



## Corporation of the Township of Brock

### Staff Report to the Members of Council

**From:** Wayne Ward

**Position:** Director Parks, Recreation and Facilities

**Title / Subject:** Foster Hewitt Memorial Community Centre Dehumidifier Replacement

**Date of Meeting:** September 8, 2025

**Report No:** 2025-PRF-015

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#### 1.0 Issue / Origin

The current dehumidifier at the Foster Hewitt Memorial Community Centre is well past its life span and needs to be replaced. This report outlines the replacement and funding for this asset renewal.

#### 2.0 Background

One of the two dehumidifiers at the Foster Hewitt Memorial Community Centre is a 1995 Freon refrigerant unit.

Freon refrigerant is a known ozone depleting compound and is regulated. In the event of a failure of the unit the freon could be discharged into the environment. There could also be some health effects if any person is in close proximity to the unit and if in the path of the release. This is highly unlikely due to the location of the unit, however, Freon is heavier than air and will dissipate to low areas. The dehumidifier is located close to an emergency exit in the arena area and any refrigerant could be easily addressed by opening the door to allow for natural ventilation.

#### 3.0 Analysis

Replacement of this unit will provide improved dehumidification in the ice surface area and will likely reduce load on the other unit and likely improve the overall run time of the two units.

#### **4.0 Related Policies / Procedures**

N/A

#### **5.0 Financial / Budget Assessment**

The quoted cost for this unit is \$56,861.49 plus HST (\$57,865 with non refundable HST). The 2025 capital budget assigned \$30,000 from the Beaverton Arena Reserve and it was hoped that the Township would receive a grant for the remainder. The Township was unsuccessful in obtaining the grant, therefore, an additional \$28,000 is being requested from the Beaverton Arena Reserve to fund the difference.

As of June 30, 2025, the Beaverton Arena reserve fund has a balance of approximately \$738,114.

#### **5.1 Asset Management**

This dehumidifier makes up part of the ice making and maintenance system of the ice pad and is a key component in reducing humidity inside the ice pad area. This helps to keep the building drier which is healthier for the building components as it can reduce oxidization of metal components (the structure of the building/facility includes a lot of metal components).

#### **6.0 Climate Change Impacts**

Replacement of the existing Freon unit will eliminate a known ozone depleting compound from our facility and the new units will provide more efficient dehumidification.

#### **7.0 Communications**

N/A

#### **8.0 Conclusion**

The replacement of the existing Freon dehumidifier is an important component of the ice making and maintenance system and will help to provide more consistent ice at this location.

#### **9.0 Recommendation**

BE IT RESOLVED THAT Council receive report 2025-PRF-015, and

That staff proceed to order the electric desiccant dehumidifier with total funding of approximately \$58,000 to be provided from the Beaverton Arena Reserve.