rentals booked 15 hours per week during prime hours on the Corporal A.P. Grenon and Canadian Veterans rink Monday to Friday and adult groups booked 8.5 hours per week during this same period. On weekends we have 4 prime hours booked to youth related rentals and 14 hours booked to adult groups during prime hours. Therefore, 41.5 of 53 hours of prime ice time is used on this rink.

Capri Pizzeria Recreation Complex Rink A - Curling

Of the possible 53 hours of prime ice time available on CPRC Rink A, curling bookings utilized 14 hours. Of the 45 hours of non-prime ice time available, curling bookings utilized eighteen 18 hours of ice. This leaves ice sitting vacant 74% during prime ice time hours and 60% during non-prime time hours every week. The following chart illustrates the curling schedule on CPRC Rink A from the 2024/2025 season:

CAPRI PIZZERIA RECREATION COMPLEX - RINK A

2024-2025 Ice Logs

TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	TIME
6:00								6:00
6:30								6:30
7:00								7:00
7:30								7:30
8:00	-	-	-	-	Misfits	-	-	8:00
8:30	-	-	-	-	Misfits	-	-	8:30
9:00	-	-	-	-	Misfits	-	-	9:00
9:30	-	-	-	-	Misfits	-	-	9:30
10:00	Senior League	-	-	Senior League	Senior League	-	-	10:00
10:30	Senior League	-	-	Senior League	Senior League	-	-	10:30
11:00	Senior League	-	-	Senior League	Senior League	-	-	11:00
11:30	Senior League	-	-	Senior League	Senior League	-	-	11:30
12:00	-	-	-	-	-	-	-	12:00
12:30	Senior League	-	-	-	Senior League	LWSO	-	12:30
1:00	Senior League	-	-	-	Senior League	LWSO	-	1:00
1:30	Senior League	-	-	-	Senior League	LWSO	-	1:30
2:00	Senior League	-	-	-	Senior League	LWSO	-	2:00
2:30	-	-	-	-	-	-	-	2:30
3:00	-	-	-	-	-	-	-	3:00
3:30	High School	High School	High School	High School	-	-	-	3:30
4:00	High School	High School	High School	High School	-	-	-	4:00
4:30	High School	High School	High School	High School	-	-	-	4:30
5:00	High School	High School	High School	High School	-	-	-	5:00
5:30	-	-	-	-	-	-	-	5:30
6:00	-	-	-	-	-	-	-	6:00
6:30	League	League	League	League	League	-	-	6:30
7:00	League	League	League	League	League	-	-	7:00
7:30	League	League	League	League	League	-	-	7:30
8:00	League	League	League	League	League	-	-	8:00
8:30	-	-	-	-	-	-	-	8:30
9:00	-	-	-	-	-	-	-	9:00
9:30	-	-	-	-	-	-	-	9:30
10:00	-	-	-	-	-	-	-	10:00
10:30	-	-	-	-	-	-	-	10:30
11:00	-	-	-	-	-	-	-	11:00
11:30	-	-	-	-	-	-	-	11:30
12:00								12:00
12:30								12:30

User Groups	Prime Hours		
	Weekdays 5pm - 10pm	Weekends 8am - 10pm	Total Prime
LCBGW	0	0	0
RFSC	0	0	0
RMHA	0	0	0
SPFHA	0	0	0
SWFSC	0	0	0
WFSC	0	0	0
WMHA	0	0	0
Others	12	2	14
Sub-Total	12	2	14
Total Bookings	12	2	14
Booking % of Available	48%	7%	26%
Total Open Ice	13	26	39
Open Ice % of Available	52%	93%	74%
Available	25	28	53

Non-Prime h Weekdays 8am - 5pm
0
0
0
0
0
0
0
18
18
18
40%
27
60%
45

Other Hours 10pm-12pm
0
0
0
0
0
0
0
0
0
0
0
0
14
100%
14

There were primarily two curling groups for the 2024/2025 season. The senior's group on Mondays and Fridays rent the ice in much the same way the minor associations rent our skating ice. They program the ice and account for who is using it during the hours they have booked. As such we do not have registrant information related to the participants in the seniors group rentals.

The second group was managed through registration. This was for the Monday to Friday evening league participants as well as the Thursday morning senior's league. City Staff arranged for in-person registrations for curlers. In doing so, a total of 181 people were registered. Of those who registered, 90 people provided City of Windsor addresses, 82 people provided an address outside of the City of Windsor and 9 people did not provide an address.

2025/2026 - Ice Allocation

Based on the 2024/2025 season, the City of Windsor carried 363.5 hours of prime ice booked across all its skating rinks out of a possible 397.5 hours per week. With the AM800 rink inoperable this upcoming season and without making any other changes to our current operating model our available prime ice will be reduced to by 53 hours of prime ice to 344.5 hours per week. This would force some user groups to reduce their programming and others not being able to rent ice time in the City of Windsor at all. Converting CPRC Rink A from a curling only rink to a skating rink would compensate for the loss of 53 hours of prime ice time for these user groups. Following is a proposed skating ice schedule for CPRC Rink A should it be converted:

CAPRI PIZZERIA RECREATION COMPLEX - RINK A

Proposed 2025-2026 Season

RENTAL
OPEN ICE

TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	TIME
6:00								6:00
6:30								6:30
7:00								7:00
7:30								7:30
8:00	-	-	-	-	-	-	-	8:00
8:30	-	-	-	-	-	-	-	8:30
9:00	-	-	-	-	-	-	-	9:00
9:30	-	-	-	-	-	-	-	9:30
10:00	-	Ice Maintenance	-	-	-	-	-	10:00
10:30	-	Ice Maintenance	-	-	-	-	-	10:30
11:00	-	Ice Maintenance	-	-	Ice Maintenance	-	-	11:00
11:30	-	Ice Maintenance	-	-	Ice Maintenance	-	-	11:30
12:00	-	Ice Maintenance	-	-	Ice Maintenance	-	-	12:00
12:30	-	Ice Maintenance	-	-	Ice Maintenance	-	-	12:30
1:00	-	Ice Maintenance	-	-	Ice Maintenance	-	-	1:00
1:30	-	Ice Maintenance	-	-	-	-	-	1:30
2:00	-	-	-	-	-	-	-	2:00
2:30	-	-	-	-	-	-	-	2:30
3:00	-	-	-	-	-	-	-	3:00
3:30	-	-	-	-	-	-	-	3:30
4:00	-	-	-	-	-	-	-	4:00
4:30	-	-	-	-	-	-	-	4:30
5:00	-	-	-	-	-	-	-	5:00
5:30	-	-	-	-	-	-	-	5:30
6:00	-	-	-	-	-	-	-	6:00
6:30	-	-	-	-	-	-	-	6:30
7:00	-	-	-	-	-	-	-	7:00
7:30	-	-	-	-	-	-	-	7:30
8:00	-	-	-	-	-	-	-	8:00
8:30	-	-	-	-	-	-	-	8:30
9:00	-	-	-	-	-	-	-	9:00
9:30	-	-	-	-	-	-	-	9:30
10:00	-	-	-	-	-	-	-	10:00
10:30	-	-	-	-	-	-	-	10:30
11:00	-	-	-	-	-	-	-	11:00
11:30	-	-	-	-	-	-	-	11:30
12:00								12:00
12:30								12:30

User Groups	Weekdays 5pm - 10pm	Prime Hours Weekends 8am - 10pm	Total Prime
LCBGW	0	0	0
RFSC	0	0	0
RMHA	0	0	0
SPFHA	0	0	0
SWFSC	0	0	0
WFSC	0	0	0
WMHA	0	0	0
Others	0	0	0
Sub-Total	24	17	41
Total Bookings	24	17	41
Booking % of Available	96%	61%	77%
Total Open Ice	1	11	12
Open Ice % of Available	4%	39%	23%
Available	25	28	53

Non-Prime Hours Weekdays 8am - 5pm
0
0
0
0
0
0
0
0
0
26
26
58%
19
42%
45

Other Hours 10pm-12pm
0
0
0
0
0
0
0
0
3.5
3.5
25%
10.5
75%
14

Administration reached out to surrounding municipalities to inquire about available prime ice for the 2025-2026 season and has been advised that all rinks are at or near capacity and would not be able to accommodate programming displaced from WFCU.

Risk Analysis:

In converting the CPRC curling pad back to a skating ice rink it would add 53 hours of prime ice time back into the system. The City of Windsor would then be able to accommodate the user groups displaced due to the fire at the WFCU Centre. However, curling would be displaced as a result.

If CPRC Rink A was not converted, Administration would meet with the Ice Allocation Group and follow the policies and procedures with respect to available ice time. This would involve first removing all adult rentals. If ice could not be found to accommodate all the minor user groups, they would be required to return ice based on the percentage of ice no longer available and would result in a decrease in programming that they would be able to offer to the community. Finally, if any ice time remained available, administration would allocate it to adult user groups.

Climate Change Risks

Climate Change Mitigation:

If the decision were made to return Capri Pizzeria Recreation Complex Rink A to skating ice operations, the ice season would be approximately one (1) month longer than the curling season but in line with how the facility previously operated.

Administration will continue to review operations and seek opportunities to reduce energy and emissions.

Climate Change Adaptation:

Administration will continue to identify further opportunities to reduce environmental and climate impacts over the life of the Capri Pizzeria Recreation Complex.

Financial Matters:

If direction is to convert Rink A at CPRC to skating ice operations, revenue generated from skating ice would remain consistent amongst all rinks with what would have been generated by AM800 rink rentals at the WFCU. For the 2024/2025 season, revenues of approximately \$441,000 were generated at the WFCU AM800 rink. By comparison, Capri Pizzeria Recreation Complex generated curling revenues of \$155,000 for the 2024/2025 season including prime and non-prime ice time, a difference of \$286,000 in revenue.

The cost to convert the ice pad for skating ice operations is estimated at approximately \$10,000, which is comprised primarily of internal staffing costs. This expense will be funded by the Arenas Department 2025 approved operating budget.

If the user groups from the AM800 rink are not relocated to the CPRC, administration would have to evaluate the lost revenues after the ice allocation process took place to determine how many rentals were negatively affected and how much revenue was lost as a result.

Consultations:

Tracy Ou, Financial Planning Administrator
Marc Gomes, Claims Administrator
Wira Vendrasco, City Solicitor
Kate Tracey, Senior Legal Counsel

Conclusion:

Converting Rink A at the Capri Pizzeria Recreation Complex to a skating ice pad would allow for the minor associations to continue to provide their current level of programming to the youth in our community.

Making this decision as soon as possible provides administration the opportunity to notify the affected user groups so that they have time to plan accordingly for the fall/winter season.

Planning Act Matters:

N/A

Approvals:

Name	Title
Cory Elliott	Manager, Arenas and Recreation Facilities
James Chacko	Executive Director Parks, Recreation & Facilities
Michael Chantler	Commissioner, Community Services
Emilie Dunnigan	Manager Development, Revenue & Financial Administration
Janice Guthrie	Commissioner, Finance & City Treasurer
Jelena Payne acting for Ray Mensour	Chief Administrative Officer

Notifications:

Name	Address	Email