



City of
Peterborough

TO: Members of the Arenas Parks and Recreation Advisory Committee

FROM: Ken Doherty, Director of Community Services

MEETING DATE: February 15, 2011

SUBJECT: Report APRAC11-007
Rectangular Sport Field Development in 2011

PURPOSE

A report to advise the Committee of Council's deliberations regarding Rectangular Sport Field Development initiatives in 2011.

RECOMMENDATION

That the Arenas Parks and Recreation Advisory Committee approve the recommendations outlined in Report APRAC11-007 dated February 15, 2011, of the Director of Community Services, as follows:

That the report be received for information.

BUDGET AND FINANCIAL IMPLICATIONS

There is no budget or financial implications in receiving this report.

BACKGROUND

At the November 16, 2010 Arenas Parks and Recreation Advisory Committee (APRAC) meeting, the Kinsmen Minor Football League (KMFL), accompanied by the Chair of

Sport Kawartha, made a formal presentation identifying the need to light existing rectangular sport field facilities and to develop additional rectangular sport field facilities, within the City of Peterborough. They advocated for the development of artificial turf facilities as a priority consideration. The KMFL announced that they have an opportunity to field a rep team in a higher level league, provided they have dedicated access to an adequate field with seating for 500 by 2012.

As a result of that deputation, APRAC approved the following motion:

That staff investigate partnerships with local school boards and explore the acquisition of property for the development of rectangular sport fields and that staff provide an update to the Committee at the February 2011 meeting.

City Staff has explored the feasibility of providing lighting to one additional field in 2011. City Staff has met with representatives of the Kawartha Pine Ridge District School Board (KPR) to discuss the possibility of lighting one of the high school fields. With the potential closure of one of the four KPR City high schools by the fall of 2012, this is not an option that can be considered at this time.

To ensure that the development of rectangular sports fields could proceed in 2011 so that new fields could be available for play by 2012, staff submitted Report CSD11-005 (attached) for Council consideration at its February 14, 2011 meeting. Specifically, staff has made the following recommendations:

- a) That the proposal to develop two artificial fields with lighting, one natural rectangular sports field, and requisite support facilities on lands provided by Trent University be approved;
- b) That staff be directed to proceed with the preparation of preliminary design, cost estimates, and possible locations subject to Council approval of said fields at Trent during 2011, so that they are ready for play in the 2012 season;
- c) That subject to an agreement with Trent and budget approval, the function of Milroy Park be retained in its present use;
- d) That the search for a large tract of land for future sport field development be continued.

Staff will report on the results of the Committee of the Whole deliberations on the 14th. Should the Arenas Parks and Recreation Advisory Committee wish to respond to those deliberations, it may chose to appear in delegation at the Council meeting on February 22nd, 2011. This would require an amendment to the recommendation in this report.

SUMMARY

The City has been working with the sports community to acquire land and develop new rectangular sports fields for years. Now is the time to make a commitment so that a new facility can ready for play in the 2012 season.

Submitted by,

Ken Doherty,
Director of Community Services

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Attachment 1:

Report CSD11-005 Rectangular Sport Field Development in 2011



City of
Peterborough

Attachment 1

TO: Members of Committee of the Whole

FROM: Ken Doherty, Director of Community Services

MEETING DATE: February 14, 2011

SUBJECT: Report CSD11-005
Rectangular Sport Field Development 2011

PURPOSE

A report to seek direction for rectangular sport field development in 2011.

RECOMMENDATIONS

That Council approve the recommendations outlined in Report CSD11-005 dated February 14, 2011, of the Director of Community Services as follows:

- a) That the proposal to develop two artificial fields with lighting, one natural rectangular sports field, and requisite support facilities on lands provided by Trent University be approved;
- b) That staff be directed to proceed with the preparation of preliminary design, cost estimates, and possible locations subject to Council approval of said fields at Trent during 2011, so that they are ready for play in the 2012 season;
- c) That subject to an agreement with Trent and budget approval, the function of Milroy Park be retained in its present use;
- d) That the search for a large tract of land for future sport field development be continued.

BUDGET AND FINANCIAL IMPLICATIONS

The proposed development for additional rectangular sport fields at Trent is estimated to cost \$5,078,900 in the proposed 2011 capital budget, reference # 6-8.01, pending Council approval on January 31st. Of the total City contribution of \$4,328,900, \$3,833,400 has been pre-approved in earlier budgets. The proposed \$1,245,500 contribution in 2011 is comprised of \$1,120,900 from Development Charges and \$124,600 from Capital Levy.

The Peterborough Soccer Council has pledged \$750,000 over ten years in support of additional field development. Other rectangular sports field user groups will also be encouraged to contribute.

BACKGROUND

The Need for Additional Rectangular Sport Fields

The former Board of Parks and Recreation and, more recently, the Arenas Parks and Recreation Advisory Committee has advocated for the development of rectangular sports fields as the number one priority for new sports facilities in the City of Peterborough for years. This was first raised by the soccer community in the mid-1990's and was reinforced through public consultation for the 2001 Vision 2010 Strategy for Recreation, Parks and Culture and further emphasized through the 2007 plan update.

The current inventory of rectangular sport fields is owned by either the City or the School Boards, and is insufficient to meet the current user group demand. Many sport organizations, like Peterborough Youth Soccer, Kinsmen Football, Pagan Rugby, and Ultimate Frisbee, are in a position to expand their leagues, but their growth potential has been limited by the lack of facilities. Staff is also aware of the need for a proper Cricket Pitch to be created in the City.

Based on an assessment of current and possible extended shoulder season and additional evening use afforded by a lit all-weather/artificial field, staff project that one all-weather/artificial field is roughly worth the equivalent of 2.2 artificial fields. Staff projects the long-term need for rectangular sport field development to be the equivalent of ten natural turf, or four artificial fields, or combinations thereof.

Sports user groups that play into the month of November, such as the Kinsmen Minor Football League (KMFL) and Fleming College varsity teams, require fields with lighting for both practice and for league play. Currently, these user groups are being accommodated by permitting practices to occur on the outfields of the City's premier ball diamonds. The outfields are not designed for this type of wear, which increases the

need for maintenance to ensure the ball diamond surface is safe for use by the appropriate user groups.

At the November 16, 2010 Arenas Parks and Recreation Advisory Committee (APRAC) meeting, the KMFL, accompanied by the Chair of Sport Kawartha, made a formal presentation identifying the need to light existing rectangular sport field facilities and to develop additional rectangular sport field facilities, within the City of Peterborough. They advocated for the development of artificial turf facilities as a priority consideration. The KMFL announced that they have an opportunity to field a rep team in a higher level league, provided they have dedicated access to an adequate field with seating for 500 by 2012.

As a result of that deputation, APRAC approved the following motion:

That staff investigate partnerships with local school boards and explore the acquisition of property for the development of rectangular sport fields and that staff provide an update to the Committee at the February 2011 meeting.

Lighting of Existing Fields

As an initial stop-gap measure, the City installed lighting on the second premier field at Eastgate several years ago. To address the current pressures faced by user groups, however, City Staff has explored the feasibility of providing lighting to one additional field in 2011. City Staff has met with representatives of the Kawartha Pine Ridge District School Board (KPR) to discuss the possibility of lighting one of the high school fields. With the potential closure of one of the four KPR City high schools by the fall of 2012, this is not an option that can be considered at this time.

New Facility Development Alternatives

Staff has been actively planning the development of new rectangular sport fields for a number of years. As a result of Report CSRS05-011, dated November 7, 2005, Council approved in principle the development of five full-sized fields on a 21 acre site on Trent University property. Subsequently, Council approved a capital budget for the project. It was later determined that the property could only support the development of four full-sized natural fields plus parking for 300 cars and fieldhouse.

In June 2006, representatives from the Peterborough Soccer Council appeared in delegation to the Board of Parks and Recreation to advocate for additional lighting at Eastgate Park and for the consideration of two additional options, including conversion of the two existing fields at Eastgate to all-weather, artificial fields, or relocating the proposed natural field development at Trent to an expanded Milroy Park.

It has also been suggested that the development could take place in Morrow Park. While the future of recreational activities there will be determined through the Morrow Park Master Plan, the proposed development of rectangular sports fields there would displace the four existing ball diamonds and the informal cricket pitch. As a general practice, staff tries to avoid pitting one sporting community against another.

Development at Trent

The City of Peterborough and Trent University entered into a Memorandum of Understanding, approved at City Council on February 28, 2005 to support the DNA Cluster project. As a condition of municipal support for this project, the City identified a number of municipal priorities that the University could support, including the provision of land for sport field development. While the Memorandum referenced 12-15 acres for such development, City staff and University officials identified a 21-acre property at the southwest corner of Pioneer Road and the 9th Line of Douro-Dummer suitable for this development.

The original development proposal for this site included four or five natural turf fields. Staff now believes that the construction of two lit all-weather/artificial fields and perhaps one natural turf field is the best investment at this site. While there are no additional costs associated with the acquisition of the property at Trent, there are additional costs in cutting and filling the slope to create terraced fields and especially in providing appropriate servicing. Currently, there is no three-phase electrical power, water or sanitary services nearby.

As an offset, however, there are several site advantages. The proximity of the three proposed fields plus Trent's existing all-weather/artificial field and its natural turf field create a regional facility that can be used to attract major tournaments and training opportunities to the area. Plus, there are few neighbours to be affected by the lit sports fields.

A commitment to the provision of Trent-owned land for sport field and facility development at the north east corner of Nassau Mills Road and Pioneer Road is also included in an agreement, currently under consideration, as a condition of the City's recent million dollar contribution to Trent's new athletic facility. While there already is a natural turf field at this location, there may be room to convert it to artificial and to install a second artificial field there. This site has the added advantage that it is closer to servicing. Nevertheless, the feasibility of both sites will be assessed as part of the design and cost estimate stage, as recommended.

Milroy Park Development

The City originally acquired a parcel of property immediately to the west of R.F. Downey School as a neighbourhood park in the 1980's. It later acquired an additional eight acres further to the west. Together, these two plots created the opportunity for the development of active sport fields or major recreational facilities. While the location was even considered as a possible location for what would become the Evinrude Centre, the two respective properties evolved with the development of two natural turf irrigated soccer fields adjacent to the school property and the relocation of the Fisher Baseball diamond from its original location (adjacent to the Fisher Gauge plant at the corner of Ashburnham and Neale Drive) on the westernmost portion.

The City has been trying to acquire the property immediately to the north of Milroy Park for recreational use since the original park was created. The land required to construct new soccer fields at Milroy is currently owned by Mason Homes. This developer was aware, through the Chemong functional study, that Milroy Park was earmarked for expansion for additional soccer fields as a result of Council Report PLPD06-046, dated June 19, 2006, which stated the following:

The Chemong Planning Study illustrates a 9 hectare (22-acre) expansion to Milroy Park, which could accommodate three to four soccer fields, a club house and parking. This would provide the City with a “regional” soccer facility, similar to Beavermead and Eastgate Parks. This position has been expressed and approved by the Board of Parks and Recreation.

Unfortunately, staff has been unable to negotiate an agreement with Mason Homes for the acquisition of any property in their proposed subdivision that could be used to expand the existing Milroy Park Facility.

On October 22, 2010, a delegation of City staff met with representatives of Mason Homes and MBTW Watchorn in Toronto to try to resolve the impasse. Mason's consultants provided a formal presentation on rectangular sport field development in other communities like Orillia, Barrie, and Richmond Hill, which developed large sports complexes in predominantly rural areas, away from current development. They advised against further development adjacent to Milroy Park and they advised against the development of any lit fields in the area; hence, the recommendation to proceed with the development at Trent.

Through the formal planning process, staff will continue to negotiate with Mason Homes to acquire the 5% parkland dedication for the next phase of development.

SUMMARY

The City has been working with the sports community to acquire land and develop new rectangular sports fields for years. Now is the time to make a commitment so that a new facility can ready for play in the 2012 season.

Submitted by,

Ken Doherty, Director
Community Services

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Attachment: Appendix A - Optional Locations for Rectangular Sport Field Development
at Trent University