
CITY OF KELOWNA

MEMORANDUM

DATE: July 19, 2005
FILE NO: 0711-20
TO: City Manager
FROM: Parks and Leisure Services Department
SUBJECT: Legacy Stadium Complex – Phasing and Financing Plan

Report prepared by - JW Reid Oddleifson – Recreation Manager
Andrew Gibbs – Park Design & Construction Supervisor

RECOMMENDATION:

THAT Council approve the Legacy Stadium Complex Phasing and Financing Plan as attached to the report from the Parks and Leisure Services Department dated July 19, 2005.

Background:

The original concept plan for Mission Recreation Park included four new sportsfields in the future, three of which had been envisaged to be artificial “in-fill” turf systems. In 2004, the City made a grant application to the Provincial government for \$2 million in funding toward the Legacy Stadium Complex for two artificial turf sportsfields. In 2005, the City was awarded a \$6.5 million grant, \$5 million for the Legacy Aquatic Centre, and \$1.5 million toward the Legacy Stadium project, pending City Council approval of a financing plan for the projects.

The 10 Year Capital Plan for the Legacy Stadium Complex includes \$6.4 million for sportsfield requirements. In consultation with City staff, consultants have prepared detailed design and cost estimates for this sportsfield complex.

Two artificial sportsfields, stadium enhancements, support facilities and park amenities required as part of this development are now projected to cost \$9.5 million. This difference is due to a combination of unforeseen site conditions, increasing costs, safety enhancements and improvements not included in the preliminary design work.

These circumstances have prompted staff to re-evaluate the entire Legacy Stadium Complex project.

Discussion:

In response to this situation and the on-going demand to provide sportsfield facilities for the community, Parks and Recreation staff are recommending an alternative approach that is within the 10 Year Capital Plan funding levels. The sportsfields component of the phasing and financing plan for the Legacy Stadium Complex project includes - (see Schedule B);

- two natural grass sportsfields primarily for soccer - 70mX100m, and
- one multi-use artificial turf sportsfield for a multitude of sports - 75mx140m.

This is different from earlier plans where two artificial turf systems had been planned.

The community requests for access to high quality sportsfields are steadily increasing. This is due to several factors including;

- current programs expansion,
- new program development,
- increase in female sports participation,
- elite provincial level program expansion,
- spring and summer sport camps, and
- sport specialization requiring additional “shoulder” season play from November to April.

Once fully constructed and operational, these three new sportsfields will increase the City's capacity by 30%, adding at least 3,300 hours per year to our sportsfield inventory. These will significantly improve the City's ability to address community requests and reduce the current pattern of over utilizing some existing sportsfields. For comparison, in 2004, the Recreation division rented 11,000 hours on 17 full size sportsfields.

In particular, the multi-purpose artificial turf sportsfield will contribute significantly to sports tourism related events, as well as an extensive “shoulder” season and potentially, year round access to a high quality full size sportsfield.

A description of the phases for this complex includes;

- *Phase 1* – development of two natural grass sportsfields, basic landscaping and appropriate infrastructure scheduled to start in 2005 to be available for community use in 2007.
- *Phase 2* – development of a large artificial turf sportsfield scheduled for 2006 to be available for community use in 2006. Appropriate parking, fencing, sports lighting, landscaping, pathways and some bleachers will be included.
- *Phase 3* - scheduled for 2007, will focus primarily on park site refinements and landscaping enhancements.

- *Phases 4/5/6* are scheduled to commence in 2008 and will include park site landscaping enhancements, stadium seating and a multi-year partnership/lease agreement for a large portable videotron.

Also, it is important to note that preliminary discussions are continuing with the Central Okanagan Youth Soccer Association (COYSA) regarding an agreement whereby through their contributions, the natural grass sportsfields can be upgraded to an artificial turf sportsfield.

Adoption of this report will establish the phasing and funding for the Legacy Stadium Complex that is within the 10-year capital plan and will enable the City to receive the \$1,500,000 grant from the Province for this project.

JWR Oddleifson
Recreation Manager

Andrew Gibbs
Park Design & Construction Supervisor

Pc Director of Parks and Leisure Services
 Director of Financial Services
 Parks Manager
 Sports and Facilities Manager

Attachments: Schedule A - Phasing and Financing Plan
 Schedule B - Phasing Drawing