

COMMITTEE OF THE WHOLE - OCTOBER 19, 2009

PROPOSED DEVELOPMENT OF AN ARTIFICIAL TURF FIELD AT CONCORD/THORNHILL REGIONAL PARK

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That the letter dated July 27, 2009, received from Glen Shield Soccer outlining a potential Public-Private partnership agreement between the Glen Shields Soccer Club Inc. and the City of Vaughan for developing an artificial turf field at Concord Thornhill Regional Park be forwarded to staff for review, analysis and a determination on how the conversion to artificial turf could be accommodated within the established sports field rehabilitation program; and,
2. That Community Services staff meet with representatives from Glen Shields Soccer Club Inc. to discuss their proposal, seeking clarification and requesting any additional information required to analyze the proposal for the development of an artificial turf field at Concord Thornhill Regional Park.

Contribution to Sustainability

The maintenance required on an artificial turf field is minimal and consists of grooming the field twice per year. No rest period for an artificial turf field is required and downtime to perform maintenance is virtually eliminated. In addition, field usage is maximized, thereby increasing rental usages and revenues.

Economic Impact

The capital cost for an artificial field is approximately \$1, 280,000. The Glen Shields Soccer Club Inc. is willing to contribute \$120,000. In addition, the conversation would be considered at the time of field rehabilitation to reduce the capital costs. Annual operating costs is approximately \$7,000.

Communications Plan

As a potential funding partner, the Glen Shields Soccer Club Inc. will be informed of Council's decision regarding the development of an artificial turf field at Concord Thornhill Regional Park.

Purpose

The purpose of this report is to seek Council direction to have staff review the proposed Public Private Partnership for development of an artificial turf field at Concord Thornhill Regional Park.

Background - Analysis and Options

Soccer is currently the number one organized sport in Ontario with respect to participation numbers. This growth indicates a very promising future for Vaughan's youth soccer organizations; however, in order to meet the growing demands, new fields must be constructed or field usage times must be expanded.

The Glen Shields Soccer Club Inc. primarily serves the Thornhill/Concord community, which was identified in the City's *Active Together* Master Plan, as one of the most underserved communities in Vaughan, in terms of access to indoor and outdoor sports fields. Currently, only 6 fields in Concord/Thornhill can accommodate senior/competitive soccer, and there are no indoor or outdoor artificial turf fields in Thornhill/Concord.

The Glen Shields Soccer Club Inc. is the only major soccer club in the City of Vaughan that does not have access to an artificial turf field. Additionally, the population of the Thornhill/Concord community is expected to grow by 51,900 people over the next 20 years. Given the City's existing shortage of soccer fields, its population growth forecasts and the expanding interest in soccer, there is a need for additional artificial turf field to serve the residents of the Thornhill/Concord community.

Active Together suggests that due to land shortages, more fields should be artificial turf, as artificial turf provides extended seasonal play, requires less maintenance and field rest, generates increased revenues and provides a consistent playing surface.

As detailed in *Vaughan Ventures: A Guide to Partnering in Vaughan*, the intent of partnering is to provide municipal services or infrastructure in ways that encourage creativity and innovation, free up capital or operating resources, and encourage economic development. The Glen Shields Soccer Club Inc. has the resources to make a minimum financial contribution of \$120,000 towards the development of the artificial turf field. Under this partnership proposal, the City would continue to be the owner of all lands and the artificial turf field at Concord Thornhill Regional Park. The conversion of the grass field to artificial turf will result in long-term operating cost savings for the City, as well as an increased annual field rental revenue.

Relationship to Vaughan Vision 2020/Strategic Plan

- A-1 Pursue excellence in the delivery of core services
- A-2 Promote community safety, health and wellness
- D-1 Enhance productivity and cost effectiveness

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

Not Applicable

Conclusion

The Glen Shields Soccer Club Inc. is operating at maximum capacity due to a shortage of soccer fields in the Thornhill/Concord area. The development of an artificial turf field at Concord Thornhill Regional Park will offset the immediate needs of the Glen Shields Soccer Club Inc. and help them to deal with the growth in the Thornhill/Concord area. Furthermore, the development of an artificial turf field at Concord Thornhill Regional Park will meet the needs of the community, as identified in the *Active Together* Master Plan.

Attachments

1. Letter of partnership proposal from Glen Shields Soccer Club Inc.

Report prepared by:

Respectfully submitted,

Councillor Sandra Yeung Racco



July 27, 2009

Mr. Marlon Kallideen
Commissioner of Community Services
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Kallideen:

Glen Shields Soccer Club (GSSC) Partnership Proposal to the City of Vaughan for the Development of an Outdoor Artificial Turf Field and Identification of On-going Administrative Space

Further to our original partnership proposal submitted on April 30, 2009 and our meeting on May 25, 2009, the Glen Shields Soccer Club (GSSC) is pleased to provide the City of Vaughan with a revised and abbreviated proposal for the development of a new 330 x 216 ft. artificial turf field at the Concord/Thornhill Regional Park. Details on the Club's administrative space requirements are also included, given that the planned redevelopment of the Patricia Kemp Community Centre will result in the loss of the GSSC's current access to office, storage and meeting space.

As a well-established non-profit organization, the GSSC has the experience, credibility and financial assets to be a valuable and accountable partner to the City of Vaughan. As illustrated below, the proposed partnership/cost sharing arrangement will help the City of Vaughan and the GSSC achieve their shared goal of serving the current and future recreational needs of Vaughan residents and promoting physical activity. The GSSC looks forward to further discussions with the Community Services team and City Council.

EXISTING SHORTAGE OF SOCCER FIELDS IN THORNHILL/CONCORD AND THE UNMET NEEDS OF THE GSSC

The GSSC provides affordable and quality sports recreation to over 1,500 children and youth, as well as adult players. It is one of the first clubs in the province to receive a Gold Club Excellence award from the Ontario Soccer Club (OSA).

The GSSC primarily serves the Concord/Thornhill area, which was identified in the City's recently completed Recreation Master Plan, *Active Together*, as one of the most underserved communities in Vaughan, in terms of access to indoor and outdoor sports fields:

- With only 26 fields, Concord/Thornhill has the third lowest service standard out of Vaughan's eight communities (i.e. 1 field per 2,320 people);
- Only 6 fields in Concord/Thornhill can accommodate senior/competitive level soccer; and
- There are no indoor or outdoor artificial turf fields in Concord/Thornhill.

The GSSC is the only major soccer club in the City of Vaughan that does not have access to an artificial turf field. As a result of the existing shortfall of appropriately sized municipal soccer fields and the Club's limited access to non-municipal facilities, the GSSC is currently at capacity and cannot accommodate any more participants. The Concord/Thornhill community is expected to grow by 51,900 people over the next several decades, and this growth will likely result in thousands of new residents wanting to join local soccer groups such as the GGSC.

Given the City's existing shortage of soccer fields, its population growth forecasts and the expanding interest in soccer by persons of all ages, genders and ethnicities, there is clearly a need for additional artificial turf fields in Vaughan and particularly the need for an artificial turf field to serve residents of the Concord/Thornhill community.

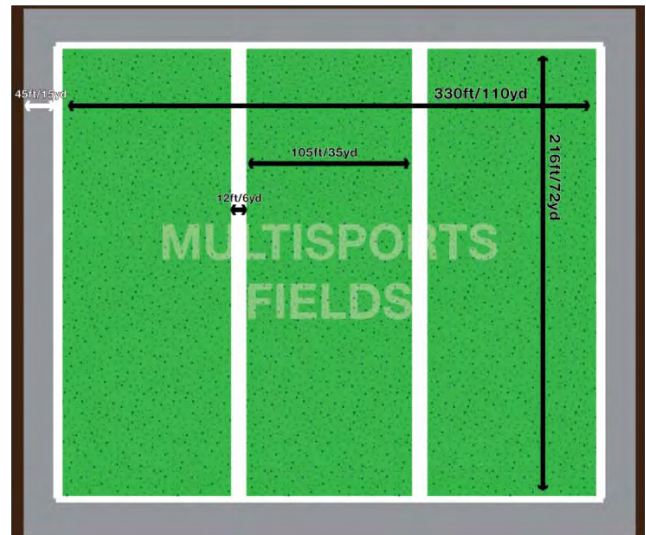


PROPOSED DEVELOPMENT OF AN ARTIFICIAL TURF FIELD AT CONCORD/THORNHILL REGIONAL PARK

The current house league, competitive league, soccer academy, camp and tournament needs of the GSSC cannot be accommodated on the existing supply of municipal grass fields in the Concord/Thornhill community. *Active Together* suggests that due to land shortages, more fields should be artificial turf, as artificial turf provides extended seasonal play, requires less maintenance and field rest, generates increased revenues, and provides a consistent, durable and flexible playing surface that can be used for a variety of sports. With the appropriate dimensions and foundation systems, artificial turf fields can also be covered during the winter to allow for year-round use. The GSSC and other sports groups within the community would greatly benefit from a new locally-based artificial turf field.

The following details GSSC’s artificial turf field requirements:

- An artificial turf field that is at least 110 yards long and 72 yards wide (i.e. 330 x 216 ft.), to allow for the main field to be divided into 3 smaller fields;
- A concrete foundation system beneath the perimeter of the field to allow for the future installation of a seasonal dome. Air-filled bubbles, such as those manufactured by the Farley Group, use foundation beams to anchor the fabric membranes and cable reinforcement. Foundation systems are also required to support pre-engineered steel frame structures, such as those manufactured by Summit Structures; and
- At least a 5 yard perimeter (i.e. 15 feet) of turf or grass surrounding to protect the field playing area from encroachment of spectators or other activities and to accommodate the walls of a seasonal cover.



The proposed location of the new artificial turf field is within the southeast portion of the Concord/Thornhill Regional Park (299 Racco Parkway) on the existing Concord/Thornhill South soccer field. This location is ideal for an artificial turf field, and potentially a covered field during the winter season for a number of reasons:

- Its central location within the community and its proximity to most of GSSC’s members;
- It is accessible by transit, automobile, bicycle and pedestrian routes;
- Highway No. 407 to the north provides both superb access and visibility;
- The Ontario Hydro Corridor to the south acts as a buffer between the Park and adjacent housing; and
- Increased usage of the Regional Park will have minimal impact on adjacent industrial, institutional and commercial uses.



ESTIMATED CAPITAL COST OF A NEW ARTIFICIAL TURF FIELD (\$1 MILLION)

The City of Vaughan 2008 Budget Report No. 5 identified a capital cost of \$1.15 million to convert an existing grass soccer field at McNaughton Park to an artificial turf soccer field. High-level cost estimates prepared by IBI Group suggest that the conversion of the grass soccer field at Concord/Thornhill Park to a 330 x 216 ft. artificial turf soccer field will cost approximately \$1,000,000. Unlike the scope of work and capital costs associated with McNaughton Park, new fencing and lighting are not required. However, final capital estimates cannot be prepared until a site inspection, facility design and construction contract negotiations are completed.



NEED FOR ACCESS TO ADMINISTRATIVE SPACE

As of July of 2010 the GSSC will need to find a new home for its administrative offices due to the redevelopment of the Patricia Kemp Community Centre. The GSSC requires a minimum of 3,000 sq. ft. of permanent space to facilitate the operation of the Club. The GSSC specifically requires access to a building which can accommodate:

- Offices (at least 3);
- A boardroom;
- Equipment storage; and
- An all purpose team training/meeting room.

The preferred location of this administrative space is Concord/Thornhill Regional Park. It would also be beneficial for the GSSC, as well as other users of the Park, to have access to communal change rooms and washrooms.

ESTIMATED CAPITAL COST OF NEW ADMINISTRATIVE SPACE

Active Together suggests an average cost of \$272 per sq. ft. for the development of new community centres. These capital cost estimates include costs associated with construction, contingencies, design fees, common spaces, furnishings and equipment, and site development. Given that the GSSC requires space for administration/organizational purposes, and not all the components normally associated with a community centre, estimates prepared by IBI Group suggest a slightly lower construction cost (i.e. \$126 to \$256 per sq. ft.):

Preliminary Cost Estimates for 3,000 sq. ft. of Administration Space (replacement of space at the Patricia Kemp Community Centre)	Low		High	
	\$ per Sq. Ft.	Total Building	\$ per Sq. Ft.	Total Building
Hard Costs (i.e. construction @ \$90 to \$165 per sq. ft.)	\$90	\$270,000	\$165	\$495,000
Soft Costs (i.e. professional consulting fees @ 10% of hard costs)	\$9	\$27,000	\$17	\$49,500
Fixtures and Furniture (e.g. 30% to 45% of hard costs)	\$27	\$81,000	\$74	\$198,000
Estimated Total - Typical Office-Type Construction	\$126	\$378,000	\$256	\$742,500

PROPOSED DEVELOPMENT/FINANCING PARTNERSHIP

As detailed in *Vaughan Ventures: A Guide to Partnering in Vaughan*, the intent of partnering is to provide municipal administration, services or infrastructure in ways that encourage creativity and innovation, free up or allow more flexible use of capital and operating resources, and encourage economic development. The GSSC has the resources to make a financial commitment of approximately \$120,000 towards the development of the new artificial turf field. Similar to other community groups who have partnered with the City to develop sports facilities, with this financial contribution it is understood that the GSSC would be the main tenant/user of the new field. Other community sports groups and organizations would also be given access to the field. With the Club's current membership and range of activities, the GSSC would likely be interested in booking approximately 70% of the new field's prime time rental hours, and potentially even more hours in the future as membership increases.

While the GSSC is interested in year-round access to an artificial turf field, at this point in time the proposed partnership and financial contribution is intended only for the development of an uncovered artificial turf field. The GSSC does intend to continue to explore options for erecting a seasonal bubble or steel frame structure, including funding options and potential partnerships.

In terms of the development of new municipally-owned office/administrative space at the Park, the GSSC would continue to pay the City rental fees, similar to its current arrangement for use of space within the Patricia Kemp Community Centre.



OWNERSHIP AND OPERATIONS

Under this partnership proposal it is assumed the City of Vaughan would continue to be the owner of all lands and permanent facilities at the Concord/Thornhill Regional Park.

The conversion of the grass field to artificial turf will result in considerable long-term operating cost savings for the City (i.e. a savings of approximately \$20,000 per year). Annual field rental revenue generated by the City will also increase, as more games and longer seasons of play can be accommodated on an artificial turf field.

As noted, the GSSC would continue to pay rental fees for the use of new administrative space at the Regional Park in order to help offset the City's annual operating costs.

NEXT STEPS

The GSSC requests your review and consideration of this partnership proposal for financing the construction of a new artificial turf field at the Concord/Thornhill Regional Park, as well as request the ongoing provision of space within a municipal building for use by the Club for administration purposes.

The GSSC is ultimately seeking approval from the City of Vaughan at the upcoming Capital Budget meeting, scheduled to take place in the fall of 2009, and a municipal funding commitment of:

1. An estimated \$880,000 to help finance the development of a new artificial Turf field at the Concord/Thornhill Regional Park; and
2. Between \$378,000 and \$742,500 to finance the development of 3,000 sq. ft. of new office/administrative space for use by the GSSC at the Concord/Thornhill Regional Park (i.e. to replace space currently provided at the Patricia Kemp Community Centre).

With support from the City of Vaughan, this proposal for a new artificial turf field and administrative space to serve the needs of the GSSC and the wider Thornhill/Concord community can become a reality.

Sincerely,

Mr. Vince Marchese
President, Glen Shields Soccer Club

Mr. Michael Fenuta
Committee Chairman, Glen Shields Soccer Club

c.c. Councillor Sandra Racco,
Mr. Michael DeAngelis, City Manager
Mr. Clayton Harris, Deputy City Manager & Commissioner of Finance