

**TO:** GENERAL COMMITTEE

**SUBJECT:** ARTIFICIAL TURF FIELD JOINT DEVELOPMENT WITH THE SIMCOE COUNTY DISTRICT SCHOOL BOARD

**WARD:** 10

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**GENERAL MANAGER APPROVAL:** R. J. FORWARD, MBA, M.Sc., P. Eng. *R. J. Forward*  
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** C. LADD *C. Ladd*  
CHIEF ADMINISTRATIVE OFFICER

**RECOMMENDED MOTION**

1. That the recommendation of the Barrie Sports Facility Working Group that the City of Barrie enter into a joint development agreement with the Simcoe County District School Board on the co-development of an all weather track and artificial turf field facility, subject to the presentation of a viable business plan to General Committee, as outlined in Staff Report ENG031-13 be approved in principle.

**PURPOSE & BACKGROUND**

2. The purpose of this staff report is to provide an update on the status of the Barrie Sports Facility Working Group (BSFWG) investigations since November 2012 and, at the request of the Simcoe County District School Board (SCDSB), obtain approval in principle from Barrie City Council, on the co-development of an all weather track and artificial turf field facility in order to accommodate the School Board's deadline of mid-October 2013 to submit a proposal to the Ministry of Education.
3. On November 5, 2012, City Council adopted Motion 12-G-276 as follows:
  1. That a Barrie Sports Facility (utilizing artificial turf) Working Group be formed with a mandate to develop a business plan and fundraising plan for the construction of a sports facility that would include but not be limited to an eight lane all weather track, an artificial turf field, lighting, change rooms and seating.
  2. That the Barrie Sports Facility Working Group objectives be as follows:
    - a) Develop a viable business plan that includes community fundraising for a minimum of 50% of the capital cost through donations, advertising, naming rights, etc, prior to construction;

- b) Review and consider a user fee/surcharge model that would provide a capital reserve for field replacement and upgrades of approximately \$50,000-\$60,000 per year; and
    - c) Prepare a capital project request to be considered by City Council as part of the Capital Plan.
  3. That staff in the Recreation, Facilities and Transit Department serve as resources to the Working Group.
  4. That the Barrie Sports Facility Working Group be chaired by Councillor Doug Shipley and representatives of organizations that would benefit from such a facility as well as any interested funding organizations be invited to participate in the working group or working group meetings on an as required basis, including but not limited to:
    - Members of Council (Councillor M. Prowse and Councillor D. Shipley)
    - School Board representatives
    - Georgian College representatives
    - Football, soccer and track and field organizations
    - Staff in the Recreation, Facilities and Transit Department
  5. That the meetings be scheduled monthly or at the call of the Chair.
  6. That the Barrie Sports Facility project be included for consideration as part of a Capital Budget, with a total estimated cost of \$5 Million with a maximum of 50% funded by the municipality. (Item for Discussion October 19, 2012, 6.1) (File: R00)
4. The BSFWG met with Georgian College representatives, being the initial proponent for the development of a joint artificial turf facility within the City of Barrie. Through a series of discussions and review of optional configurations of a facility on their College lands (former Georgian Fields Park), it became apparent to the BSFWG that the main feature of the College proposal was an all-season dome. Further discussions with the College were limited due to the City's standing agreement and legal restriction with the Barrie Sports Dome on Hanmer Street East. This legal agreement restricts the City from being involved in an all-season dome sports facility within a 5 mile radius of the Barrie Sports Dome. As a result of this legal requirement, and based on the City's future programming to not include an all-weather dome, the BSFWG opted to look at other locations throughout the City for a partnership location.
5. Subsequently, the SCDSB approached the BSFWG about a possible joint development on an artificial turf facility. With the School Board's mandate from the Province for School Boards to increase community partnerships, the City became a logical partner on one of the SCDSB's future annexation land properties. The proposed location for this joint use facility has been proposed in Ward 10 and in the Hewitt's Secondary Planning Area of the annexation lands, at the corner of Prince William Way and Mapleview Drive East (refer to Appendix "A"). This location has been identified in the draft Secondary Plan and the funding for this school has been approved by the Ministry.
6. The SCDSB is required to submit a formal request to the Ministry of Education by mid-October 2013 to secure approval for the acquisition of additional land and associated servicing.

## ANALYSIS

7. There are several strategic benefits for both the City of Barrie and the SCDSB to partner on a combined-use all-weather track and artificial turf field facility such as:
  - a) Both partners can schedule user groups for 100% optimum play during the spring and fall "shoulder" seasons and during the summer months when school activities do not occur;
  - b) Combining field programming requirements into a single multi-use facility reduces or eliminates the competition for local community user group scheduling between two different facilities, if built independently of each other;
  - c) The financial cost efficiencies are distributed amongst the partners to reduce duplicate capital expenditures on infrastructure such as parking lots, lighting, facility buildings verses installing separate stand-alone facilities by each party; and,
  - d) Both the SCDSB and the City would work jointly to attract significant regional, and provincial multi-sporting events and competitions such as the Ontario Federation of School Athletic Associations (OFSAA) sanctioned events and championships, Regional Games and Ontario Games.
  
8. Preliminary discussions between City staff and Mr. John Dance, Superintendent of Facility Services at the SCDSB, have resulted in the following proposed approach:
  - a) The City of Barrie would contribute 100% towards the construction cost of an artificial turf facility and any auxiliary structures such as field house to a maximum contribution of \$2,500,000.
  - b) The City of Barrie would cost share on the construction cost of an all weather track, around the outside perimeter of the artificial turf field facility, in partnership with the SCDSB and other possible funding partners.
  - c) The City of Barrie would gain additional sports field capacity for its current and future programming needs based on the following distribution of "blocks of time" for the booking of sport user groups:
    - i) City and Community User Groups would have use in April, May, June and from September to mid- October with time allotments for weekdays after 6 pm and on weekends. Additional time periods would also include July, August, late October and possibility November, depending on weather conditions;
  - d) SCDSB would have use in April, May, June and from September to mid-October with time allotments for weekdays to 6 pm and minimal use on the weekends. Sport focus suggests spring uses for rugby, track and field and girls soccer while fall season would accommodate girls flag football, football and boys soccer. The SCDSB would be responsible for the following:
    - i) Ownership of the land and the artificial turf and facilities;
    - ii) Installation of the natural turf field, all site servicing and parking infrastructure;
    - iii) Operation and maintenance of the facilities; and,

- iv) Approval of community use permits for the facility based on a pre-approved block of programming time.
  - e) The City would be able to explore fundraising opportunities with user groups or through sponsorship/naming rights opportunities for the proposed artificial turf field.
9. Staff will continue to work with the BSFWG and the SCDSB on a business plan for the proposed artificial turf facility and report back to General Committee. Based on an approved business plan, a Joint Development and Operations Agreement would then be developed to detail the roles and responsibilities for community use (booking times for programs, permit requirements and processes, etc), expectations for facility maintenance and operations and setting guidelines for future capital renewal.

### **ENVIRONMENTAL MATTERS**

10. There are no environmental matters related to the recommendation.

### **ALTERNATIVES**

11. The following Alternative is available for consideration by General Committee:

#### **Alternative #1**

General Committee could choose to not approve this report.

This alternative is not recommended as it does not reflect the desire by both the City and the School Board to consolidate and realize cost efficiencies for a common facility that can be shared equally amongst all user groups within the City. This would also not be consistent with Council's strategic direction to work with and engage community partners and institutions.

#### **Alternative #2**

General Committee could choose to defer a decision on this report until a business plan has been presented to Council.

This alternative is not recommended as the SCDSB might lose the opportunity to comply with its Ministry mandate to seek partnership opportunities in the development of future school facilities by mid- October 2013.

### **FINANCIAL**

12. Based on Council Motion 12-G-276, it has been identified that the Barrie Sports Facility project be included for consideration as part of future Business Plans, with a total estimated cost of \$5 million with a maximum of 50% funded by the municipality. City staff will report back to General Committee on a business plan for the proposed artificial turf facility including a financial analysis on the co-development of the facility and a preliminary schedule of facility design and construction in preparation for budget consideration.

**LINKAGE TO 2010 – 2014 COUNCIL STRATEGIC PLAN**

13. The recommendations included in this Staff Report support the following goals identified in the 2010-2014 City Council Strategic Plan:
  - Direct and Manage Economic Development
  - Manage Growth and Protect the Environment
  - Strengthen Barrie's Financial Condition
14. Through the development of a joint use artificial turf field facility with the SCDSB, it will not only enhance future joint partnership opportunities with the School Board but promote other opportunities with businesses and levels of government.
15. Exploring partnership opportunities with the SCDSB will benefit the entire City by developing a sports facility that will be programmed to its full potential.
16. This joint use financial contribution will strengthen the City financial condition by allowing for reduced capital and operating costs through the proposed partnership.



**APPENDIX "A"**

**PLAN AND AERIAL OF PROPOSED SCHOOL PROPERTY**

Partial Plan of Proposed Hewitt's Secondary Plan, dated February 2013



-  Secondary School
-  Recreation Centre/Community Park/School
-  School/Neighbourhood Park Area
-  Villa



Schedule 9C  
Land Use  
City of Barrie  
Hewitt's Secondary Plan

Draft February 2013

2012 Aerial of Land – South-east of Maplevue Drive East and Prince William Way



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Reference to the displayed map for legal purposes