



TO: GENERAL COMMITTEE

SUBJECT: INVESTIGATION TO CONSTRUCT PROFESSIONAL GRADE PICKLEBALL COURTS AT PAINSWICK PARK

WARD: 9

PREPARED BY AND KEY CONTACT: K. LILIENTHAL (LUI), OALA, RPP, LANDSCAPE ARCHITECTURAL PLANNER EXT. 4866

SUBMITTED BY: K. BRADLEY, MLA, MANAGER OF PARKS PLANNING
M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

GENERAL MANAGER APPROVAL: B. ARANIYASUNDARAN, P.ENG, PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH DEVELOPMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That Painswick Park Pickleball Development Concept A included in Appendix C1 of staff report DEV006-22 be approved by General Committee to add eight (8) dedicated pickleball courts with lighting, remove the existing soccer field, relocate the existing ball diamond, expand the existing parking area, and add new accessible pathways with lighting in Painswick Park.
2. That staff in Development Services be authorized to proceed with a Design-Build project delivery methodology with the public procurement process to select the Design-Build team initiated in the second quarter of 2022.
3. That staff in Development Services be directed to host a Public Information Centre (PIC) to seek public feedback on the Painswick Park preliminary design prior to any works proceeding in the park.
4. That the existing budget of \$650,000 in project EN1504 – Pickleball Courts be transferred to project EN1182 – Painswick Park Rehabilitation and \$1,260,000 of the approved budget for project EN1182 - Painswick Park Rehabilitation be utilized for the construction of the proposed pickleball court facility and associated park renewal at Painswick Park, as per Concept A in Appendix C1.
5. That staff in the Operations Department include \$25,480 in the 2024 operating budget to offset the increased annual expenditures to maintain and operate the proposed pickleball facility.

PURPOSE & BACKGROUND

6. On May 31, 2021, City Council adopted motion 21-G-143 regarding the investigation to construct professional grade pickleball courts as follows:

“That staff in the Development Services Department investigate the feasibility of constructing 13-14 professional grade pickleball courts with a shaded seating area and the potential for a winter

dome at a City owned park to be funded from the Federal Gas Tax and Community Re-investment Reserve for potential construction in spring of 2022 and report back to General Committee.”

7. On December 6, 2021, City Council adopted motion 20-G-280 under Capital Budget Approvals, item 11 I) with the following amendment:

“That a capital project be added for the purpose of funding future Pickleball Court projects in the amount of \$650,000 to be funded from the Reinvestment Reserve with the details of potential projects being presented to General Committee by the Development Services Department in Q1 2022.”

8. Capital project EN1504 – Pickleball Courts has been added to the 2022 Business Plan in the value of \$650,000 funded from the Reinvestment Reserve.

9. On February 28, 2022, City Council adopted referral motion 22-G-042 regarding the investigation to construct professional grade pickleball courts as follows:

“That Staff Report DEV002-22 concerning the Investigation to Construct Professional Grade Pickleball Courts be referred back to staff in the Development Services Department to report on the ability to develop 8, 12 and 14 new pickleball courts at Painswick Park including available procurement options and report back at the General Committee meeting on March 21, 2022. (DEV002-22)”

10. In response to City Council adopted referral motion 22-G-42, the purpose of this report is to assess the feasibility of providing an additional 8, 12, and 14 dedicated pickleball courts (the “Facility”) in Painswick Park (the “Park”) with supporting amenities, suitable for both recreational and competitive play standards in the City of Barrie. The courts are to be of a professional standard and are to align to the best practices and recommendations of Pickleball Canada, Pickleball Ontario, and the USA Pickleball Association (USAPA). Supporting amenities for the proposed pickleball facility include, but are not limited to, lighting, shaded seating area, and parking.

ANALYSIS

11. For information regarding the sport of Pickleball, community interest, and servicing in the City of Barrie, please refer to the Staff Report DEV002-22, dated February 28, 2022.
12. As per the Outdoor Recreation Facility Study (2019) recommendations summary (page ix), four (4) new pickleball courts (dedicated or shared use not specified) were recommended to be provided within the former City boundary area. Since the completion of the Outdoor Recreation Facility Study, the City has installed and/or planned for the following pickleball facilities within the City:

Status	Court Type	Location	# of Courts
Installed	Shared Use	Sandringham Park	2
		Strabane Park	2
		Greenfield Park	1
	Dedicated	Red Path Park	2
		Painswick Park	4
Design Underway	Dedicated	Eastview Community Park	4
Proposed	Dedicated	Strabane Park (2023)	2
		Victoria Woods Park (2024)	4

13. Painswick Park is a community park located in Ward 9, at the southwest corner of Big Bay Point Road, and Ashford Drive. Saint John Paul II Separate School abuts the southern border of the Park, and a rail corridor to the east. The Park is approximately 4 hectares (10 acres) in size and has:
 - a playground;
 - a major soccer field;
 - a baseball diamond;
 - two major lit senior ball diamonds (under construction);
 - two (2) tennis courts;
 - four (4) pickleball courts; and
 - a granular parking lot.
14. The Park is currently under expansion. Phase 2 of Painswick Park is located immediately southeast of the existing Park, between the rail corridor, and Saint John Paul II Separate and St. Peter's Catholic Secondary Schools. Phase 2 is approximately 4 hectares (10 acres) and includes two major baseball diamonds to be completed in 2022.

Outdoor Pickleball Facility Component Requirements

15. In consultation with the Barrie Pickleball Club and the Accessibility Advisory Committee regarding 2021 pickleball court installations, and applying standard pickleball facility best practices (as per Pickleball Canada, Pickleball Ontario, and the USA Pickleball Association (USAPA)), the following considerations and components are recommended for pickleball facility of this class:
 - a) **Tournament Capacity:** The Barrie Pickleball Club has expressed interest in hosting both local and regional level tournaments in the City of Barrie. The Club estimates hosting 2 to 3 local and 1 to 2 regional tournaments per year. Local tournaments would span 2 days, while regional levels may span 2 to 3 days. Local tournaments are estimated to attract 50 to 75 participants and 100 to 125 spectators and regional tournaments to attract 250 to 300 participants. It is recommended that the proposed Facility provide ample seating, flexible gathering spaces, and parking facilities to accommodate the potential visitors associated with pickleball tournaments.
 - b) **Dedicated Pickleball Play:** The Facility is to serve as a dedicated pickleball facility. Due to the existing demand for tennis court facilities in the City, it is not recommended to convert existing well-utilized tennis courts to pickleball courts or to add pickleball programming to existing courts (shared-use facilities) for the proposed destination pickleball facility. It has been expressed by both pickleball and tennis user groups that shared courts are not preferable due to differing net set-up, visually conflicting play layouts, and difficulties coordinating play times.
 - c) **Number of Courts:** For the purposes of club tournament play, a minimum of six (6) dedicated pickleball courts is recommended. Pickleball Canada recommends a minimum of twelve (12) courts for sanctioned regional-level tournaments and twenty (20) courts at the national-level.
 - d) **Types of Courts:** The Facility is to have a combination of Competitive and Wheelchair/Elite Play courts (Refer to Appendix A) as detailed in the USAPA 2020 Pickleball Courts Construction & Maintenance Manual. In consultation with the City's Accessibility Coordinator, Parks Planning staff recommends that a minimum of two (2) Wheelchair/Elite Play courts be provided and the balance of the courts be of a Competitive Play standard.
 - e) **Acrylic Surfacing (Cushioned):** For a "professional" grade pickleball court, acrylic-coated court surfacing is recommended including a built-in cushioning layer installed beneath the

acrylic surface to reduce the physical impact on players' bodies and enabling players to play for extended periods of time and at increased frequency.

- f) **Fencing:** It is recommended that each court be individually fenced to provide separation between the courts (minimum 5 feet high) as to restrict ball movement. The outside perimeter fencing is recommended to be a minimum of 10 feet high to accommodate for wind barriers/screening. Should a dome component form part of the Facility, break-away perimeter fencing is recommended to allow for the ease of seasonal dome structure installation/removal, winter maintenance and general facility maintenance. Break-away fencing will contribute to an increase in facility costs.
- g) **Lighting:** It is recommended that the Facility be lit to extend playing periods.
- h) **Seating:** Pickleball is recognized as a social sport, amongst both players and bystanders. A shaded seating area within close proximity to the Facility is recommended.
- i) **Washroom/Change Room:** On average, pickleball matches have a duration of twenty (20) minutes for a 15-point game. Due to the highly social nature of the game, players often spend extended periods of time playing pickleball, rotating amongst the group. It is common for players in a group setting to occupy a facility for two to three hours. Formal tournaments may range from seven to nine hours in duration, depending on the number of available courts and participating teams. With consideration of the anticipated extended hours of play, a future washroom/change room facility could be considered to be co-located with the Facility but would require further site-specific review by Development Services regarding its servicing feasibility. The estimated cost of \$540,000 (exclusive of soft costs) for a new washroom facility has been excluded from the project at this time.
- j) **Parking:** The proposed pickleball facility will service the city-wide community and potentially regionally (beyond the City of Barrie). In addition to the proposed facility service area, with the social/gathering nature of the sport, parking is recommended. Parking is currently available at Painswick Park and is recommended to be expanded as to service the proposed pickleball facility and the two (2) new baseball diamonds constructed as part of Painswick Park Phase 2.
- k) **Equipment Bunker/Storage Unit:** An on-site equipment bunker/storage unit would be beneficial for quick and secure storage of nets and wind barriers/screening, for use by City staff and/or club.

Outdoor Facility Operations & Maintenance Resource Requirements

- 16. The Facility will require programming and regular routine maintenance. Please see below a summary of operations and maintenance considerations, should the Facility be located at the Barrie Community Sports Complex:
 - a) **Facility Programming:** The City's Recreation and Culture Services Department will be responsible for community program development, marketing of City provided programming, and permitting including the potential coordination with user groups for shared-use agreements.
 - b) **Routine Maintenance:** Painswick Park is managed by the City's Parks and Forestry Operations branch who would be responsible for routine outdoor facility maintenance, including, but not limited to:

- Surface cleaning, repairs, and re-surfacing
 - Net posts and net maintenance
 - Fence maintenance
 - Wind barrier/screening maintenance
 - Lighting maintenance
 - Site maintenance
 - Waste management
 - Winterization
17. Increased operating resources are required within the Operations Department to maintain the proposed Pickleball Facility at Painswick Park including the addition of one (1) part-time staff to support evening and weekend club play and tournament activities (Please refer to Item 40).
18. Staff in the Operations Department indicate that they could absorb the pro-rated reduced costs associated with opening the Facility in Q3 of 2023 but would require additional funding as part of the 2024 Business Plan to support the full year operations.

Painswick Park Facility Fit Assessment and Concepts

19. The proposed (8), (12), and (14) dedicated pickleball courts, with a minimum of two (2) wheelchair/elite level courts as per USAPA standards, will require an estimated minimum tableland of 0.26 ha (0.65 acres), 0.36 ha (0.90 acres), and 0.40 ha (1.0 acres) respectively, exclusive of internal facility walkways and supporting amenities such as seating, shade structure, and parking.
20. Painswick Park has approximately 0.05 ha (0.12 acres) of available tableland. To accommodate the construction of any of the (8), (12), or (14) new dedicated pickleball courts options in Painswick Park, the existing major soccer field needs to be decommissioned and the existing baseball diamond needs to be reconstructed on the site of the existing soccer field.
21. Siting the proposed Facility in Painswick Park requires an assessment of existing site conditions including, but not limited to:
- Existing site features (e.g., park facilities and vegetation);
 - Existing topography, site drainage and site grading requirements;
 - The ability to develop the proposed Facility with the courts oriented north-south;
 - Pedestrian circulation and accessibility;
 - Ability to provide servicing (E.g., electrical, water, and potentially sanitary); and
 - Adjacent land uses, including the proximity to residential properties.

Please refer to Appendix B for a detailed assessment of preferred facility criteria for Painswick Park.

22. Based on the detailed assessment of Painswick Park and the preferred facility criteria, outlined in Appendix B, staff developed three (3) concepts for Painswick Park:
- Concept A – 12 Pickleball Courts, 8 New (Appendix C1)
 - Concept B – 16 Pickleball Courts, 12 New (Appendix C2)
 - Concept C – 18 Pickleball Courts, 14 New (Appendix C3)
23. Staff recommends Concept A (Appendix C1) for a total of (12) dedicated pickleball courts with the addition of (8) new courts for the following reasons:

- A total of (12) dedicated pickleball courts in a single location meets the recommendations of the Club to develop their program and the sport within the City;
- Twelve (12) dedicated pickleball courts are suitable for local and regional tournaments;
- Concept A is the preferred overall park design solution, providing the largest area of open gathering space which is critical for providing flexible seating and general visitor capacity with consideration of the estimated minimums of 50 participants and 100 spectators for a local pickleball tournament and 250 participants for a regional tournament (in reference to Item 15. a) and locates the shade structure within closer proximity to the proposed courts.
- Reduces the cost escalation risk by reserving further funds in the existing approved budgets (does not require a draw on the Reinvestment Reserve, nor the elimination of another Council approved project to make funding available).

Painswick Park Renewal - Inclusive of Pickleball Facility Expansion

24. Staff recommend that the proposed pickleball facility construction be added to the scope of the previously Council approved Painswick Park Renewal project to deliver a single coordinated project that would:
- Take advantage of the approved funding for the Painswick Park Renewal without detracting from the original planned scope for the park which includes new electrical servicing, water servicing, lit accessible pathways, lighting of the existing tennis and pickleball courts, granular parking lot improvements, and added site furnishings/amenities;
 - Minimize the disruption to the park and its users through a single construction window opposed to a phased project alternative that would require closing significant areas of the park to construct the required renewal works in a subsequent year;
 - Reinstate the desired baseball diamond in a timely manner, avoiding further capacity issues with the City's baseball diamond inventory; and,
 - Deliver a coordinated project with improved construction logistics and streamlined project delivery, minimizing the duplication of work and costs compared to delivery as two separate projects.

Project Delivery Methodology

25. Design-Build projects involve designers and builders under one contract with the following benefits:
- Select project phases can occur concurrently, accelerating the delivery of the project;
 - Allows for real-time input by the builder regarding the constructability and cost of the project components, minimizing budget and schedule issues and risk;
 - Increased level of collaboration between the owner, designer and builder resulting in higher quality projects;
 - Long-lead time items (E.g., lighting) are ordered in advance and concurrently with design process at 2022 market rates; and
 - Reduces the risk of cost increases throughout a project.
26. Comparatively, Design-Bid-Build involves designers and builders working under separate contracts and phases that occur sequentially. Additional time is required for Design-Bid-Build projects with the separate design and builder contracts/phases including their respective tender and award processes.
27. City staff have experience managing multiple successful Design-Build projects including Meridian Place, Shear Park Tennis Courts, and the Lampan Lane Park Redevelopment projects.

28. Staff have reviewed a sole source project delivery option and are not recommending it be used due to the following considerations:
- A principle of the City of Barrie’s Procurement By-law is to seek best value for taxpayers through a competitive bid process that is fair, open and transparent;
 - The City is bound by Canadian procurement law and practices, contract law, and international trade agreements - sole sourcing this project could violate international trade agreements;
 - Sole sourcing a project would put at risk staff’s ability to receive best value, particularly in the current environment of rising inflation and supply chain issues;
 - Sole sourcing could result in claims against the City by other qualified suppliers for unfair procurement practices potentially delaying the project;
 - Sole sourcing could reduce our future pool of qualified bidders who may become disenfranchised with the City’s procurement methods given the high quantity of projects in the marketplace; and
 - It would not result in significant time or value that would outweigh the risks identified above.
29. Staff recommend a Design-Build project delivery for this project. The enhanced project coordination of this methodology will allow for an expedited project delivery timeline while lowering budget and schedule risks and constructing a high-quality project.
30. A Request for Proposal (RFP) would be issued for public tender seeking the services of a Design-Build team with relevant and recent design and construction experience with major park renewal projects that would include a general contractor, sub-contractors, landscape architect, electrical engineer, and civil engineer.

Single Project Delivery Timeline

31. From the date of project approval by Council to project completion, the proposed Painswick Park Renewal project inclusive of the Pickleball Facility requires a minimum of eighteen (18) months.

See below a high-level project delivery timeline, including a summary of tasks and associated time requirements for the proposed Facility through a Design-Build and Design-Bid-Build delivery methodologies:

Project Delivery Timeline		
Task	Design-Build	Design-Bid-Build
	Minimum Estimated Timeline	Minimum Estimated Timeline
Project Approval by Council	March 2022	March 2022
RFP Preparation	April – May 2022 (Design-Build Team RFP)	April – May 2022 (Consulting Team RFP)
RFP Bid Evaluation and Award	May – July 2022 (Design-Build Team)	May – July 2022 (Consulting Team)
Design Development	July 2022	July – August 2022
Public Information Centre (PIC)	July 2022	August 2022
Detailed Design	August – September 2022	August – October 2022
Construction Document Preparation	N/A	November 2022
Public Construction Invitation to Tender and Award	NA	December 2022 – January 2023
Construction	August 2022 – August 2023	May 2023 – May 2024

Open to Public	August - Sept 2023	June 2024
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32. The above-mentioned delivery timeline does not factor in potential issues with supply/material shortages or shipment delays due to the on-going supply-chain, manufacturing and economic recovery from the COVID-19 Pandemic and other external factors. Note that the Design-Build project delivery minimizes these potential schedule impacts with the orders for long-lead items placed in 2022 and not later in 2023.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

33. The following have been considered in the development of the recommendation in relation to environmental and climate change impact matters:
- a) **City of Barrie Climate Change Adaptation Strategy**: In alignment with the vision and goals of the Climate Change Adaptation Strategy, Staff have assessed the existing conditions of Painswick Park and have proposed the Facility to be sited to minimize risks to structures and minimize disturbance to existing natural heritage features, as to protect biodiversity and ecosystem functions.
 - b) **City of Barrie Climate Change Emergency – Climate Change Mitigation Plan**: In 2019, Barrie City Council declared a climate emergency and directed City staff to create a Climate Change Mitigation Plan to reach Barrie’s corporate GHG emissions target of net-zero by the year 2050. Corporate Facility staff have reviewed the subject Pickleball Facility proposal and have noted that all new infrastructure should be targeting net zero (or near-net zero) standards, which will require the deployment of solar PV to generate renewable energy to offset grid energy utilized.
 - c) **City of Barrie Urban Forestry Strategy**: In alignment with the vision of goals of the Urban Forestry Strategy, Staff have assessed the existing conditions of Painswick Park and have proposed the Facility to be sited to minimize disturbance to existing natural heritage features and woodlots, as to preserve the City’s tree canopy coverage. Staff have also identified locations for potential enhanced tree planting and area naturalizations.

ALTERNATIVES

34. The following alternatives are available for consideration by General Committee:

Alternative #1

General Committee could decide to waive the City's procurement By-law and sole source the Capital works.

This is not recommended as a principle of the City of Barrie's Procurement By-law is to seek best value for taxpayers through a competitive bid process that is fair, open, and transparent. The City is also bound by Canadian procurement law and practices, contract law, and international trade agreements. Sole sourcing a project would put at risk staff's ability to receive best value, particularly in the current environment of rising inflation and supply chain issues. Sole sourcing this project could also violate international trade agreements.

Alternative #2

General Committee alter the proposed recommendation by directing staff to proceed with the construction of Concept 'B' or 'C', as described in Appendix C2 and C3 respectively.

Although these alternatives are available, they are not recommended considering the impact to the long-range capital plan, the increased financial risk, and that they exceed the number of courts required to develop a viable club and regional tournament facility.

Alternative #3

Council could add to the proposed recommendations by directing staff to complete further investigation regarding the feasibility to construct a washroom/changeroom facility in Painswick Park, including an analysis of the required servicing and associated cost implications.

Although this alternative is available, the addition of the proposed facility feasibility investigation will delay the project delivery, add cost to the current project scope for external consultants, and if approved would impact the long-range capital plan in requiring additional capital funding estimated at \$540,000 in 2022 dollars.

FINANCIAL

- 35. The total cost required to proceed with the recommended Concept 'A' for 12 Pickleball Courts (8 new) (Appendix C1) is estimated to be \$1,639,030.
- 36. A total project budget of \$1,910,000 is available to cover all costs and contingencies associated with the construction of the proposed pickleball facility and associated park renewal at Painswick Park, as per Concept A (Appendix C1). The existing budget of \$650,000 in project EN1504 – Pickleball Courts is proposed to be transferred to project EN1182 – Painswick Park Rehabilitation. No additional funding will be required to proceed with Concept A.

Budget Available	Concept A Recommended
EN1504 - Pickleball Courts	\$ 650,000
EN1182 - Painswick Park Rehabilitation	\$ 1,260,000
Total	\$ 1,910,000

- 37. If staff are directed to proceed with Concept B or C, additional funding in the amount of \$14,810 and \$159,383, respectively, will be required from the Reinvestment Reserve.



38. The detailed costs for the pickleball courts and park redevelopment are provided in the table below.

PICKLEBALL HARD COSTS	Concept A Additional 8 Courts	Concept B Additional 12 Courts	Concept C Additional 14 Courts
Decommissioning of existing Ball Diamond	\$41,250	\$41,250	\$41,250
Site Preparation, Mobilization and Permits	\$38,700	\$38,700	\$41,850
Servicing Connections/Upgrades (Electrical and Water)	\$75,000.00	\$75,000.00	\$75,000.00
Pickleball Courts (Including acrylic surfacing with cushioning and lighting) Minimum of two (2) Elite Play/Accessible Courts and the balance of courts pf Competitive Play standard.	\$349,000	\$523,000	\$610,000
Site Amenities (Facility Fencing, Seating, Waste Receptacles)	\$130,250	\$172,750	\$192,125
Shade Pavilion	\$75,000	\$75,000	\$75,000
Granular Parking Lot Expansion	\$44,800	\$44,800	\$44,800
Pathway Connection (Pickleball Facility ONLY)	\$16,100	\$16,100	\$16,100
Pathway Lighting	\$34,500	\$34,500	\$34,500
Site Restoration and Landscape	\$30,000	\$30,000	\$30,000
PICKLEBALL HARD COSTS SUBTOTAL	\$834,600	\$1,051,100	\$1,160,625
PICKLEBALL SOFT COSTS			
Geotechnical and Topographic Survey	\$12,500	\$12,500	\$12,500
Design Services (10%)	\$83,460	\$105,110	\$116,063
Contract Administration & Site Inspections (3%)	\$25,038	\$31,533	\$34,819
Project Management (3%)	\$25,038	\$31,533	\$34,819
Contingencies (16%)	\$133,536	\$168,176	\$185,700
PICKLEBALL SOFT COSTS SUBTOTAL	\$279,572	\$348,852	\$383,900
PICKLEBALL HARD AND SOFT COSTS TOTAL	\$1,114,172	\$1,399,952	\$1,544,525

PARK RENEWAL HARD COSTS	Concept A Additional 8 Courts	Concept B Additional 12 Courts	Concept C Additional 14 Courts
Site Preparation, Mobilization and Permits	\$30,150	\$30,150	\$30,150
Electrical Servicing	\$50,000	\$50,000	\$50,000
Minor Ball Diamond (Unlit)	\$100,000	\$100,000	\$100,000
Site Amenities (Seating, Waste Receptacles)	\$41,000	\$41,000	\$41,000
Pathway Connection	\$42,000	\$42,000	\$42,000
Pathway Lighting	\$90,000	\$90,000	\$90,000
Site Restoration and Landscape	\$35,000	\$35,000	\$35,000
PARK RENEWAL HARD COSTS SUBTOTAL	\$388,150	\$388,150	\$388,150
PARK RENEWAL SOFT COSTS			
Geotechnical and Topographic Survey	\$12,500	\$12,500	\$12,500
Design Services (10%)	\$38,815	\$38,815	\$38,815
Contract Administration & Site Inspections (3%)	\$11,645	\$11,645	\$11,645



Project Management (3%)	\$11,645	\$11,645	\$11,645
Contingencies (16%)	\$62,104	\$62,104	\$62,104
PARK RENEWAL SOFT COSTS SUBTOTAL	\$136,708	\$136,708	\$136,708
PARK RENEWAL HARD AND SOFT COSTS TOTAL	\$524,858	\$524,858	\$524,858

TOTALS SUMMARY	Concept A Additional 8 Courts	Concept B Additional 12 Courts	Concept C Additional 14 Courts
Pickleball Total	\$1,114,172	\$1,399,952	\$1,544,525
Park Renewal Total	\$524,858	\$524,858	\$524,858
GRAND TOTAL (PICKLEBALL + PARK RENEWAL)	\$1,639,030	\$1,924,810	\$2,069,383

BUDGET			
EN1504 – Pickleball Courts	(\$650,000)	(\$650,000)	(\$650,000)
EN1182 - Painswick Park Renewal Budget	(\$1,260,000)	(\$1,260,000)	(\$1,260,000)
TOTAL AVAILABLE FUNDING	(\$1,910,000)	(\$1,910,000)	(\$1,910,000)
BALANCE	\$(270,970)	\$14,810	\$159,383

EXCLUSIONS	Concept A Additional 8 Courts	Concept B Additional 12 Courts	Concept C Additional 14 Courts
Washroom/Changeroom ¹	\$540,000	\$540,000	\$540,000
Pickleball Court Wind Barriers	\$19,125	\$27,375	\$30,750
Upgrade to Asphalt Parking Lot ²	\$458,550	\$458,550	\$458,550
Solar PV & Net Zero Requirements ³	\$45,000	\$45,000	\$45,000

¹ A permanent washroom/change room facility is estimated at \$540,000 (inclusive of soft costs) and has been excluded from the project. Further investigation is required regarding the feasibility of water and sanitary servicing connections in Painswick Park.

²Through the Painswick Park Renewal Project, staff were considering upgrading the parking lot surfacing to asphalt. Due to cost implications, it is recommended to rehabilitate and expand the granular parking lot only.

³Offsetting the anticipated energy usage for the recommended option will require a 15kW solar PV array to generate renewable energy onsite. Further investigation is required to assess the feasibility of deploying a solar PV system.

39. Staff in the Operations Department estimate the additional annual operating impacts of the Facility by option in the table below:

ANNUAL ESTIMATED FACILITY OPERATING COSTS	Concept A Additional 8 Courts	Concept B Additional 12 Courts	Concept C Additional 14 Courts
Utilities	\$5,000	\$5,500	\$5,700
Portable Washroom Facilities	\$2,160	\$3,240	\$3,240
Facility Operations and Maintenance	\$18,320	\$20,120	\$20,480
TOTAL	\$25,480	\$28,860	\$29,420

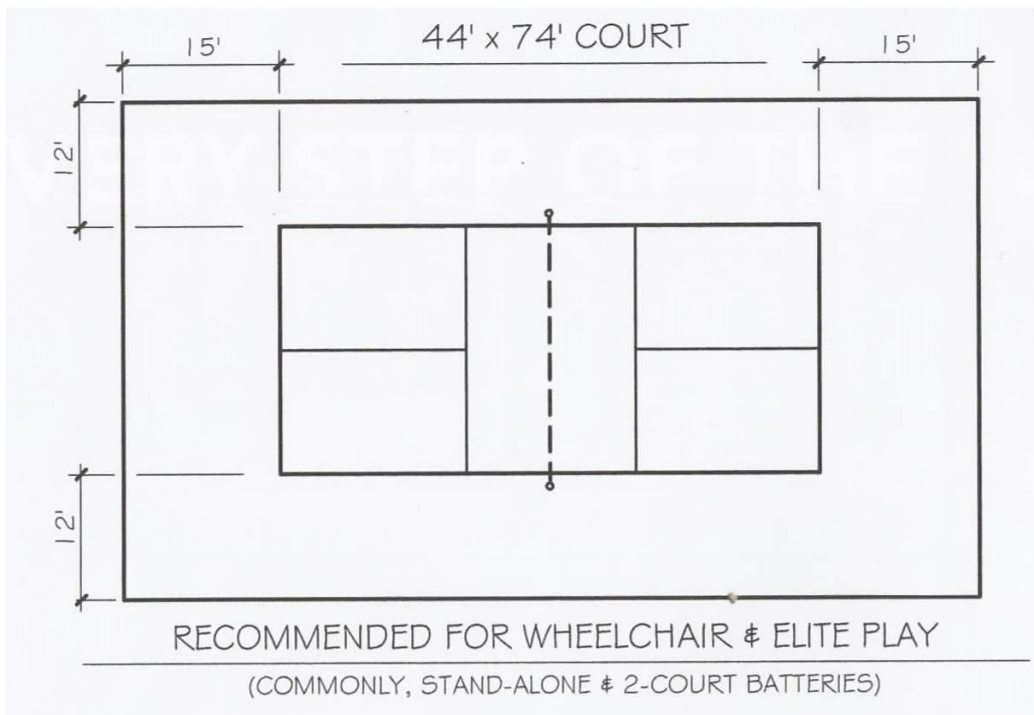
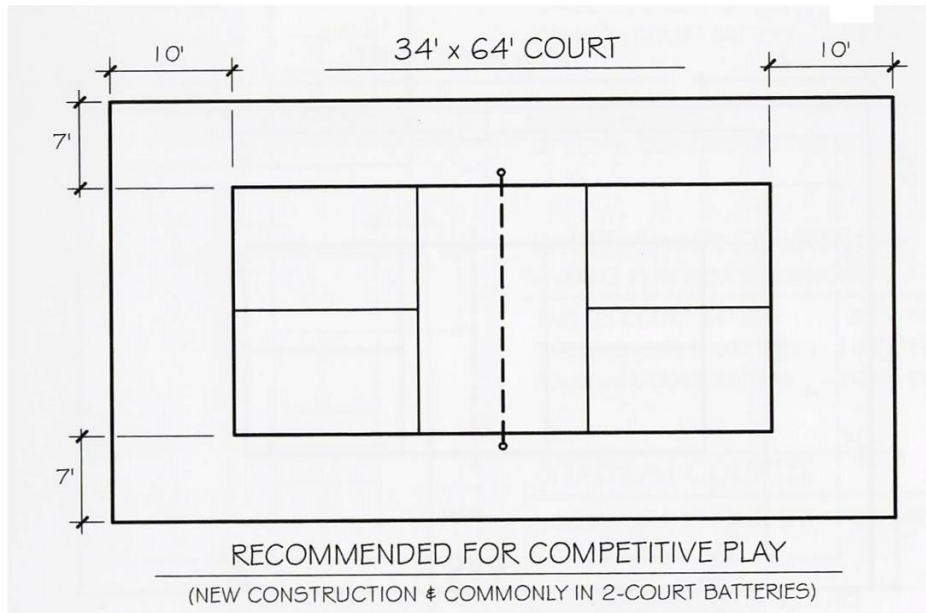
40. A high-level analysis of the potential revenues using the City's current Fee By-law indicates that each of the proposed total of (12) courts would need to generate \$2,100 per year to offset the estimated operating impact. This translates into a minimum of 225 bookings per court per an average season of 180 days, or 1.25 bookings per operating day.

LINKAGE TO 2018–2022 STRATEGIC PLAN

41. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:
- Growing Our Economy
 - Fostering a Safe and Healthy City
 - Offering Innovation and Citizen Driven Services
42. Growing Our Economy – Support Tour Industry Growth: The sport of Pickleball is growing in popularity throughout Ontario. Currently, there are a limited number of dedicated multi-court facilities in Ontario that can accommodate regional-level tournaments, which required a minimum of 12 courts. Pickleball Ontario indicated that a dedicated pickleball facility with a minimum of 12 courts is viable for a provincial level tournament, generally spanning 3 to 4 days, with a draw of over 300 players (often from out of town). A facility with less than 12 dedicated courts have been identified as suitable for regional and local level tournaments.
43. Fostering a Safe and Healthy City – Promote Recreation Opportunities for All Ages & Abilities: The City aims to provide a range of recreational opportunities to residents and to promote an active and healthy lifestyle. Pickleball is considered a low-impact sport that is accessible to all ages and all skill levels. The sport also provide social benefits as it is often played in groups, fostering social connections uniquely between both players and by-standers.
44. Offering Innovation and Citizen Driven Services – Inspire Community Participation: Development Services – Parks Planning Staff have been in communications with the Barrie Pickleball Club regarding previous pickleball court installations. Staff strive to continue to work with the local user groups, such as the Barrie Pickleball Club, to identify opportunities to enhance the public's recreational experiences and opportunities in the City of Barrie.

APPENDIX "A"

USAPA 2020 Competitive and Wheelchair/Elite Play Court Layout



APPENDIX "B"

Painswick Park – Preferred Facility Criteria Assessment

Facility Siting (in relation to land availability)		
Criteria	Criteria Description	Painswick Park Assessment
Area Preparation: Facility Removal	Does an existing facility need to be decommissioned or removed or relocated to accommodate the proposed pickleball facility?	Decommissioning of the existing major soccer field required for the relocation of the existing minor ball diamond.
Proposed Location Existing Activity & Usage	Is the proposed location currently actively used? (Potential program conflict)	<p>City staff have indicated that the existing major soccer field has a low utilization rate. Over the past 4 years, the peak usage of the soccer facility at Painswick Park was 16.5%, comparatively low to other City sports fields. Staff expressed that there is opportunity within the Secondary Plan growth areas to offset the proposed loss of a major soccer field at Painswick Park.</p> <p>The City is currently deficient in the supply of ball diamonds and has limited ability to provide additional ball diamond facilities. City staff have indicated that the minor ball diamond facility at Painswick Park has a moderate utilization rate and recommended to be retained.</p>

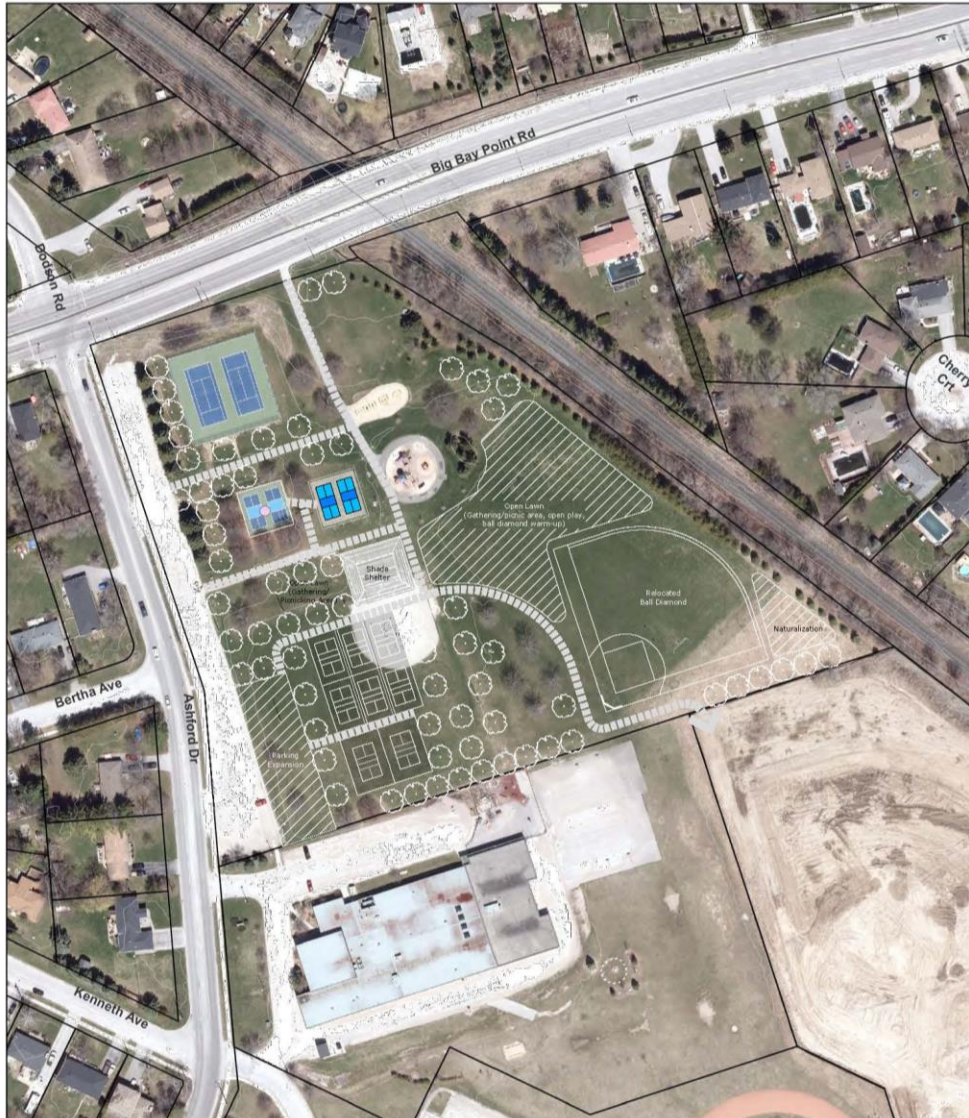
Planning & Policy		
Criteria	Criteria Description	Painswick Park Assessment
<p>Conformance with City Plans and Guidelines (Park Master Plans) /</p> <p>Park Classification Suitability</p>	<p>Does a community pickleball facility conform with existing City Plans and Guidelines (including Parks Master Plans) applicable to the proposed location?</p> <p>Does the designated park classification support the facilitation of tournament pickleball facility?</p>	<p>As per the Outdoor Recreation Facility Study (2019), "dedicated pickleball courts should be considered at higher-order destination facilities, such as at a Community, Regional, or District Park, while multi-use courts (tennis and pickleball) should be accommodated at Neighbourhood Parks.</p> <p>There is no existing Park Master Plan for Painswick Park. The Park is to be re-designed as part of the park renewal project scope in 2023.</p> <p>Painswick Park is a community level park, suitable to support the facilitation of a tournament pickleball facility.</p>
<p>Conservation Authority Regulated Area</p>	<p>Does the proposed Facility location fall within a regulated conservation authority area? (LSRCA or NVCA). The Proposed Facility is considered to be an intensive recreational use and is generally not supported to be located within conservation regulated areas.</p>	<p>Painswick Park does not fall within a conservation authority regulated area.</p>

Site Location & Feasibility		
Criteria	Criteria Description	Painswick Park Assessment
<p>Area Dimensions/ Ratio and Facility Orientation/ Facility Integration Suitability</p>	<p>Is the available tableland area dimensions/ratio suitable for the proposed facility layout? (Rectangular, approximately 1 by 2 ratio)</p> <p>Can the proposed courts be oriented north-south?</p>	<p>The existing major soccer field location is not suitable for the proposed pickleball facility due to limited ability to accommodate the number of courts and the preferred court orientation (north-south).</p> <p>The location of the existing minor ball diamond is preferred for the proposed pickleball facility due to its proximity to the existing pickleball facilities and the ability to orient the proposed courts north-south.</p> <p>It is recommended relocate the existing minor ball diamond to the existing major soccer field (to be decommissioned) and locate the new pickleball facility to the former minor ball diamond location.</p>
Proximity to Residential	Setback distance from existing residential area (potential to provide visual and noise buffers). Greater distance is preferred.	<p>A minimum buffer of 30m is recommended from an intensive recreational facility and existing residential.</p> <p>Should the proposed pickleball facility be located at the existing minor ball diamond, an approximate distance of 55 to 65m will be provided between the edge of pickleball facility to the closest residential property line (across Ashford Drive).</p>
Area Preparation: Clearing & Grubbing	To what extent of clearing and grubbing of the site is required? Is there existing vegetation?	<p>Minimal disturbance is proposed to the existing trees in Painswick Park.</p> <p>Through the developed concepts, staff have provided recommendations for enhanced planting and naturalization throughout Painswick Park, in alignment with intents of the City's Climate Change Adaption and Urban Forestry Strategies.</p>
Area Preparation: Site Grading	What grading works are required to implement the proposed pickleball facility? A relatively flat surface is preferred for court construction.	<p>Moderate grading works are required related to the decommissioning of the major soccer field and relocation of the minor ball diamond.</p> <p>More significant grading will be required in the identified area for parking expansion due to the existing drop in grade.</p>

Supplementary Amenities		
Criteria	Criteria Description	Painswick Park Assessment
Facility Lighting	Is there an existing electrical connection for facility lighting?	<p>Electrical connections in Painswick Park are required.</p> <p>Through the Painswick Park Renewal Project, new electrical connections and lighting are to be installed to provide pathway, morality, and court lighting to existing facilities.</p>
Access to Parking	Are parking facilities available on-site?	<p>Painswick Park has an existing granular parking lot.</p> <p>Through the Painswick Park Renewal Project, staff were considering upgrading the parking lot surfacing to asphalt. Due to cost implications, it is recommended to rehabilitate and expand the granular parking lot only. The parking lot expansion will service the proposed pickleball facility and the Painswick Park Phase 2 baseball diamonds.</p>
Access to Washrooms/ Change Rooms	Are washroom/change room facilities available on-site?	<p>There is no existing washroom/change room facility or sanitary servicing connection in Painswick Park. Further investigation is required regarding the feasibility of sanitary servicing to Painswick Park and will require soil investigations. Provisions for a washroom/change room facility has been excluded at this time.</p>

APPENDIX "C1"

Painswick Park Facility Fit Diagram – Concept A (12 Pickleball Courts Total, 8 Additional)



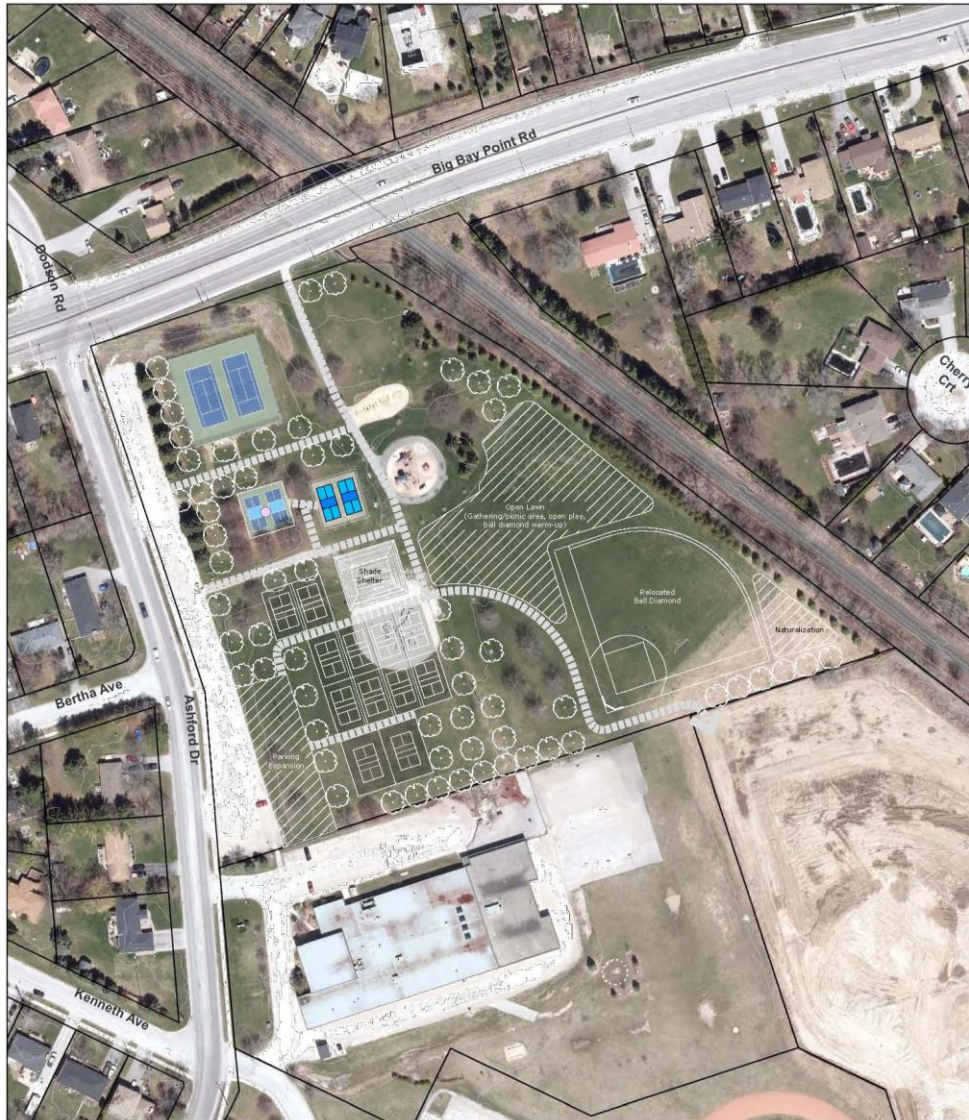
Concept A - 12 Courts, 8 New (Retain and Relocate Ball Diamond)

12 Dedicated Pickleball Courts

- 4 Common Play (Existing)
- 6 Competitive Play (Proposed)
- 2 Elite/Accessible Play (Proposed)

APPENDIX "C2"

Painswick Park Facility Fit Diagram – Concept B (16 Pickleball Courts Total, 12 Additional)



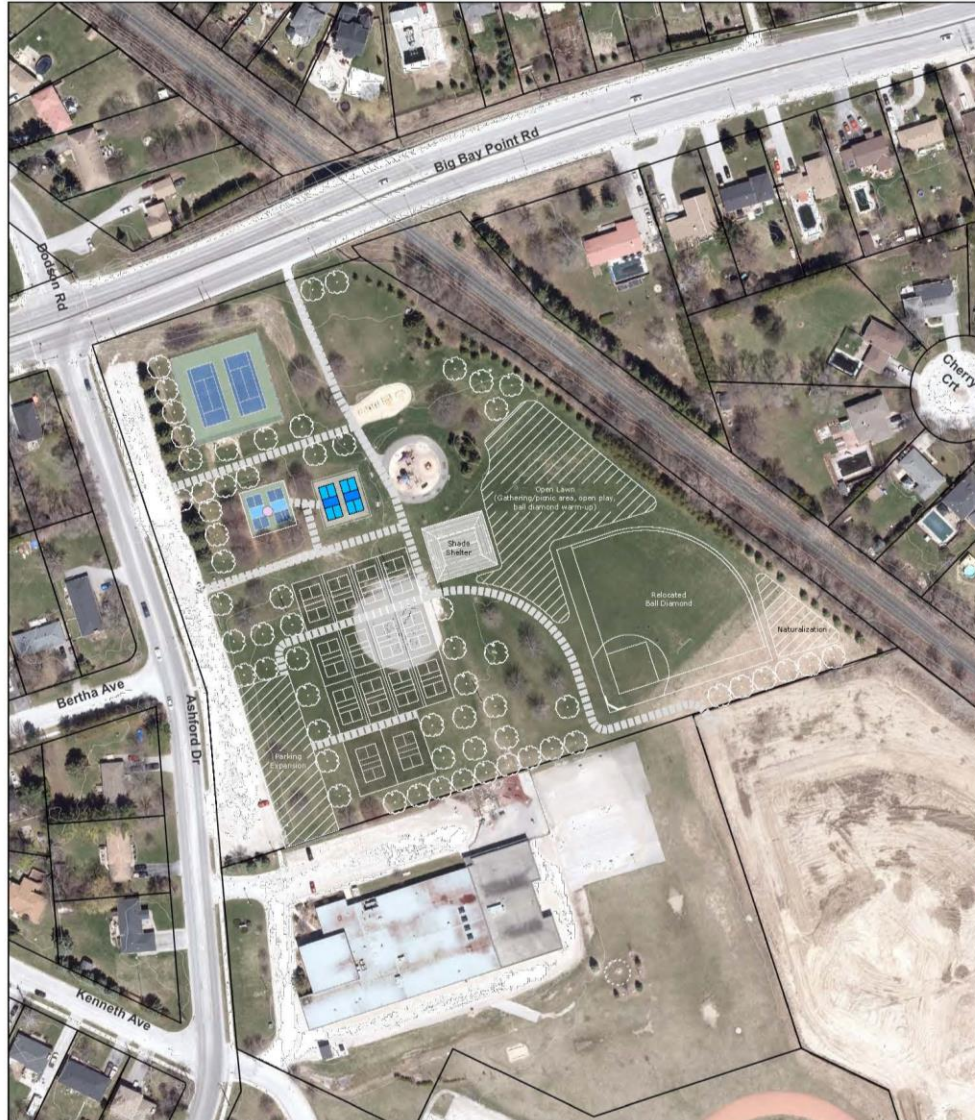
Concept B - 16 Courts, 12 New (Retain and Relocate Ball Diamond)

16 Dedicated Pickleball Courts

- 4 Common Play (Existing)
- 10 Competitive Play (Proposed)
- 2 Elite/Accessible Play (Proposed)

APPENDIX "C3"

Painswick Park Facility Fit Diagram – Concept C (18 Pickleball Courts Total, 14 Additional)



Concept C - 18 Courts, 14 New (Retain and Relocate Ball Diamond)

18 Dedicated Pickleball Courts

- 4 Common Play (Existing)
- 12 Competitive Play (Proposed)
- 2 Elite/Accessible Play (Proposed)