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PRIME CONSULTANT / ARCHITECT

CLEARWATER ARENA RENOVATION

CITY OF SARNIA

FEASIBILITY STUDY | JUNE 3, 2024



PROJECT GOALS

1. Improve accessibility
2. Improve flow and access to the building
3. Consider future expansions
4. Improve the user experience
5. Meet sustainability targets
6. Extend the Building lifespan

DESIGN DRIVERS

1. The new Sarnia Transit Terminal
2. Parking Proximity to the Entrance
3. Flow into the Site
4. View Corridors into the Site
5. Expansion opportunities
6. Connections between the Site and the Community
7. Connections between the Building and green space



VISION STATEMENTS

The Clearwater Arena will be:

Welcoming

By creating spaces that are open, easy to navigate, and that support the comfort and wellbeing of all visitors.

Accessible

By ensuring all spaces can be accessed equally, by everyone.

Connected

To its community by offering diverse programming and flexible spaces; and to its surroundings by safely linking interior spaces with the adjacent park, outdoor recreation areas, trails, and transit terminal.



Section 02 - Existing Site

2.2 EXISTING SITE PLAN

- LEGEND**
- Property Line
 - Existing Arena
 - Parks & Rec Building



SITE PLAN NOT TO SCALE
Parking: 566 Spaces

Section 03 - Proposed Site - Phase 01

3.1 PROPOSED SITE PLAN - OPTION 1

LEGEND

Property Line

Existing Arena

Building Entrance

Phase 1 Expansion

Parks & Rec Building



Section 03 - Proposed Site - Phase 01

3.2 PROPOSED SITE PLAN - OPTION 2

LEGEND

Property Line

Existing Arena

Building Entrance

Phase 1 Expansion

Parks & Rec Building



Section 03 - Proposed Site - Phase 01

3.3 VIEW CORRIDORS

LEGEND

View Corridor

Existing Arena

Building Entrance

Phase 1 Expansion

Parks & Rec Building



SITE PLAN NOT TO SCALE

Section 03 - Proposed Site - Phase 01

3.4 VEHICULAR CIRCULATION

LEGEND

High Vehicular Traffic

Medium Vehicular Traffic

Building Entrance

Low Vehicular Traffic

Road Vehicular Traffic



SITE PLAN NOT TO SCALE

Section 03 - Proposed Site - Phase 01

3.5 PEDESTRIAN CIRCULATION

LEGEND

.....

High Pedestrian Traffic

.....

Medium Pedestrian Traffic

.....

Sidewalk Pedestrian Traffic

➔

Building Entrance

Main Walkway



SITE PLAN NOT TO SCALE

Section 03 - Proposed Site - Phase 01

3.6 DROP-OFF ZONES

LEGEND

Drop-Off Zone

Building Entrance



SITE PLAN NOT TO SCALE

Section 04 - Proposed Site - Phase 02

4.1 PROPOSED SITE PLAN



LEGEND

////	Property Line	Phase 1 Expansion
■	Existing Arena	Phase 2 Expansion
➔	Building Entrance	Parks & Rec Building

Section 04 - Proposed Site - Phase 02

4.5 DROP-OFF ZONES

LEGEND

Drop-Off Zone

Building Entrance



SITE PLAN NOT TO SCALE

Section 06 - Building Exterior

6.1 EXISTING BUILDING EXTERIOR



Arena Main Entrance (South View)



Arena Main Entrance (South View)



Arena Main Entrance (South View)



Arena (South-West View)



Arena (South-West View)



Arena (West View)



Arena (West View)



Arena (North View)



Arena (West View)

Section 06 - Building Exterior

6.3 PROPOSED BUILDING EXTERIOR RENDERINGS



Arena Main Entrance (South View) 30

Section 06 - Building Exterior

6.3 PROPOSED BUILDING EXTERIOR RENDERINGS



Arena Side Entrance (South-West View) 33

7.1 EXISTING BUILDING PLAN

- Change room
- Circulation
- Concession
- Hall of Fame
- Ice Rink
- Meeting Room
- Office
- Support
- Storage
- Washroom



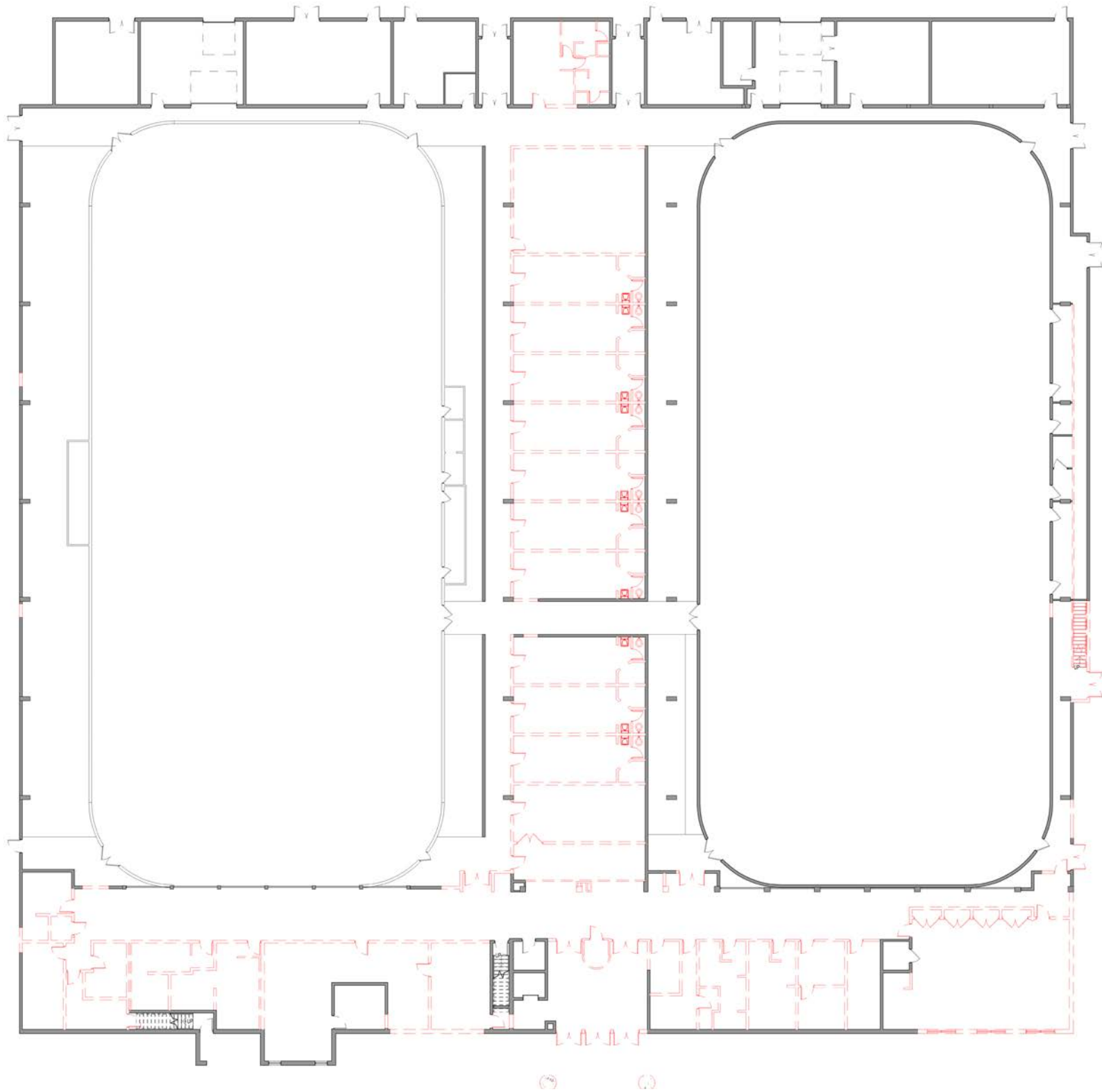
tillmann
architects ruth
robinson

Section 07 - Building Plans

7.2 DEMOLITION PLAN

LEGEND

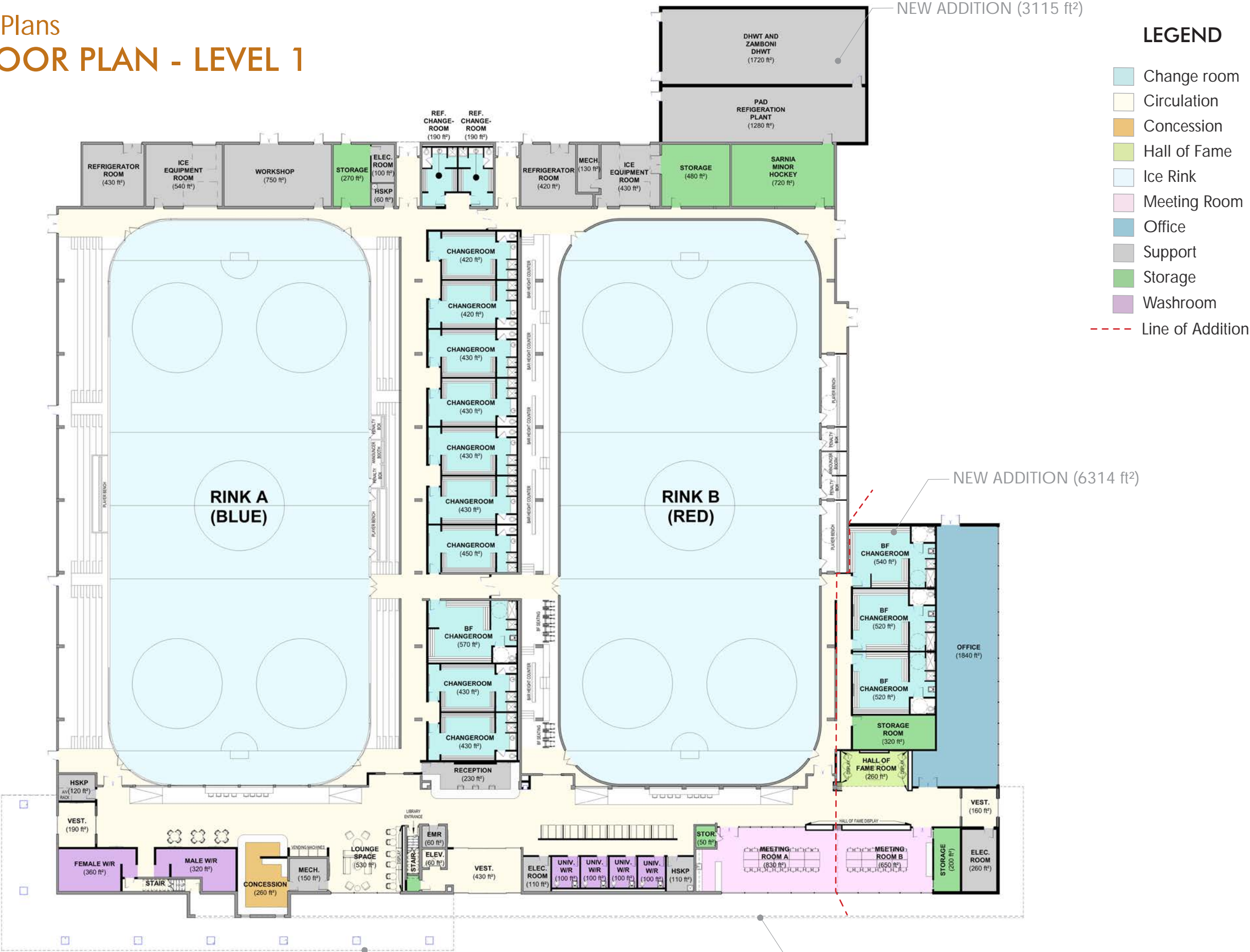
- Remain
- Demolish



FLOOR PLANS NOT TO SCALE
AREA: 63,510 ft²

Section 07 - Building Plans

7.3 PHASE 1 FLOOR PLAN - LEVEL 1














FLOOR PLANS NOT TO SCALE

PHASE 1 ADDITION AREA: 9,429

7.3 PHASE 1A FLOOR PLAN - LEVEL 1

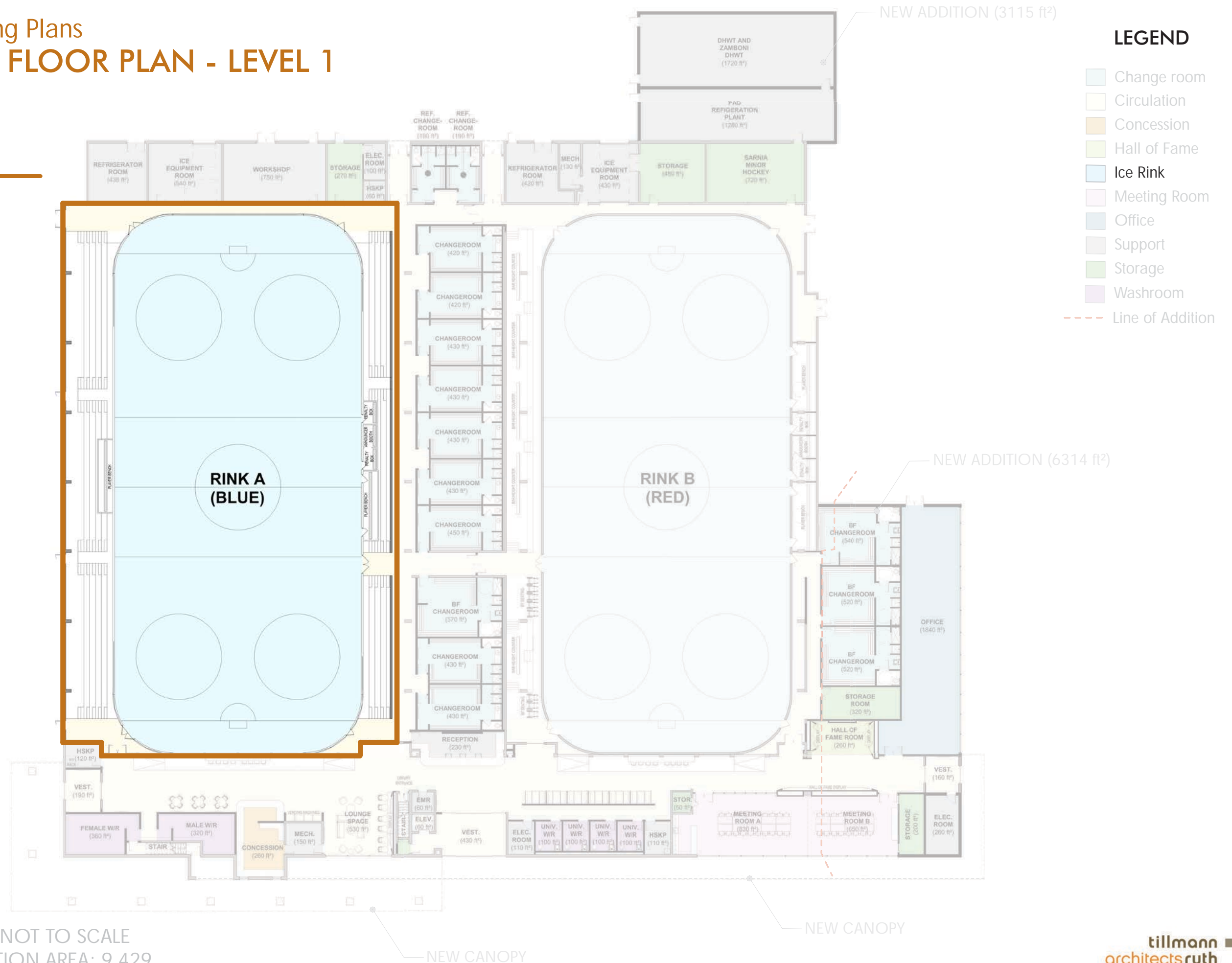
LEGEND

-  Change room
-  Circulation
-  Concession
-  Hall of Fame
-  Ice Rink
-  Meeting Room
-  Office
-  **Support**
-  Storage
-  Washroom
-  Line of Addition



FLOOR PLANS NOT TO SCALE
PHASE 1 ADDITION AREA: 9,429

7.3 PHASE 1B FLOOR PLAN - LEVEL 1

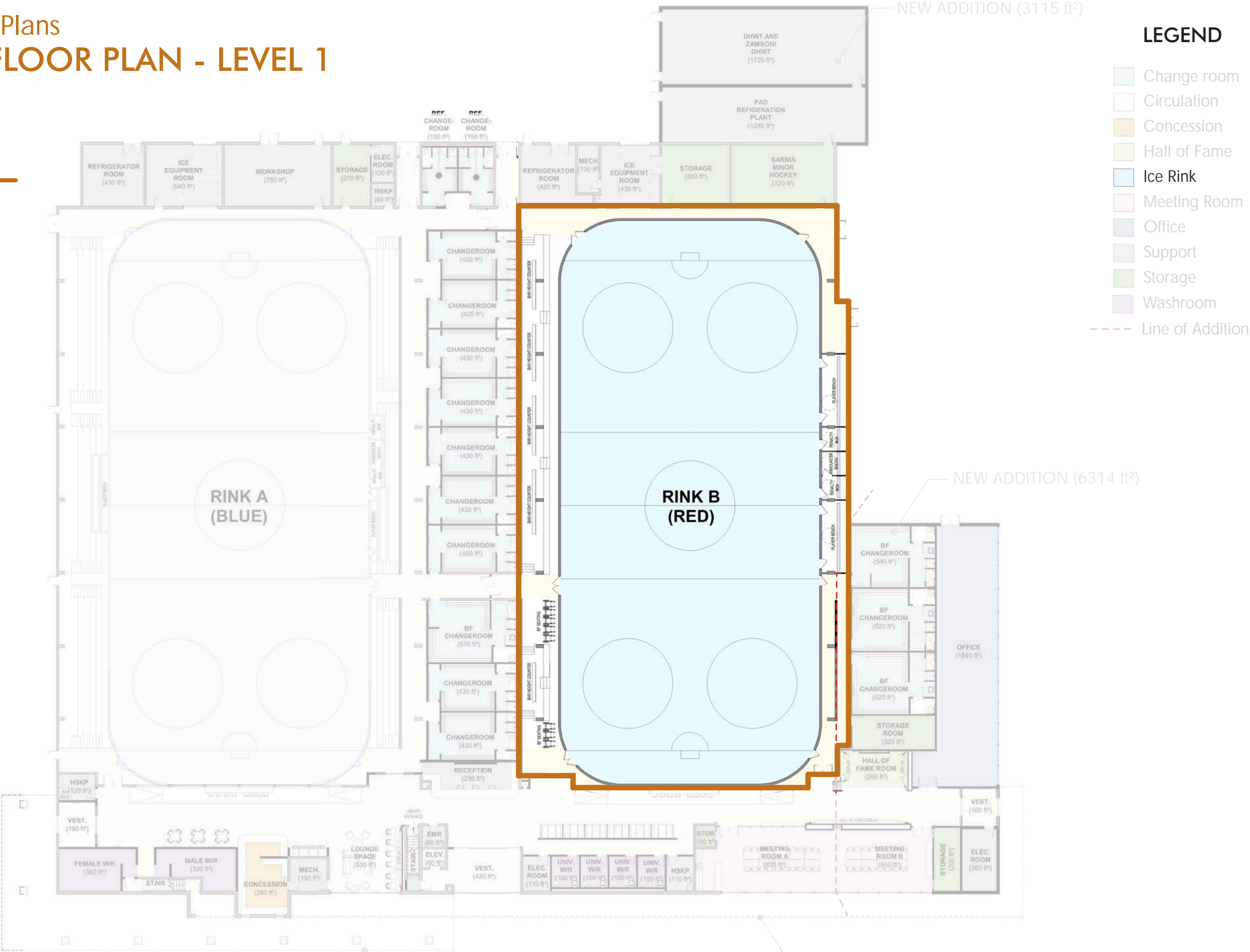


FLOOR PLANS NOT TO SCALE
PHASE 1 ADDITION AREA: 9,429

Section 07 - Building Plans

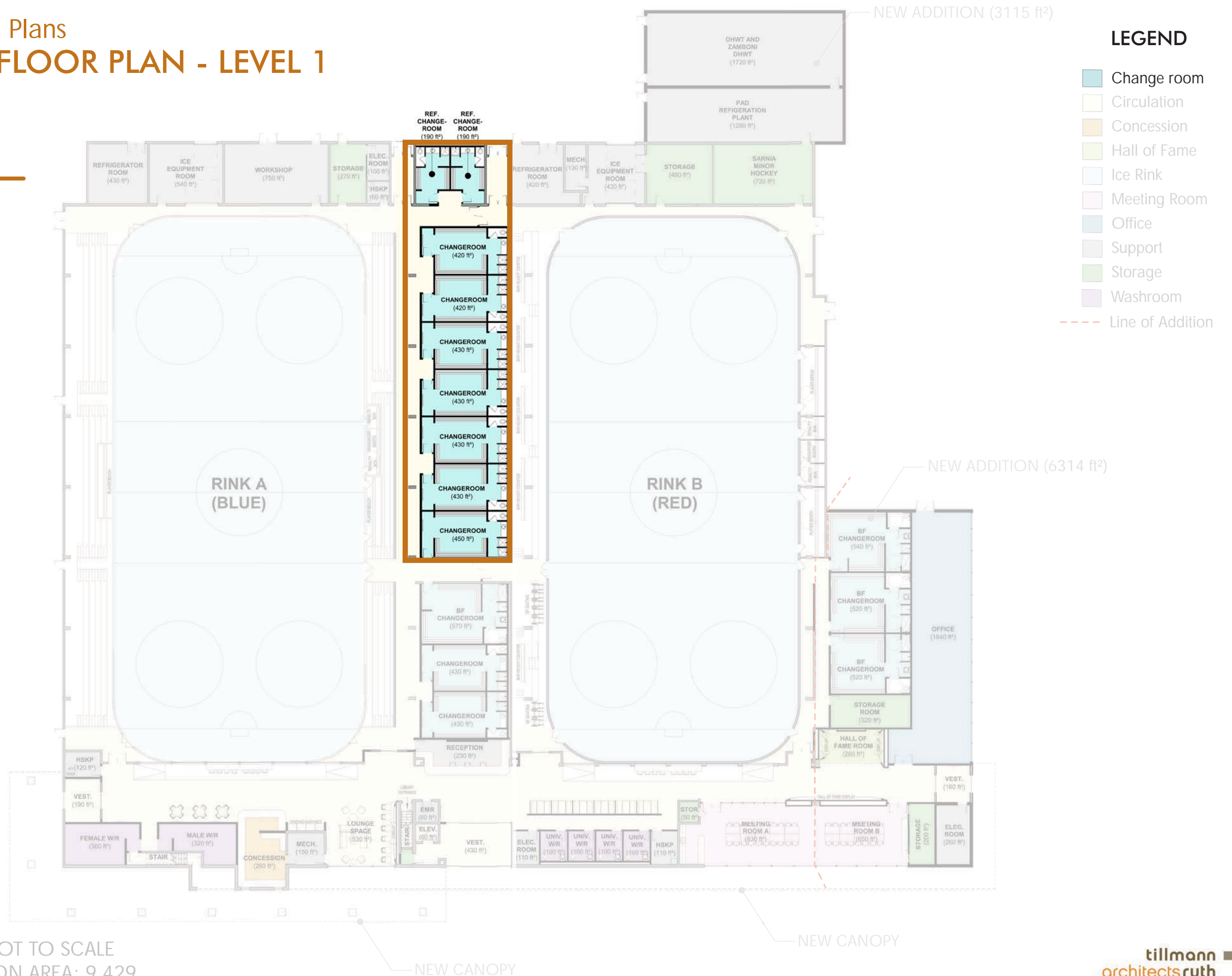
7.3 PHASE 1C FLOOR PLAN - LEVEL 1

PHASE 1C (20203 ft²)



FLOOR PLANS NOT TO SCALE
PHASE 1 ADDITION AREA: 9,429

7.3 PHASE 1D FLOOR PLAN - LEVEL 1

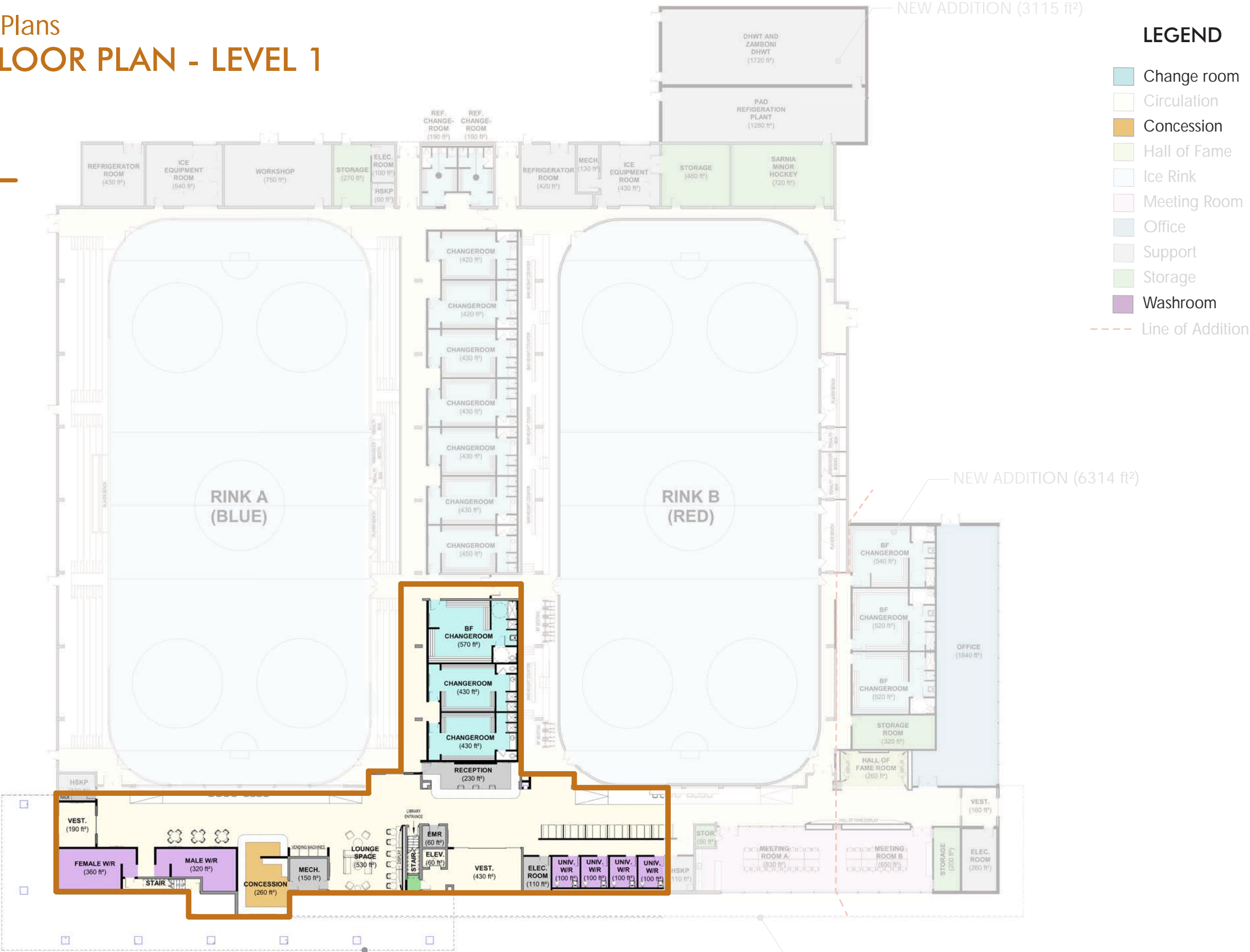


FLOOR PLANS NOT TO SCALE
PHASE 1 ADDITION AREA: 9,429

Section 07 - Building Plans

7.3 PHASE 1E FLOOR PLAN - LEVEL 1

PHASE 1E (9314 ft²)



FLOOR PLANS NOT TO SCALE
PHASE 1 ADDITION AREA: 9,429

7.3 PHASE 1F FLOOR PLAN - LEVEL 1



FLOOR PLANS NOT TO SCALE
PHASE 1 ADDITION AREA: 9,429

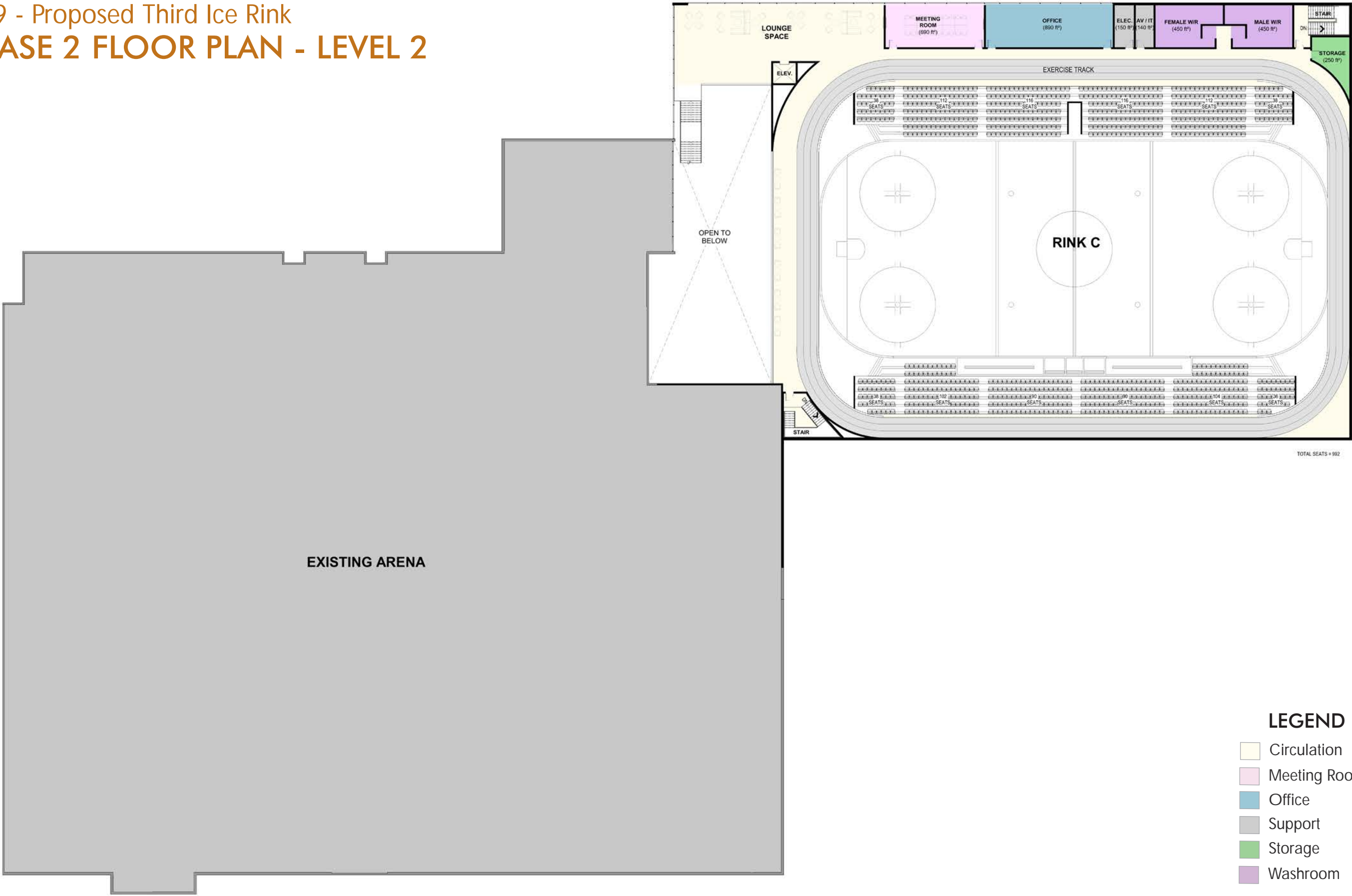
Section 09 - Proposed Third Ice Rink
 9.1 PHASE 2 FLOOR PLAN - LEVEL 1



FLOOR PLANS NOT TO SCALE
 PHASE 2 ADDITION AREA: 48,775 ft² (LEVEL 1)

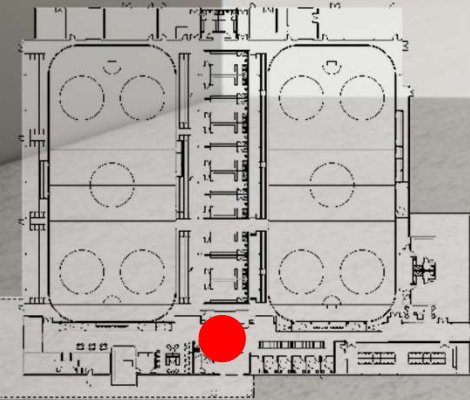
Section 09 - Proposed Third Ice Rink

9.2 PHASE 2 FLOOR PLAN - LEVEL 2



FLOOR PLANS NOT TO SCALE
 PHASE 2 ADDITION AREA: 15,369 ft² (LEVEL 2)

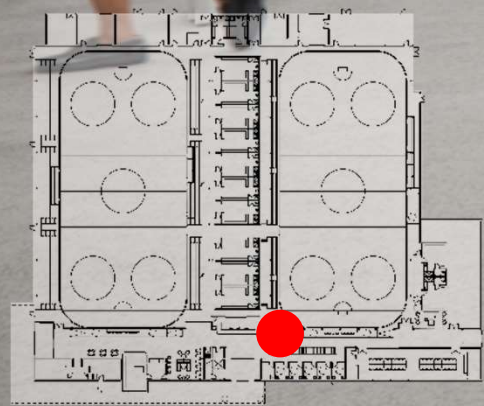
Interior Renderings



Front Desk at Main Entrance



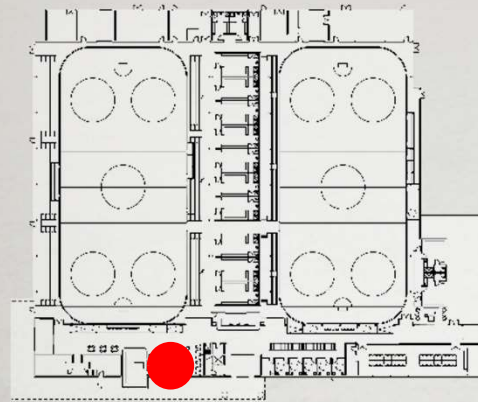
Interior Renderings



Front Desk at Main Entrance



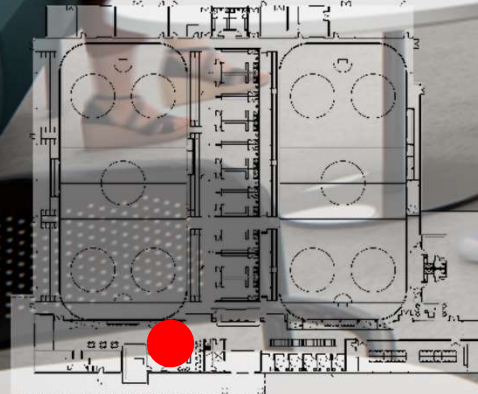
Interior Renderings



Lounge Space



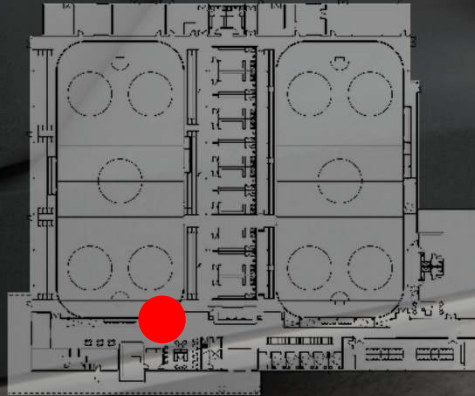
Interior Renderings



Lounge Space



Interior Renderings



Lounge Space & Concession



Interior Renderings



Main Corridor – Seating and Washrooms

Interior Renderings



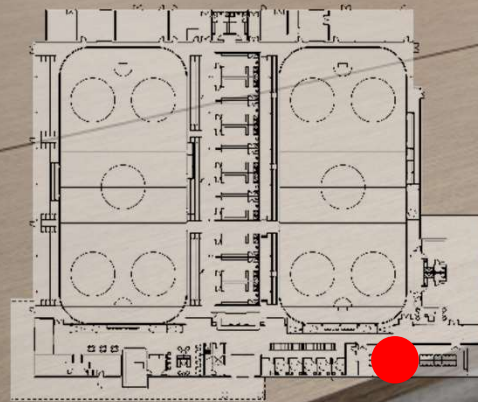
Hall of Fame Space

Interior Renderings



Main Corridor – West Entrance / Hall of Fame Display

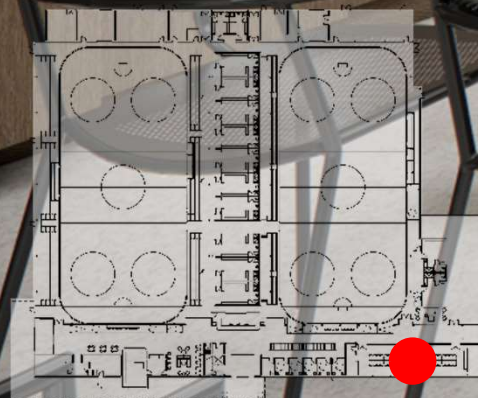
Interior Renderings



Meeting Room A



Interior Renderings



Open Meeting Room