

## **COMMITTEE OF THE WHOLE – MARCH 22, 2011**

### **BINDERTWINE PARK ARTIFICIAL TURF SOCCER FIELD – FACILITY RELOCATION WARD 1 & WARD 2**

#### **Recommendation**

The Commissioner of Community Services, in consultation with the Directors of Parks Development, Recreation & Culture, Parks Operations & Forestry, Purchasing Services Department, and Reserves and Investments, recommends:

1. That the re-location of the artificial turf soccer facility from Bindertwine Park to Sonoma Heights Community Park be approved; and,
2. That the approved capital funding from PK-6281-10 be reallocated to the construction of an artificial turf soccer field at Sonoma Heights Community Park.

#### **Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Park Plan, Goal 2, Objective 2.2:

- To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

#### **Economic Impact**

Capital project PK-6281-10, Artificial Turf Bindertwine Park was approved in the 2010 capital budget totaling \$987,000. This total is comprised of \$428,175 from City Wide Development Charges – Parks Development, \$386,250 from the Parks Infrastructure Reserve, \$47,575 from Taxation and \$125,000 from the Kleinburg Nobleton Soccer Club.

All additional revenues generated by the artificial turf soccer field over and above that was generated by the senior soccer field at Sonoma Heights Community Park would be deposited into a special reserve to offset future major artificial turf rehabilitation/replacement costs. There is no change to the Parks Operations and Forestry base operating budget as a result of this relocation.

#### **Communications Plan**

The Kleinburg Nobleton Soccer Club will be notified of Council's decision following the March 8, 2011 Council meeting.

#### **Purpose**

The purpose of this report is to seek Council approval for the re-location of the artificial turf soccer facility from Bindertwine Park to Sonoma Heights Community Park. This approval would facilitate the conversion of the natural grass soccer field at Sonoma Heights Community Park to a lit artificial turf soccer field.

#### **Background - Analysis and Options**

The Kleinburg Nobleton Soccer Club appeared on deputation before Budget Committee on November 10, 2009 to request that the Bindertwine soccer field be converted to artificial turf to increase their playing time. The club initially proposed a partnership to convert the natural turf field at Bindertwine Park to artificial turf during the 2009 capital budget cycle (February 7, 2009). The deputation confirmed their partnership and referenced the growth of the Kleinburg Nobleton Soccer Club during the past 16 years and now serves a membership of 1320 according to the

York Region Soccer Association. Of this total approximately 1074 members reside in the City of Vaughan. The club also indicated that several of their age groups are having to share fields or play on "patches of grass" and that the lack of fields compounded by the loss of two months of playing time at Bindertwine Park exacerbate the pressures experienced by the club. The Bindertwine soccer field is the only premium senior soccer field available for permit by the Kleinburg Nobleton Soccer Club and most years it is only playable in the months of July and August due to wet field conditions. Based on concerns of the excessive "down time" that the existing natural turf premium field experiences, the Kleinburg Nobleton Soccer Club Inc. formalized a request to enter into a partnership with the City of Vaughan to contribute funds for the conversion of the existing field to an artificial turf soccer field at Bindertwine Park. The Kleinburg Nobleton Soccer Club provided \$125,000 as a lump sum payment for the field construction in August, 2010.

At its meeting of December 14, 2009, City of Vaughan Council approved Item 1, Report No. 10 of the Budget Committee which provided additional funding for the conversion of the Bindertwine Park natural turf soccer field to artificial turf.

During the 2009 capital budget cycle, the premium soccer field at Bindertwine Park was identified for a complete renovation for the following reasons: approximately two months of playing time were lost due to unplayable (wet) field conditions and there is limited opportunity to compensate this lost playing time due to lack of other senior fields in the area. These factors compound the pressures experienced by the Kleinburg Nobleton Soccer Club. City of Vaughan Council approved \$386,250 in 2009 from the Parks Infrastructure Reserve toward the total renovation of this natural turf premium soccer field. In discussions with Kleinburg Nobleton Soccer Club, they expressed concerns about the city not renovating the field, however they agreed to allow the City to continue with its cultural maintenance practices as they indicated they had experienced some improvements over the last two summers.

Following issuance of RFP10-108, Design/Build of One (1) Artificial Turf Soccer Field and Associated Landscape Works for Bindertwine Park a possible issue was identified. One of the criteria of the proposal was to present a solution to deal with the water problem identified at this location. The potential bidders expressed concerns to staff about the location identified. Their concerns were directly related to the ability to successfully engineer a cost effective drainage solution that would mitigate the water problems at Bindertwine Park.

Staff convened a meeting with the Kleinburg Nobleton Soccer Club to discuss these concerns. During this meeting, it also became apparent that the soccer club had reservations about this location including: insufficient parking to host larger events, field size restrictions, poor access, environmental impacts, mosquito issues and limited visibility. It was agreed, given the multitude of concerns, that alternative locations for the artificial turf soccer field would be explored.

The only two (2) other soccer field locations that KNSC currently permit that can accommodate an artificial turf soccer field are Nashville Road Community Church/School (6590 Nashville Road) and Sonoma Heights Community Park (Islington Avenue at Major Mackenzie Drive). The criteria utilized in assessing the two potential alternative locations included site availability (ie: City owned and maintained), parking availability/quantity, related existing amenities that could support the artificial turf field, site access, existing site conditions (utility services, topography), impact to the community, long term viability of the facility, capital construction costs and timing, ongoing operational impacts, and potential field size/orientation.

Based on the criteria outlined above, and with the Kleinburg Nobleton Soccer Club's support (refer to Attachment #1), it is staff's opinion that the Sonoma Heights Community Park is the preferred alternative location for the artificial turf soccer facility (refer to Attachment #2) rather than Bindertwine Park or the Nashville Road Community Church/School site. The new lighting required for the artificial turf soccer field at Sonoma Heights Community Park has been reviewed and the adjacency to the hydro corridor is not problematic as the field is a sufficient distance from the power lines minimizing potential conflict. Additionally, an electrical engineer was consulted respecting possible light pollution and its impacts on the surrounding residential properties. The closest homes are located across Islington Avenue and are approximately 120m away. The lighting system will utilize the most modern controlled optic technology available for sports lighting

to contain direct horizontal illumination. The ambient illumination from the sports lighting will be consistent with the existing street lighting along Islington Avenue. Municipal sports field lighting systems do not operate after 11pm.

The condition of the existing senior soccer field at Sonoma Heights Community Park that is proposed for conversion has been less than ideal with compacted soils and poor turf conditions. City staff anticipates that this field would need to be renovated in 2012. The cost associated with this renovation is estimated to be \$200,000. By relocating the artificial turf field to Sonoma Heights Community Park, these costs are avoided.

The Kleinburg Nobleton Soccer Club is requesting that the City of Vaughan Facility Allocation Policy will ensure their priority access to this field in a fashion consistent with current permitting practices for this field. The Council approved Policy for Facility Allocations is the guiding policy for allocating city owned facilities, including sports fields, in a fair and equitable manner. The current procedures/conditions noted in the Policy states that 'Facilities will be granted based on the previous year's actual use within the same category of users'. The Kleinburg Nobleton Soccer Club have been the primary user of the field since its opening and therefore, in keeping with the Policy for Facility Allocations, Kleinburg Nobleton Soccer Club will be given priority access for permitting this field, provided they maintain their current Community Service Organization status, and based on the previous year's actual use.

The conversion of this natural turf field to artificial turf will not negatively impact any other permit holder that currently utilizes Sonoma Heights Community Park. Should Council support this request to re-locate the artificial turf soccer facility, a tender will be issued in April 2011 with construction anticipated to begin in May 2011.

#### **Relationship to Vaughan Vision 2020 / Strategic Plan**

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

#### **Regional Implications**

N/A

#### **Conclusion**

With the support of the Kleinburg Nobleton Soccer Club, staff recommend that Council approve the relocation of the artificial turf soccer facility from Bindertwine Park to Sonoma Heights Community Park.

#### **Attachments**

Attachment #1 - Kleinburg Nobleton Soccer Club Letter of Support  
Attachment #2 - Sonoma Heights Community Park – Proposed Artificial Turf Field Location

#### **Report prepared by:**

Mary Reali, Director of Recreation and Culture, Ext. 8234  
Marjie Fraser, Director of Parks and Forestry Operations, Ext. 6137  
Paul Gardner, Director of Parks Development, Ext. 3209

Respectfully submitted,

Marlon Kallideen  
Commissioner of Community Services

**Attachment #1**



**K.N.S.C. Lions**

BOX 358, KLEINBURG, ONTARIO L0J 1C0 - TEL. (905) 893-3388 FAX. (905) 833-3683

March 2, 2011

**Mr. Paul Gardner**, O.A.L.A.  
Director of Parks Development  
City of Vaughan

Sent via e-mail - [paul.gardner@vaughan.ca](mailto:paul.gardner@vaughan.ca)

cc. KNSC Board of Directors

RE: Artificial Turf Soccer Field- Alternate Proposed Location

**Dear Paul:**

As a follow up to our meeting of January 27th, 2011, we the KNSC's Board of Directors have reviewed the conclusions regarding the potential alternatives to Bindertwine Park as the site of the artificial turf soccer facility.

After further discussion, review, and consideration of key criteria such as site access, parking availability/quantity, existing site conditions, existing amenities, utilities, long term viability, and potential field size and orientation, the KNSC Board has agreed that the Sonoma Heights Community Park is currently the best suited location for the new artificial turf field.

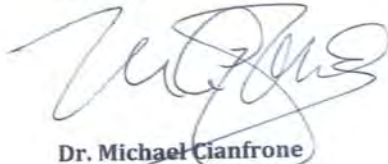
The KNSC Board of Directors fully and unanimously support the proposal to move the location of construction of the new artificial turf soccer field from the Bindertwine Park location as previously approved by Council, to the Sonoma Heights Community Park. The KNSC Board does so with the hope that the City of Vaughan acknowledges that the substantial financial contribution to this project will allow our continued commitment to delivering recreational and competitive soccer programs to the youth of our community. We expect that like the other Clubs that have invested and partnered with the City of Vaughan for new artificial turf fields, that the City of Vaughan Facility Allocation Policy will ensure our priority access to this field in a fashion consistent with current permitting practices.

KNSC's Board of Directors and its 1,320 player members and their families are thankful for this partnership as we believe it will allow us to meet future demands from the substantial growth within our community as planned and forecast by the City of Vaughan in the next 5 to 15 years. With this growth we expect to double our membership to 3,000 youth players. As such, we are looking forward to additional fields coming online within our boundaries so as to meet future community demand.

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We appreciate the City of Vaughan's continued support and, if the site location change is approved by Council, KNSC fully expects that the natural grass soccer field in the north east corner of the park will be converted to artificial turf commencing as soon as the weather permits in the Spring of 2011.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Cianfrone', written in a cursive style.

**Dr. Michael Cianfrone**  
President  
Kleinburg Nobleton Soccer Club



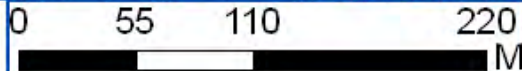


Attachment #2

Attachment #2: Proposed Artificial Turf Field Location



Parks Development Division  
— DEPARTMENT OF PARKS —



Feb. 1, 2011  
Drawn By: MK  
Review By: PG