



## City of Richmond

## Report to Council

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<b>To:</b>	Richmond City Council	<b>Date:</b>	December 5 <sup>th</sup> , 2005
<b>From:</b>	Councillor Harold Steves Chair, Parks, Recreation & Cultural Services Committee	<b>File:</b>	06-2345-01/2005-Vol 01
<b>Re:</b>	<b>Richmond Soccer Alliance Field Sport Proposal and Artificial Turf Installations</b>		

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The Parks, Recreation & Cultural Services Committee, at its meeting held on Tuesday, November 29<sup>th</sup>, 2005, considered the attached report, and recommends as follows:

### Committee Recommendation

- (1) *That Option 1A and 1B as detailed in the report(dated November 17<sup>th</sup>, 2005 from the Director of Parks Operations) be endorsed for future artificial turf field upgrades in Richmond and that Council commit to four fields by 2008, as per the Richmond Soccer Alliance Field Sport Proposal.*
- (2) *That staff be directed to prepare a capital submission to implement Option 1A for Council consideration as part of the 2006 capital program year for \$2,750,000.*
- (3) *That staff be directed to seek approval for the proposed Hugh Boyd artificial turf field option from the Richmond School Board.*
- (4) *That staff prepare a contribution agreement with the Richmond Soccer Alliance to formalize their offer of up to \$250,000 as a community capital contribution towards artificial turf field improvements in Richmond.*
- (5) *That staff be directed to develop and bring forward a process and schedule for the implementation of sand field natural grass playing field user fees in 2006, and that this be discussed with the Richmond Sports Council and that this information be brought to Committee as soon as possible.*
- (6) *That staff report back to Council in 2006 with a phased implementation plan for additional future artificial turf installations in Richmond as outlined in this report.*

Harold Steves, Chair  
Parks, Recreation & Cultural Services Committee

Attach.

### VARIANCE

Please note that staff recommended the following for Parts (1) and (5):

- (1) That Option 1A and 1B as detailed in the report(dated November 17<sup>th</sup>, 2005 from the Director of Parks Operations) be endorsed in principle for future artificial turf field upgrades in Richmond.
- (5) That staff be directed to develop and bring forward a process and schedule for the implementation of sand field natural grass playing field user fees in 2006.

## Staff Report

### Origin

At the June 28, 2005 Parks Recreation & Cultural Services Committee meeting, as part of a proposal from the Richmond Soccer Alliance of 13 field sport associations, staff received the following direction:

- “(1) *That the proposal submitted by the Alliance of Richmond Soccer Associations (as presented to the Parks, Recreation & Cultural Services Committee on Tuesday, June 28<sup>th</sup>, 2005), be endorsed in principle.*
- (2) *That the proposal submitted by the Alliance of Richmond Soccer Associations (as presented to the Parks, Recreation & Cultural Services Committee on Tuesday, June 28<sup>th</sup>, 2005), be referred to staff for review and to make recommendations regarding the implementation of the proposal by the end of October, 2005.*
- (3) *That the ‘training centre’ component of the proposal submitted by the Alliance of Richmond Soccer Associations (as presented to the Parks, Recreation & Cultural Services Committee on Tuesday, June 28<sup>th</sup>, 2005), be referred to staff to examine the feasibility and viability of locating the centre on one of the following sites: the DFO land; South Arm Park; Hugh Boyd Park; King George Park and others, and that staff report to Committee on this matter by the end of October, 2005.”*

The following motion was also adopted by Council in a separate resolution:

*“That staff consider a site large enough to include a combined sports facility to be considered as part of the proposal put forward by the Alliance of Richmond Soccer Associations.”*

The purpose of this report is in response to the above referral generated as a result of the Richmond Soccer Alliance proposal (Attachment 1) and to recommend approval of an implementation plan for outdoor field sport facility and amenity improvements for Richmond.

### Analysis

#### A. Sports Field Strategy Development

Since the Fall of 2004, staff have been working closely with Richmond’s field sport community in the preparation of an outdoor field sport strategy. As part of the 2005 Council endorsed Draft Parks, Recreation & Cultural Services Master Plan it recommends that staff working with the field sport community:

*“Develop adopt and advance the 2005-2015 Sports Fields Strategy to ensure the broadest possible public awareness, development and access to the City’s sports fields by all segments of Richmond’s community and to ensure equitable allocation of City-owned sports fields. (PRCS Master Plan 2005).”*

The development of the sports field strategy has involved consultation with Richmond’s 29 field sport associations and identifies the City of Richmond’s role in field sport delivery to include three key areas:

1. To provide outdoor sport facilities such as sports fields, ball diamonds, and athletic facilities, for the use of outdoor field sport participants;
2. To collaborate with outdoor field sport groups to facilitate the growth and development of a variety of affordable sport activity choices for people of all ages in the community; and
3. To maintain and manage the use of School District and City owned school and park outdoor sport facilities.

In order to create an environment that encourages participation for Richmond residents in outdoor sport activities, an inclusive vision is required. The draft vision for field sport in Richmond is: to create an environment where ***“Everyone can play.”***

## **B. Community Field Sport Proposal Summary**

In June 2005, Council endorsed a proposal from an alliance of 13 Richmond soccer associations which proposed “a new partnership with the City built on the City’s Guiding Principles which will provide soccer fields that better meets the needs of its players and will better serve the community of Richmond at large (Attachment 1).” To summarize, this community initiated proposal identifies the following:

- *The need to create quality playing field facilities in Richmond as opposed to the existing quantity of playing fields today.*
- *An offer from the Richmond soccer associations to institute a pay-for-play program based on per user estimated to generate \$140,000 per annum.*
- *Richmond’s soccer alliance has demonstrated their commitment towards the proposal by offering to contribute \$250,000 towards the capital costs of building the centre.*
- *The presentation of a collaborative proposal that benefits soccer, other field sports and neighbourhood parks city-wide.*
- *The release of up to 50 existing playing fields from Richmond’s current programmed inventory reducing the reliance on over 40 acres of neighbourhood park space city-wide.*

The proposal does not identify a particular site for the installation of field improvements or new fields in the community but does identify the need for facilities to achieve the following outcomes:

The outcomes of the proposal are to:

1. Provide long needed training and improved playing surfaces for 3,700 soccer players.
2. Reduce the number of soccer fields required by nearly 50, freeing up approximately 40 acres of park space for other community uses.
3. Reduce the chronic over-usage and damage to grass fields.
4. Improve the quality of diamonds for summer sports groups.
5. Improve the playability and quality of playing fields for other community sports.
6. Reduce the City’s annual operating costs to restore over-used fields which are currently shut down for rehabilitation from April to October annually.

**Timing:**

The timing of the community proposal, as endorsed by Council, for the proposed field improvements is for the Fall of 2006. As per the community proposal detailed in Attachment 1: "...if the facility cannot be built by the Fall of 2006, then the community proposal requests for completion and endorsement of the full project plan, with a significant first phase in 2006, and designation of potential funding and build-out by 2008."

**C. Field Sport in Richmond - The Current Reality**

Richmond is a vibrant growing city with a diverse population - many of whom frequently participate in field sport activities.

- Richmond is home to 29 field sport user groups which are comprised of an estimated 10,000 participants, 2,500 volunteers (coaches, officials, league executive members, etc.) and 17,500 supporters (parents, grandparents, family members and friends). The total number of citizens involved in field sport in Richmond is estimated at 30,000 people, or 18% of the current population.
- Field sport activities are available for people ages 4 years old to seniors, beginner through advanced calibre levels of competition and for people with disabilities.
- Estimated field sport player participation hours is over one million hours per year.
- Soccer is the most popular field sport activity in Richmond with over 3,700 Fall/Winter participants and 1,300 Spring/Summer participants.
- Girls and women's soccer participation is increasing by approximately 10% per year
- There has been tremendous growth in Masters category soccer as many baby boomers are choosing to continue playing soccer as their preferred fitness activity.
- Soccer is the most popular field sport activity amongst new immigrants to the community.
- Field maintenance budget is stretched by increasing field use, and an increase in the number of school and park fields to maintain.
- A recent survey of Richmond field users indicates that their needs were not being met and that they are dissatisfied with inconsistent poor quality field conditions.
- An assessment of Richmond's field use indicated that the existing soccer fields have more than double the number of hours of use than would be considered acceptable for a turf playing field in this climate. The result is that the playing conditions of the fields deteriorate throughout the season, and by mid season, many community fields are unplayable.
- Spring Summer sports groups are dissatisfied at having to play on poor quality playing surfaces that have been badly damaged by Fall/Winter field sports.

#### **D. Analysis of Community Field Sport Proposal**

Over the past 5 months, considerable research, analysis and discussion with stakeholders has taken place to determine the best option(s) for locating 4 artificial turf fields in the community. The following is a rationale for building 4 artificial turf fields, the guiding principles and site selection criteria that were used to evaluate the various site options and an analysis of site options.

The consultation process to date has included:

- 2 meetings with the Richmond Sports Council, and endorsement of the site selection criteria and guiding principles detailed in this report
- 3 meetings with West Richmond Minor Baseball
- 6 meetings with Richmond Baseball Association
- 2 meetings with the 13 association Richmond Soccer Alliance
- Consultation with West Richmond Community Association and South Arm Community Association.
- Internal consultation with City staff
- Meetings with physical education staff at McRoberts and Hugh Boyd
- Meetings with individual field sport association representatives, 9 meetings, and significant contact with the proponents of the proposal.

Through the comprehensive dialogue, general feedback from the field sport community was revealed:

- The Richmond soccer alliance of 13 associations would like to see the entire project endorsed and constructed in 2006.
- Richmond baseball associations must not be displaced from their facilities with proposed soccer field upgrades unless their facility needs are replaced.
- That Hugh Boyd Park has the greatest opportunity for increased field capacity with a conversion to artificial turf.
- West Richmond supports the field upgrades as being consistent with the existing park master plan and sees great opportunity for expanded daytime programming.
- South Arm Community Association would like to see one or two fields upgraded at their site, and would like to contribute financially towards park pathway lighting in the future.
- Significant and dedicated trees at South Arm Park must be protected and not impacted.
- That the fields be protected with fencing, dedicating the footprints of the fields to the sport community

The proposed recommended outdoor sports field improvements detailed in this report have been reviewed with each of the associations detailed above. Staff have ensured that the guiding principles for site selection as well as impact on the existing park sites from a system wide and local neighbourhood perspective have been considered in the analysis.

The Richmond Soccer Alliance endorses this approach and proposal as meeting the needs of their request. The Soccer Alliance has expressed a strong desire to see the full implementation of the plan in 2006.

#### **Rationale**

The justification for building the future artificial turf fields is to:

- Improve playing conditions for all field sport groups in Richmond.

- Address the overuse of playing fields in Richmond by reducing the amount of play on the sand and soil fields.
- Increase field sport capacity for accommodating future growth in field sport activities.
- Phase out play on some neighbourhood park sites so that they can be redesigned for more passive uses.

### **Site Analysis Guiding Principles**

The following guiding principles were developed in collaboration with Richmond soccer and baseball field user groups and endorsed in September 2005 by the Soccer Alliance proposal group for use in assessing various sites for lit artificial turf fields:

#### **Sport Specific Requirements:**

- That the needs of all field sport users be considered in the site selection and programming of the new artificial turf fields.
- That the needs of the athletes take precedent over the needs of spectators, officials and media in determining facility design priorities.
- That new fields and diamonds be built to meet minimum dimensions or better so that these facilities are adaptable to future changes in age groups allotted.

#### **Everyone benefits:**

- That any group that might be displaced by field/diamond renovation be first informed and be provided the opportunity to discuss options for relocation.
- That tourism hosting amenities be strongly considered in new field sport facility designs.

#### **Phasing:**

- That the preferred sites be prioritized in case the work has to be phased.

#### **Neighbourhood & Environmental Impacts:**

- That the impacts upon adjacent property owners/residents be considered in the locations selected for lit artificial turf fields.
- That a recommended lighting buffer standard of 50 metres from residential housing be adhered to.
- That efforts be made to retain mature trees, and tree protection is a priority.
- That the new facilities be compatible with the intended use and character of the park.
- That community consultation will be done for future new installations of lit artificial turf fields.

#### **Technical Requirements:**

- That artificial turf and natural turf not be mixed on the same playing field or diamond.
- That proper sun orientation be considered in the layout of fields and diamonds.
- That capital and ongoing maintenance costs be strongly considered in selecting locations for lit artificial turf fields.

#### **Need**

- That there be a demonstrated need for any replacement fields or diamonds.

### Site Selection Evaluation Criteria

The following site selection criteria were used to assess the suitability of the site options considered, Attachment 2 details an analysis of potential configurations:

<b>Adequate Size</b>	Meets the same standard (or bigger) for field dimensions, safety buffers and walkways as were used for fields at Minoru and Richmond Secondary.
<b>Groups/Activities Displaced:</b>	Includes other sport facilities such as fields, diamonds or leases.
<b>Accessibility</b>	Conditions such as soil conditions, drainage, sun orientation and close proximity to the majority of participants should be considered.
<b>Park Compatibility</b>	The park has been identified in the original site/park Master Plan as an approved site for athletic field sport features.
<b>Neighbourhood Compatibility</b>	The potential impact to residents of an heavily used active sport facility being placed adjacent to their homes. Factors such as light spillage, noise, traffic congestion, parking should be considered.
<b>Field Light Pollution</b>	Meets the parks standard of light illumination being 50 metres or more away from residential houses.
<b>Tree Protection</b>	The number of mature trees that will have to be removed and/or relocated.
<b>Timing</b>	The earliest construction start date - the Council endorsed proposal is for commencement in 2006 with completion in 2008.
<b>Land Ownership</b>	The ownership of the property. Properties that are not owned by the City of Richmond will require additional approval.
<b>Existing Amenities</b>	What amenities are already present at the site, i.e. adequate power, lights, washrooms, parking, storage, other fields etc.
<b>Tournament Opportunities</b>	Is the site compatible for hosting tournaments i.e. adequate parking, washrooms, change rooms, spectator seating, concessions etc.
<b>Park Impact</b>	What existing uses of the site have to be considered, can they be relocated elsewhere on existing facilities, or will they need new facilities built to replace them? What other school and community sport field user demands can be accommodated on the new facilities?
<b>Added Capacity</b>	The number of additional sand field equivalents that will be added to the City's current supply of field sport facilities.
<b>Displacement Cost</b>	The cost of replacing any park features such as fields, ball diamonds, pathways or trees that need to be replaced and/or relocated.
<b>Total Cost</b>	The total cost of constructing the new lit artificial turf fields plus all costs of relocation or replacement of existing park features such as fields, diamonds and trees.
<b>Guiding Principles</b>	Does the option support the guiding principles endorsed by the field sport community for future field upgrades?

### Analysis of Site Options

Attachment 2 includes an analysis of site options analysing eleven potential options for the future siting of artificial turf fields in Richmond.

As per the Council direction to investigate any and all sites an unlimited amount of permutations or combinations exist for potential artificial turf field installations, however, the impact to the existing sites was strongly considered in the analysis. Those considered as part of this report met some or all of the site selection criteria. Detailed below is a summary of each option that meets a majority of the site selection criteria:



Option	1A	1B	2	3	4	5	7	8	9
Proposed	2 soccer fields and 2 mini fields at Hugh Boyd (Fields #1 & #3)	1 soccer field at Boyd, 1 soccer field at South Arm (Field #2 Boyd, Field #4 South Arm)	3 soccer fields at Boyd and 1 field at South Arm (Boyd fields #1,#2,#3 and South Arm field #4)	2 Fields at Boyd (Fields #1, #3) and 2 fields at South Arm (Field #3, #4)	2 fields at Hugh Boyd (Fields #1, #3), 1 at South Arm (Field #4), 1 at King George (Field #2)	4 fields at Hugh Boyd	4 fields at South Arm (including baseball turf diamonds)	4 Fields at King George	4 fields at Manoh Steves
Attachment/ Map	Att. 2 Map 1	Att. 2 Map 2 & 3	Att. 2 Map 2 & 3	Att. 2 Map 2 & 3	Att. 2 Map 2, 3,5	Att. 2 Map 2	Att. 2 Map 4	Att. 2 Map 5	Att. 2 Map 6
Meets site selection criteria	Yes	Yes	Yes	No	No	No	No	No	No
Recommended	Yes	Yes	Not Rec.	Not Rec.	Not Rec.	Not Rec.	Not Rec.	Not Rec.	Not Rec.
Proposed timing	2006/2007	2008/2009							
Surface Area m2	24,175	15,052	30,104	33,152	30,104	30,104	37,806	30,104	30,104
Increase at site in available hours	From: 2000 hours today To: 10,000 hours future	From: 1000 hours today To: 8000 hours future							
Increase at site in estimated participant hours:	From: 31,104 hours today To: 392,992 hours future	From: 31,104 hours today To: 255,916 hours future							
Turf Cost	\$2,750,000	\$2,400,000	\$4,150,000	\$4,650,000	\$4,340,000	\$3,850,000	\$6,270,000	\$5,000,000	\$8,000,000
Displacement cost	\$500,000	\$950,000	\$1,570,000	\$1,700,000	\$1,670,000	\$1,600,000	\$1,250,000	\$1,000,000	0
Total Cost	\$3,250,000	\$3,350,000	\$5,720,000	\$6,350,000	\$6,010,000	\$5,450,000	\$7,277,000	\$6,000,000	\$8,000,000

### E. Analysis Summary:

Based on the comprehensive review of potential park sites for field sport and artificial turf upgrades options 1A and 1B have the highest benefit to Richmond's sports field inventory with the least amount of impact to the form and character of the existing park sites today.

Option 1A (2 full sized soccer fields and 2 mini soccer fields at Hugh Boyd Park) best meets the one large training centre vision requested by the Richmond Soccer Alliance. It also makes maximum use of very valuable park space and is the only option that provides a large enough artificial turf surface for Canadian and American rules football games and all age levels of baseball and softball practices. The surface area of this option is 24,175 square metres which is equivalent to 3.2 full sized soccer fields. Combined Option 1 A with option 1B will provide field users in Richmond with 39,227 square metres of multi use artificial turf playing surface. This is equivalent of 5.2 full sized soccer fields.

In comparison, Option 2 only provides 30,104 square metres of playing surface, which is equivalent to 4 full sized soccer fields. This option does not accommodate softball or baseball practice use, community football, and would leave Hugh Boyd Secondary without a field large enough at their school on which to host football games for their 3 school football teams.

A significant site constraint at the South Arm site in addition to the need to preserve the existing rugby facilities for the school program- on school board land, is the presence of 700 dedicated significant trees at the site, staff have recovered the original list of families and locations (Attachment 3) of the 700 dedicated trees which would cost on average \$10,000 to \$15,000 to relocate each tree. Tree protection at this site in addition to possible light pollution along Ryan Road and to adjacent residential properties at a park- not currently lit is also a constraint.

### **Recommended Option- Option 1A Hugh Boyd Training Complex**

As detailed in Attachment 2 and Map 1, Hugh Boyd is currently programmed as a field sport and athletic park. A summary of benefits to Richmond sports groups is detailed in Attachment 4. The park site presents some significant synergies that facilitate economies of scale for the future possible installation of artificial turf, specifically:

- The site has existing field lighting which has been installed with community consultation.
- The site has existing parking, room for expanded parking and is a tournament site today in Richmond.
- The site is centrally located in Richmond.
- The site is currently the home to a number of field sports including football, and soccer. The turf fields will allow for all field sports to be practised here.
- The site has a footprint large enough to create an innovative seamless - training facility.
- The site has existing drainage which presents a significant cost savings.
- In 2005 one clay field with no drainage was upgraded to a well drained grass sand field increasing the inventory.
- The opportunities for expanded community programming for the Hugh Boyd Secondary and the West Richmond Community Centre.
- This option would allow for 16 mini teams to practise at one time on the site, Canadian Football or High School Football games, 2 full sized soccer with 2 mini games simultaneously, or 6 eight-a-side games at the same time for youth up to 10 years old, other uses are unlimited, including baseball practise, field hockey, field lacrosse, and other sports.
- The Richmond sand fields will be improved by reducing weeknight practises on the currently overplayed fields city-wide.
- West Richmond Community Centre has existing under utilized park washrooms accessible from the proposed location, and a proposed field house planned in the long term park master plan

The proposed facility artificial turf surface area equals 3 standard sized soccer fields. It is recommended that this option be considered for the 2006 capital year. Given existing identified funding of \$2,750,000 including community contributions, at this time completion of the option would require additional capital, or the phased development of the option in 2006 and 2007. For example, the construction of an additional sand field could be deferred to the 2007 fiscal year.

With this option, the relocation of the two existing baseball diamonds at the Hugh Boyd park site could be completed in 2006. Consultation with the Richmond Baseball associations have identified that the best locations for the relocation of the baseball diamonds is to Blundell Park and Manoh Steves Park.

### **Recommended Option- 1B South Arm Park and Hugh Boyd Park 2 Fields**

This phase of option one would complete the installation of 4 new artificial turf fields in the community. Ultimately the total surface area of 5 new fields would be realized. Option 1B recommends the upgrade of the existing Boyd oval field and one artificial turf field at South Arm Park. This option would involve the lighting of two previously unlit fields and would require community and neighbourhood consultation

to ensure that all community concerns are addressed. Of specific concern will be the introduction of field lighting and spill over/potential glare introduced at the South Arm Park site which is currently not lit at this time.

In summary, Option 1A and 1B- a phased development of artificial turf fields at Hugh Boyd and South Arm Park will address the immediate and short term needs of a majority of Richmond's field sport users.

### **School Board Approval**

As with a majority of the existing parks in Richmond, the Boyd field includes a small portion of School District property within the proposed area as seen in Attachment 2/Map 1. Staff recommend seeking official School Board approval as the proposed field improvements include a small portion of land currently owned by the School District which is used for grass soccer fields and maintained by the City.

### **F. Proposed Timing and Implementation Scenarios**

If approved, the proposed timing for the Option 1A and 1B could involve the following scenarios:

#### **Scenario 1 - Phased Implementation Plan:**

##### **Phase One Proposed scope of work 2006:**

- Install new bantam/midget diamond at Blundell to replace the diamond at Hugh Boyd.
- Install new pee-wee/bantam diamond at Manoah Steves to replace the existing Diamond at Hugh Boyd.
- Preparation of construction drawings and tendering of the Boyd field project with the intent to secure construction timing as soon as possible in the 2006 year.
- Individual tenders will be necessary for lighting materials, lighting design, turf base development, artificial turf materials, fencing, and concrete works.

##### **Phase Two 2007 Summer:**

- Construction of one sand field without lights at Manoah Steves Park to replace the lost sand field at Boyd. Capital estimate: \$300,000.

##### **Phase Three - Future Capital Year**

- Design and construction of one artificial turf field at Hugh Boyd (field #2- Attachment 2, Map 2), and one field at South Arm Field #4 (Att. 2/ Map 3), construction of two displaced sand field to replace the Boyd/South Arm Fields at Manoah Steves. Capital Estimate: \$3,350,000.

In order to complete the installation of the artificial turf fields in a phased approach, it is recommended that staff prepare a capital submission for consideration in the current 5 year capital program for 2008 to complete the single artificial turf field at South Arm Park, and single artificial turf field at Hugh Boyd Park.

The Richmond soccer alliance, and field sport associations represented at the Richmond Sports Council have requested that the City provide a commitment of the full project construction plan.

**Scenario 2 – Approval of full project plan and construction in 2006:**

This option would involve installation of four turf soccer fields, the construction of two baseball diamonds and the relocation of two sand fields in 2006. The total financial implication of this option is estimated to be \$6,600,000. Should Council consider pursuing this option, funding mechanisms such as borrowing the funds, or alternatively, Council may direct staff to consider establishing a reserve fund over time. Given limited capital funding at this time, this option is not recommended.

**Scenario 3 - No field Improvements**

This option would not meet the needs of Richmond's current and future field sport community, and would not present any financial implications. Deferring any potential sports field amenity improvements will not address the existing current reality as described by the community proposal and outlined in this report.

**Financial Impact**

Staff have identified potential funding and have included a capital submission in the 2006 capital program for consideration by Council of \$2,750,000. This amount includes the proposed community contribution of \$250,000. It should be noted that the proposed 2006 recommended capital submission has been prepared and considered with minimal impact to ongoing park development at current park capital programs, and in competition for limited available capital for other general revenue civic capital priorities. In addition, this option would require that the \$100,000 from Parks Capital General Development 2005 and \$100,000 from 2006 be directed towards relocation of the affected ball diamonds.

Actual costs have been estimated using recent unit pricing for artificial turf installations in Richmond. Final costs will only be known after approval to advance to the tendering stage due to potential market fluctuations for civil construction. If approved, tenders received would be forwarded to Council as per City tendering policy for approval.

**Capital construction estimates:**

**Phase 1:** \$2,750,000 in 2006 for the initial field installation and a total of \$200,000 from Park General Development 2005/2006 to complete the proposed ball diamond relocations.

**Phase 2:** \$300,000 in 2007

Since it is not typical City procedure to commit capital funding before approval of a future year's capital plan, at this time staff recommend that Council direct staff to prepare a capital submission for consideration in the 5 year capital plan in order to complete Phase 2.

*Revenue:*

It is estimated that with the implementation of phase 1 of the proposed artificial turf field complex that hourly field revenues would be approximately \$140,000 to \$180,000 per annum, an aggregate estimate from potential field use and projected demand. As per the existing artificial turf playing field fee schedule in place for the Minoru and Richmond Secondary fields, 60% of this revenue would be placed in a reserve account for future turf infrastructure replacement and 40% directed to annual maintenance and operating costs for the facilities.

It is proposed that for the new artificial turf fields that the existing fees and charges schedule for hourly usage be maintained.

*Sand field User Fees*

User fees will reduce the reliance on taxes, enhance services above basic level, enhance sustainability of facilities, encourage consistent participation, reflect the true usage of the facilities, provide for additional programs as needs increase, and target resources to high priority needs.

The rising demand for fields and diamonds, and the constraints of limited facilities, requires options designed to balance equitable use of the fields with sustainable use over time. The most viable option is the introduction of sports field user fees for all sand field facilities.

In October 2002, Council directed staff to develop a phased process for the implementation of field maintenance and user fees for artificial turf and natural grass playing field facilities. Since that time the schedule for implementing the field user fees for the artificial turf have been implemented.

Staff will be preparing a separate report on dealing with the issue of pricing and cost recovery for the high quality sand field natural grass playing field facilities in 2006. The timing of this issue was delayed to ensure consistency with the future directions in the Parks, Recreation & Cultural Services Master Plan. The following recommendation will be addressed in 2006:

“...That the phased process for implementation of outdoor sports field user fees for natural grass playing fields be referred to the Richmond Sports Council prior to staff bringing the matter forward for consideration by Council in 2003.”

*Efficiencies:*

With the release of some of the natural grass playing fields from Richmond's inventory, the operating budget efficiency per annum will be determined once the site school usage needs are determined in the first year. These efficiencies would be primarily found in the elimination of the need for field lining, aeration, and the installation and removal of goal posts at the affected sites, they would not be fully realised for one year after the installation of the phased project. After completion of phase two, further reductions and operating efficiencies would be realised. The current operating costs for the Boyd site would reduce from \$34,000 per annum to \$10,000 per annum with the conversion to artificial turf.

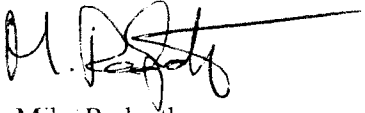
The proposed Boyd field improvements for 2006 would increase participant hours from 31,000 hours per annum today to a potential of 392,222 participant hours per annum. As hours of use available to the community, the current Boyd fields are available for 2000 hours per annum, and with the recommended upgrades could be available for 10,000 hours per annum, a comparison of existing and expected potential hours of use is detailed in Attachment 5. This proposed field upgrade presents a significant addition to Richmond's field sport inventory.

**Conclusion**

Richmond has a long history of providing innovative solutions in the provision of outdoor field sport amenities that are well utilized, often beyond capacity. The proposal to install an artificial turf sports field training complex at Hugh Boyd Park builds on Richmond's tradition of striving to provide the best possible field sport amenities. The proposed improvements satisfy the site selection criteria and guiding principles developed to address the Council endorsed Richmond Soccer Alliance proposal.

The additional artificial turf will increase Richmond's ability to host field sport tournaments, reduce play on existing overused facilities, and create one of the most significant synthetic field sport game/tournament/training surfaces in the province. If approved, staff will begin advanced design preparations and prepare the necessary capital program submissions to facilitate commencement in the 2006 construction

year. Staff will monitor actual usage of the proposed facility, and the impact of the additional fields on the entire outdoor sports field system in Richmond's parks. Future facility developments will need to be evaluated against other civic and community parks and recreation capital facility priorities.

A handwritten signature in black ink, appearing to read "M. Redpath", with a long horizontal line extending to the right.

Mike Redpath  
Manager, Parks - Programs, Planning & Design  
(1275)

**City of Richmond  
Parks, Recreation & Cultural Services Committee  
June 28, 2005**

**Agenda Item Request**

**Delegation from an alliance of 13 Richmond Soccer Associations**

An alliance of 13 Richmond soccer associations proposes a new partnership with the City built on the City's 'Guiding Principles' which will provide soccer fields that better meets the needs of its players and will better serve the community of Richmond at large. The proposal has been formally endorsed by the Richmond Sports Council.

The proposal will be presented by:  
Roger Barnes, Richmond Youth Soccer  
Roy Oostergo, Richmond Girl's Soccer

# **A Proposal for a New Soccer Fields Strategy and Facilities for Richmond**

## **A. Executive Summary**

An alliance of 13 Richmond soccer associations and clubs proposes a new partnership with the City built on the City's 'Guiding Principles' which will provide soccer fields that better meets the needs of its players and better serve the community of Richmond at large. The proposal has been formally endorsed by the Richmond Sports Council.

This proposal involves building a **Richmond Training Centre** comprised of four new artificial turf fields, reducing play on current grass fields to sustainable levels, and releasing nearly 50 current soccer fields (40 acres) for other community uses.

This proposal, with a target date for Fall 2006, will:

1. Provide long-needed training and improved playing surfaces for 3,700 soccer players.
2. Reduce the number of soccer fields required by nearly 50, freeing up approximately 40 acres of park space for other community uses.
3. Reduce the chronic over-usage and damage to grass fields.
4. Improve the quality of diamonds for summer sports groups.
5. Improve the availability and quality of playing fields for other community sports.
6. Reduce the city's costs to restore over-used fields.

As a tangible measure of the importance of improved training and playing surfaces to soccer players, Richmond's soccer associations will contribute \$250,000 to the capital cost of the Training Centre, will pay ongoing maintenance contributions each year of \$140,000, (i.e., about \$110,000 above current rental fees), and will seek further sponsorship and external financial contributions to the project. For a Fall/Winter season, field rental fees would approximate to \$30 for each youth player and \$45 for each adult.

The resources required for this facility are land and finances. The location needs are eight to ten acres, ideally located West of Number 4 Road. The projected project cost is estimated at \$6 million dollars for four artificial turf fields and a support building. Given the benefits that accrue to the city as a whole from this approach, we ask that the project be considered for capital plans and for any additional discretionary City funds as available. If the facility cannot be fully built for Fall 2006, we ask for completion of a full project plan, completion of a significant first phase in 2006, and designation of funding and build-out by 2008.



## **B. Situation Analysis:**

### **The Problem: Chronic Over-Usage of Fall/Winter Playing Surfaces**

In the fall/winter season, there are 3,700 organized soccer players in Richmond, representing about 80 percent of all fall/winter outdoor sports players. Two-thirds are youth and nearly 40 percent are female. Soccer participation is growing consistently, by 20 percent in the last ten years, especially in girls' and women's leagues. This growth is expected to continue, especially through continuing increases in female participation. There are also 1,300 organized summer league players, most winter players continuing their sport year-round.

Soccer players typically play one game each week. Elite players practice twice or more each week, recreational players practice once. Richmond has a rich tradition of developing top-flight national-level players and broad recreational participation. The sport is volunteer-run; the annual contribution of over 50,000 hours of time by coaches and organizers keep costs affordable for all.

Soccer players have two needs regarding fields. First, that adequate lit fields be available for practices. Second, that good quality, safe fields be available for all scheduled games.

The City has one artificial turf (AT) field, 17 'sand fields' and over 80 clay soccer fields. Eight of these are 'upgraded clay' fields, with irrigation and some drainage, but in general the clay fields are poorly drained and do not provide suitable and safe playing surfaces in the winter. Soccer is played on clay fields until Thanksgiving, after which youth play mostly switches to sand fields. Many adult soccer games take place on wet clay fields throughout the winter. The City provides fields without charge except for the AT.

Seven full-size sand fields and three mini fields are lit for evening practices. While first-class surfaces in the fall, these rapidly deteriorate through over-use. The recommended usage of a sand field is 260 hours per fall/winter season (12 hours per week). Currently, the lit sand fields are consistently used over 600 hours, or 32 hours per week, based on community demand and club growth. As a result, these fields are in poor condition for the second half of the season, are closed and/or in poor condition for summer sports, with annual maintenance and restoration costs running approximately \$15,000 per field. The unlit sand fields largely remain good quality all season as they are only used on weekends.

To reduce usage on lit fields to a sustainable 12 hours per week, meeting practice needs would require at least ten more lit grass fields. The alternative approach is to build on the proven success of the Artificial Turf fields at Minoru and (this year) Richmond High. Artificial Turf surfaces alone provide excellent training and game surfaces with near unlimited, high density use.

### C. The Solution: 'Richmond Training Centre'

The City of Richmond is currently developing a Parks and Recreation Services Master Plan, based on six 'Guiding Principles' adopted by Council. These include: the ability to meet community needs, enhanced customer service, community involvement, effective partnerships, financial sustainability and a policy framework for decision making.

The Richmond soccer community proposes a new relationship with the city solidly based on these guiding principles, and offers a true, accountable partnership, with benefits for the community at large as well as its members.

The Richmond soccer community proposes that it be allocated significantly fewer fields than the current allotment, but that these fields be much better suited to its needs. This proposal will meet projected needs up to 2010, by which time we hope a new recreation and tournament facility, possibly located at the DFO site, would add to facilities and help meet future growth.

A 'Training Centre' of four new Artificial Turf (AT) fields is required for use by soccer and other outdoor sports users, to be available for Fall 2006. This would allow:

1. The great majority of practices to be held on AT surfaces.
2. All teams to play all games on either AT surfaces or on sand grass fields not used for practice, with only limited use of better clay fields. From September onward, field usage would be sustainable, ensuring that fields remain in good quality all season.
3. The current practice of using many clay fields for only four weeks (until Thanksgiving) could end. No longer required, many of these could be 'released' from soccer inventory.
4. Improved playing surfaces for summer groups. Included in the fields released are those now left in very poor condition for baseball/softball. For example, soccer could withdraw from Palmer 1 and 2, London 2 and 3, King George 2 and 3. Usage of London 1 and Minoru 3 (Latrace) could reduce from 600 hours to 260 hours per winter, preventing the deterioration of those fields.
5. Dramatically reduced play on Minoru Oval, where practice use conflicts with track users and results in a very poor playing surface. We propose strict quotas on the Oval, e.g., maximum of four games per week, so it can return to being a "showcase" facility with an excellent grass surface used only for a few high-profile games and special events with broad spectator and media interest.
6. Adult soccer to move out of small community fields into the larger Training Centre facility, reducing community friction. Lighting requirements in community fields would also decrease.

7. Soccer to give up approximately 50 of the 100 grass fields currently prepared for it, i.e., 40 acres of parkland. See the attached list, included as an example only. Some would be kept as soccer fields for informal use. Half of these are School Board fields but about 20 are City-owned fields. These could be decommissioned as sports fields and adapted to suit other leisure activities, including passive uses for which there is increasing community demand. These fields are located throughout Richmond, resulting in city-wide benefits. (See map)
8. While primarily a home for soccer, the new facility could also be used by other community sports user groups.
9. Soccer groups recognize the improvement of playing surfaces as a major improvement in the resources made available for them. While this plan also benefits other parks users, we will contribute to the capital cost and pay usage fees for access to these fields.
  - Soccer associations will guarantee to make an initial capital contribution of \$250,000 in cash by fall 2006, with contributions from each (fall/winter) partner association at \$80 for each youth player and \$40 for each adult player. We will endeavor to increase this from other funding sources, e.g., lottery grants.
  - We will enter into usage agreements with the City to make contributions to maintenance costs of \$140,000, i.e., about \$110,000 per annum above current AT rental fees, i.e., nearly half of current maintenance costs. Hourly rental rates of AT and grass fields will be set so that the full fall/winter season charge averages approx. \$30 per youth player and \$45 per adult player, reflecting current city youth/adult fee ratios. Summer league charges would be approx \$10 for youth players and \$15 for adults.
  - Allocations should maximize usage of the AT and minimize grass usage. We propose penalty fees for associations booking an AT field and then not using it.
10. We will coordinate the usage of fields by our groups so fields remain at sustainable levels to protect field quality.
11. Such a site will allow Richmond to attract significant tournament activity. BC Soccer would welcome Richmond hosting Provincial Cup competitions each year.
12. The facility could also be utilized for other recreational activities and groups, e.g., by community centres, schools, provincial sports bodies, etc.
13. Soccer has had consistently active membership in the Sports Council, and will continue to work in that setting to advance sports in Richmond. We will form a 'Richmond Soccer Alliance' to coordinate our needs and viewpoints. We will continue to guarantee access to all regardless of means, continue to provide opportunities for both recreational and elite players, and continue to be a bridge across our community.

#### **D. Location and Facility**

A four-field training site will require about eight acres of playing surface, ten acres in total. While playing surfaces are the top priority, a changing room/washroom/ support facility would be desirable. As a high-density facility, substantial parking is required. To meet needs, the four AT fields must be incremental; any conversion of existing lit sand fields would require matching replacement unlit sand fields.

At this stage of the proposal, the soccer community is focused on the concept of the new facility, not any specific location. Ideally the facility should be located west of Number 4 Road and have grass fields adjacent to allow usage for tourism-generating tournaments. The Centre would ideally be at one site, or at most two sites, to allow cost efficiencies and optimal training capabilities. A number of locations may be suitable, including the DFO lands, South Arm and Hugh Boyd. We expect that selection of the optimum location will depend on park space and building costs and achieving consistency with the needs of other sports groups and with other community parks users and stakeholders.

#### **E. Costs**

The cost estimates below are based on consultation with the Parks Department, and given that we are not focusing on one particular location within this report, are conservative, to include significant contingencies in the order of 20% to allow for site specific conditions.

Each new AT field with lights would cost approx \$1.5 million (\$6.0 million total). Economies of scale from building four fields at one time could reduce this cost to approx. \$5 million. Building four fields plus a support building would cost approx. \$6 million.

The Parks Department projects that it may be able to recommend significant capital spending on this project in 2006. Additional funds would include soccer groups' capital contributions, other City funding options and possible partnering and cofunding.

We hope the City will recognize the new availability of 40 acres of parks for broader community uses as having sufficient benefit to the community at large to consider this project in City capital spending plans and to justify additional discretionary funding for this project as may be available.

In addition to its own contributions to the capital cost, with an approval in principle in place, the soccer community will actively explore other partnerships, e.g., with other soccer bodies, and seek other external funding sources, including casino fund applications and other granting organizations.

## F. Endorsement

This proposal is brought forward by an alliance of the following 13 soccer associations and clubs representing 3,570 fall/winter players and 1,330 spring/summer soccer players:

	<u>Approx. Players *</u>
<u>Fall-Winter</u>	
Richmond Youth Soccer (Boy's)	1,550
including the four boy's soccer clubs:	
West, South Arm, North and Central Richmond	
Richmond Girls Soccer	1,000
Richmond Senior Soccer League (Men's)	600
Richmond Women's Soccer	240
Vancouver Metro Men's (Richmond teams)	180
<b>Total Fall/Winter</b>	<b>3,570 *</b>

- \* The only Richmond affiliated soccer group not included is Master's soccer, (approx 170 players) for which we have been unable to reach a Richmond liaison.
- \* The proposal also has the support of the BC Chinese Soccer Federation.

<u>Spring/Summer</u>	
Richmond Youth Soccer (Co-ed)	500
Richmond Women's Soccer	200
Richmond 6 a-side Men's League	160
Richmond Regional Soccer League (Men's)	220
Richmond Recreational League (Men's)	200
BC Christian Soccer League (Men's: Richmond teams)	50
<b>Total Spring/Summer</b>	<b>1,330</b>

- \* Fall winter soccer registration in Richmond has grown from 3,040 in 1995, to 3,377 in 1999 and to 3,740 in 2005, an increase of 23% in ten years.

The proposal has been endorsed by the Richmond Sports Council.

## G. Next Steps

The delegation respectfully requests that the Parks, Recreation & Cultural Services Committee:

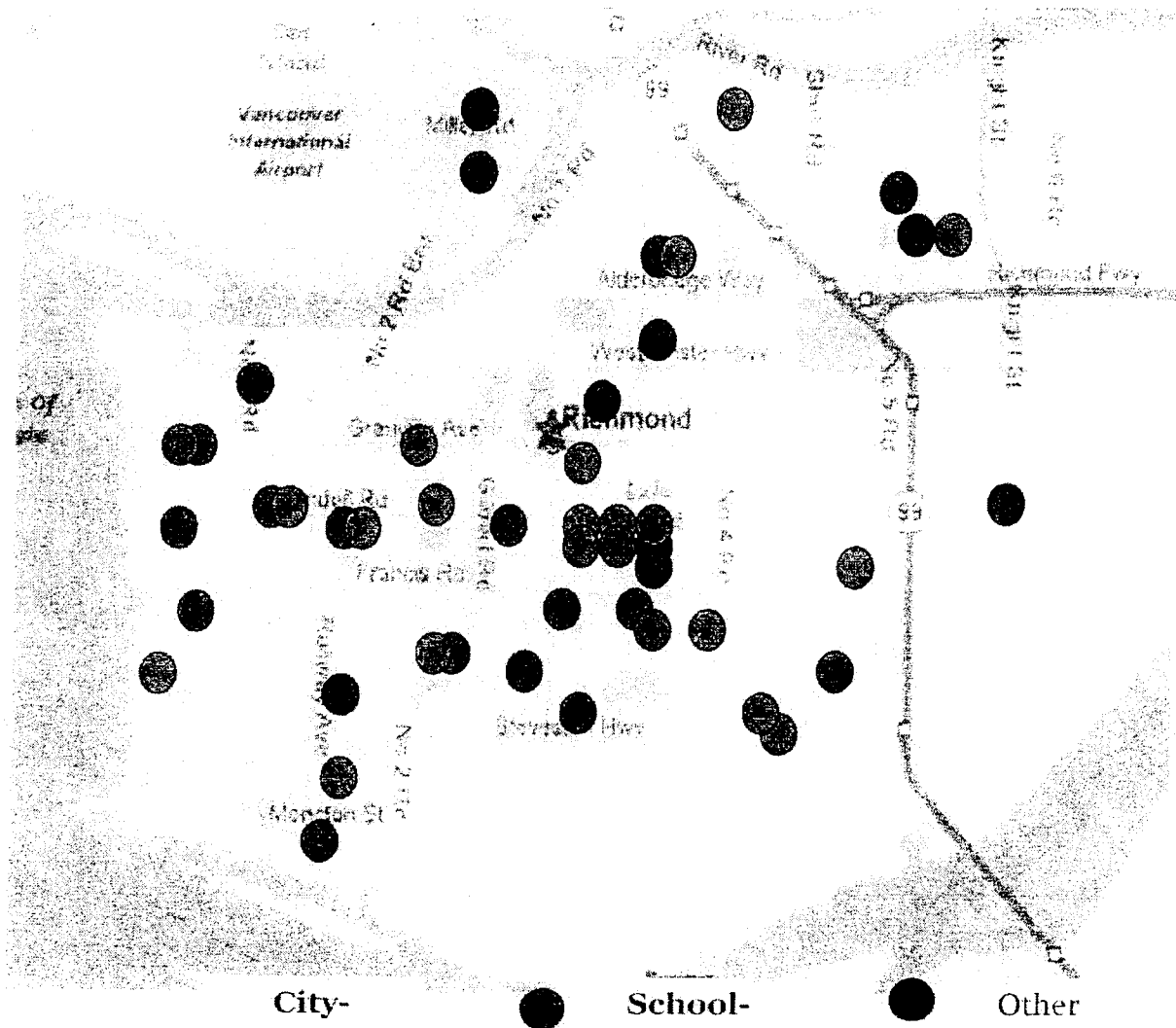
- \* endorse this proposal in principle
- \* refer it to staff for review and recommendations regarding implementation, and
- \* require these recommendations be returned to Committee/Council for final approval by September 2005.

Appendix:

**Richmond Soccer Fields: Possible Release List: Example Only**

	Full-Sized	Mini-Soccer	Total
<b>City Owned</b>	Kidd 1 King George 3 Kingswood 1 London 3 Palmer 1 Palmer 2 Westwind 1	Blundell Mini 1 Grauer Mini 2 Kidd Mini Kilgour Mini 1 Lee Mini 2 Quilchena Mini 2 Steves Mini 1 Currie Mini 1 Dolphin Garden City Mini 1 Garden City Mini 2 Garratt Mini 1 Tait Mini 1 Talmey Mini 1	
<b>School Board Owned</b>	Kilgour 1 King George 2 London 2 Woodward 1 Dixon 1 Gilmore 1 Lee 1 Mitchell 1 Rideau 1 Thompson Talmey 1	Grauer Mini 1 Quilchena Mini 1 Bridge Mini 1 Cook Mini 1 De Beck 1 De Beck 2 Dixon Mini 1 Ferris Mini 1 Homma Mini 1 Maple Lane Mini 1 McKinney Mini 3 Sea Island Mini 1 Sidaway Mini 1	<b>21</b>
<b>Other Owned</b>	MOT 1 (Federal) Miller Rd (YVR)		<b>2</b>
<b>Total</b>	<b>23</b>	<b>21</b>	<b>47</b>

# Richmond Soccer Fields: Possible Release List



## **Artificial Turf Field Site Assessment Summary**

### **Riverport City owned 20 Acre Site – Not Recommended**

This site was eliminated from the analysis for two primary reasons- first the site does not meet the location criteria of being west of Number 4 Road, and second because of the current lease encumbrance on the site today. The existing City-owned property at Riverport is unserviced and currently zoned for Athletics and Entertainment. Present revenue from the lease with Fraser Wharves generates approximately \$419,654.00 plus annual property taxes and site maintenance.

The lease is for 3 years and concludes in March 2007. The City has the ability to give 12 months written notice to vacate the property. The tenants are good tenants, pay property taxes of approximately \$145,000 per annum, pay on time and support the uses with little impact to the City. Currently the City has no immediate plans for development on this property and understands the high value of its strategic proximity to the waterfront.

### **Department of Fisheries and Ocean's Lands –Not Recommended for 2006**

At present, the City of Richmond is still finalizing arrangements for City uses of the DFO site. This large site in the City centre is of strategic importance city-wide. At this time the site is not recommended to address the current needs of the Richmond field sport users. Specifically the site will not be available for development in 2006 as requested by the community proposal. In addition, it is recommended that the site be master planned to ensure that the integration of all uses on the site in the future are complementary.

The City Centre for Richmond will accommodate a major portion of the City's population and employment over the next two decades, parks and open spaces will be key to the community's quality of life. The following list are some of the direct benefits of the future development of the Garden City lands:

- *to ensure equitable distribution of publicly owned open space in response to rapid development*
- *to promote an expanded, attractive public realm to foster civic pride and interaction to build a sense of community.*
- *to address community and regional needs for community facilities including: recreation, cultural facilities in a central precinct, and relieve pressure and demands on other city-wide parks such as Minoru.*
- *to promote and foster economic development.*
- *to ensure linkages of the open space system in Richmond through a hierarchy of trails, streetscapes and greenways*

Today, the City Centre Area Plan and OCP direct that much of Richmond's growth is to be focussed in the City Centre. At present, using Richmond's parkland acquisition standards the City Centre is short over 100 acres of open space. On this basis, the plan designates the Garden City lands site as the future precinct of a major civic and regional community facility mixed use.



## **History:**

In 1986, the Richmond Sports Complex report was presented to Council which established a vision of locating a major outdoor sports facility complex on the Garden City Lands. In 1989, the City of Richmond actively pursued a failed Commonwealth Games bid showcasing a potential outdoor sport complex at the site. Since that time, several additional reports including a referendum question put to the electorate for the potential development of the Garden City Lands site as a sports complex have occurred.

Community use and neighborhood park features are also proposed for the DFO site. This will compensate for the fact that the City permitted development of Kwantlen University College on lands originally designated for park space (on the understanding that 10 acres of the DFO land would be secured for the loss of this site).

Richmond-based sports groups want access to a broader range of high quality facilities and, together with the general public, they have long targeted the Garden City Lands site for their provision. In addition, the site has long been earmarked for neighbourhood park and recreational linkages with the Richmond Nature Park and surrounding area.

As identified in the 2005 Parks, Recreation & Cultural Services Master Plan, potential amenities include:

***Community Facilities*** are proposed to meet the future recreation and cultural facility needs in the City Centre Area, which could include a major recreation facility, a cultural facility and aquatic component.

***Greenways*** the Garden City Greenway as approved in the 2002 Trail Strategy will be extended along Garden City Road, Alderbridge Way, and Lansdowne Road to connect the Garden City Lands and sports facilities with the City Centre's major open spaces and the Richmond Nature Park to the east.

***Neighbourhood Park*** space up to 10 acres integrated with future development on the site to meet the needs of City Centre Open space in both the areas of Garden City Lands and Lansdowne.

***Sports Fields & Facilities***, including up to 4 senior-level artificial turf soccer fields and baseball diamonds, a stadium, field house and track and field facility, and tennis.

Given the size, master planning necessary, scope and timing of access to the DFO site, at this time staff recommend a comprehensive public amenity strategy be developed for the DFO site for implementation in the future and beyond to coincide with future development on the lands. Given the high cost of providing all of the amenities at the DFO site, it may be necessary to consider a referendum or other funding mechanism to facilitate the community and open space development.

### Artificial Turf Field Site Assessment Summary

#### Option #1A (Recommended)

**Build 2 lit artificial turf soccer fields and 2 mini soccer fields at Hugh Boyd Park (fields # 1 & 3) See map 1A.**

<b>Total Field Area</b>	24,175 square metres
<b>Groups/Activities Displaced:</b>	2 baseball diamonds and 1 sand turf soccer field. (Note that 1 replacement sand field was built at Hugh Boyd #4 in 2005).
<b>Site Suitability:</b>	Ideal sun orientation for the 2 full sized fields, good existing drainage systems and close to the majority of soccer players homes.
<b>Park Compatibility</b>	Designated athletic park, the current Boyd Park Master Plan includes high quality lit playing fields and amenities as part of the approved plan.
<b>Neighbourhood Compatibility:</b>	Hugh Boyd Park is already an active sports venue, therefore adjacent neighbours are accustomed to active park uses.
<b>Light Compatibility:</b>	Hugh Boyd already has two lit fields. The existing power kiosk and light poles could be used for the new facility.
<b>Trees Replaced/Relocated:</b>	No trees will be effected.
<b>Timing:</b>	Construction can start in summer 2006.(subject to funding and School District approval).
<b>Ownership:</b>	85% City land and 15% School District land, the entire site is currently maintained by the City.
<b>Amenities:</b>	Washrooms, power and adequate parking exist at Hugh Boyd Park.
<b>Tournament Site:</b>	Hugh Boyd Parks is already a suitable well used tournament site.
<b>Other Uses:</b>	Hugh Boyd Secondary School and West Richmond Community Centre will benefit from use of the artificial fields.
<b>Added Capacity:</b>	Equivalent to 12 new sand turf fields.
<b>Construction Costs:</b>	<b>\$2,750,000</b>
<b>Displacement Costs:</b>	<b>\$300,000 proposed for 2007 to replace a sand field</b> <b>\$200,000 proposed to replace one bantam/midget and one pee wee/bantam baseball diamond</b>
<b>Total Costs:</b>	<b>\$3,250,000</b>

**Summary Notes: Recommended.**

Staff recommend this option because it best meets the training centre requirements of the Soccer Alliance, it can be used for a wide variety of field sports including football, it is a compatible use for the park, it will cause minimal change to adjacent residents, it has amenities such as washrooms, power and parking, it is equivalent in size to 3 full sized soccer fields and is within close proximity to the majority of Richmond's soccer players. The financing and timing of this project would involve building the lit artificial turf fields at Hugh Boyd in 2006 (\$2,750,000), build the replacement diamonds at Manoah Steves and Blundell Park in 2006 (\$200,000), and build the replacement sand turf soccer field at Manoah Steves in 2007(\$300,000).

## Artificial Turf Field Site Assessment Summary

### Option #1B (Recommended)

**Build one lit artificial turf soccer field at Hugh Boyd (field #2) and one lit artificial turf field at South Arm Park (field #4). See maps 2 and 3.**

<b>Total Field Area:</b>	15,052 square metres
<b>Groups/Activities Displaced:</b>	2 sand soccer fields.
<b>Site Suitability:</b>	Ideal sun orientation for the 2 full sized fields, good existing drainage system on both fields and good central location in the community.
<b>Park Compatibility</b>	Both sites are designated athletic parks.
<b>Neighbourhood Compatibility:</b>	Hugh Boyd and South Arm Parks are already active sports venues, therefore adjacent neighbours are accustomed to active park uses.
<b>Light Compatibility:</b>	South Arm Park will require a community consultation process before lighting can be installed. Lighting of the Hugh Boyd Oval has already been approved.
<b>Trees Replaced/Relocated:</b>	20 mature trees will have to be removed or relocated on the east side of field #4 at South Arm Park. These are not dedicated trees..
<b>Timing:</b>	Construction can start at both sites in summer 2006 (subject to funding and School District approval).
<b>Ownership:</b>	City and School District.
<b>Amenities:</b>	Washrooms, power, drainage lines and adequate parking already exist.
<b>Tournament Site:</b>	Both sites are already well used tournament sites.
<b>Other Uses:</b>	Hugh Boyd and Hugh Mc Roberts Secondary School will greatly benefit from use of the artificial fields.
<b>Added Capacity:</b>	2 artificial turf fields, equivalent to 11 new sand turf fields.
<b>Construction Costs:</b>	<b>\$2,400,000</b>
<b>Displacement Costs:</b>	<b>\$950,000</b> which includes relocation of 20 trees and replacing 2 sand soccer fields at Manoah Steves.
<b>Total Costs:</b>	<b>\$3,350,000</b>

**Summary Notes: Recommended.**

**Hugh Boyd Park and South Arm Park already have many positive site attributes and park amenities needed for heavily used lit artificial turf playing fields. Hugh Boyd and Hugh Mc Roberts Secondary Schools will greatly benefit from the use of these artificial turf surfaces. Community consultation will be required prior to installation of field lighting at South Arm Park. The sand fields will be replaced at Manoah Steves.**

## Artificial Turf Field Site Assessment Summary

### Option #2

**Build 3 lit artificial turf fields at Hugh Boyd Park (fields #1,2 & 3) and 1lit artificial turf field at South Arm Park(field #4). In this option, the artificial turf fields would be built on the site of the existing sand fields # 1 and 3 with no mini soccer fields. See Map 2.**

<b>Total Field Area:</b>	30,104 square metres
<b>Groups/Activities Displaced:</b>	2 baseball diamonds and 4 sand soccer fields.
<b>Site Suitability:</b>	Hugh Boyd and South Arm are within close proximity to most of Richmond's soccer players homes. A north south sun orientation would be the preferred layout for the Hugh Boyd fields.
<b>Park Compatibility</b>	Both sites are designated athletic parks therefore lit artificial turf fields are compatible uses of these sites.
<b>Neighbourhood Compatibility:</b>	Both sites are already active sports venues, therefore neighbours are accustomed to active park uses.
<b>Light Compatibility:</b>	2 fields at Hugh Boyd already have lights. Lighting field #2 (the Oval) and South Arm field #4 will require consultation with neighbours.
<b>Trees Replaced/Relocated:</b>	The South Arm site will require the removal or relocation of 20 mature trees. These trees are not dedicated trees.
<b>Timing:</b>	Construction can start at both sites in summer 2006 (subject to funding and School District approval).
<b>Ownership:</b>	City and School District.
<b>Amenities:</b>	Washrooms and adequate power exist at both sites. Hugh Boyd already has a power kiosk for field lighting.
<b>Tournament Site:</b>	Both are suitable well used tournament sites.
<b>Other Uses:</b>	Hugh Boyd and Hugh Mc Roberts Secondary Schools will benefit from use of the artificial fields.
<b>Added Capacity:</b>	Equivalent to 16 new sand turf fields.
<b>Construction Costs:</b>	<b>\$4,150,000</b>
<b>Displacement Costs:</b>	<b>\$1,570,000</b> which includes building 4 replacement sand soccer fields, 1 baseball diamond at Manoah Steves and 1 baseball diamond at Blundell.
<b>Total Cost</b>	<b>\$5,720,000</b>

**Summary Notes: Not recommended.**

**Staff do not recommend this option because it does not provide the one large soccer training centre configuration that the Soccer Alliance has requested, or as much increased field sport capacity. Combining option 1A and 1B will provide the equivalent of 23 sand fields, as compared to only 16 for this option. Also, this layout cannot accommodate football play, which would leave Hugh Boyd Secondary without a home football field on which to play games.**

### Artificial Turf Field Site Assessment Summary

#### Option #3

**Build 2 lit artificial turf fields at Hugh Boyd Park(fields # 1 and 3) and 2 lit artificial turf fields at South Arm Park (fields #3 and 4). See Maps 2 and 3.**

<b>Total Field Area:</b>	33,152 square metres
<b>Adequate Size:</b>	Yes
<b>Groups/Activities Displaced:</b>	3 baseball diamonds and 4 sand soccer fields.
<b>Site Suitability:</b>	Both sites are close to where most Richmond soccer players live. All 4 fields have existing drainage systems. Sun orientation is poor at Hugh Boyd.
<b>Park Compatibility</b>	Both sites are designated athletic parks therefore lit artificial turf fields are compatible uses of these sites.
<b>Neighbourhood Compatibility:</b>	Both sites are already active sports venues, therefore neighbours are accustomed to active park uses.
<b>Light Compatibility:</b>	The two fields at Hugh Boyd already have field lights.South Arm Park will require a community consultation process before lighting can be installed.
<b>Trees Replaced/Relocated:</b>	The South Arm site will require the removal or relocation of 25 mature trees. These are not dedicated trees.
<b>Timing:</b>	Construction can start at both sites in summer 2006 (subject to funding and School District approval).
<b>Ownership:</b>	City and School District.
<b>Amenities:</b>	Washrooms and adequate power exist at both sites. Hugh Boyd already has a power kiosk for field lighting.
<b>Tournament Site:</b>	Both are suitable well used tournament sites.
<b>Other Uses:</b>	Hugh Boyd and Hugh Mc Roberts Secondary Schools will benefit greatly from use of the artificial fields.
<b>Added Capacity:</b>	Equivalent to 17 sand turf fields.
<b>Construction Costs:</b>	<b>\$4,650,000</b>
<b>Displacement Costs:</b>	<b>\$1,700,000</b> which includes building 4 replacement sand soccer fields and 1 pee wee/bantam baseball diamond at Manoah Steves, 1 bantam/midget diamond at Blundell and 1 pee wee diamond at South Arm.
<b>Total Costs:</b>	<b>\$6,350,000</b>

**Summary Notes: Not recommended.**

**Staff do not recommend this option due to the added expense of converting the NE pee wee diamond to artificial turf and that field #3 could not be scheduled year round for soccer. Richmond baseball has indicated a preference to play on grass fields rather than artificial turf . Field lighting may also be a concern at South Arm Park due to the close proximity to residential housing. This option does not provide a field large enough for school and community football.**

## Artificial Turf Field Site Assessment Summary

### Option #4

**Build 2 lit artificial turf fields at Hugh Boyd (fields 1 and 3), 1 at South Arm Park (field #4) and 1 at King George Park (field #2). See Maps 2,3 and 5.**

<b>Total Field Area</b>	30,104 square metres
<b>Adequate Size:</b>	Yes
<b>Groups/Activities Displaced:</b>	3 sand soccer fields, 1 soil soccer field, 2 baseball diamonds and 1 softball diamond.
<b>Site Suitability:</b>	The Richmond Soccer Alliance proposal requested that the 4 lit artificial turf fields be ideally located west of Number 4 Road so that it was easily accessible for most of Richmond's soccer players. King George Park is outside of this area.
<b>Park Compatibility</b>	All three sites are designated athletic parks therefore lit artificial turf fields are compatible uses of these sites.
<b>Neighbourhood Compatibility:</b>	All three sites are already active sports venues, therefore neighbours are accustomed to active park uses.
<b>Light Compatibility:</b>	The two fields at Hugh Boyd and one field at King George Park already have field lights. South Arm and King George Parks will require community consultation prior to installing lights.
<b>Trees Replaced/Relocated:</b>	The South Arm site will require the removal or relocation of 25 mature trees. These are not dedicated trees.
<b>Timing:</b>	Construction can start at all three sites in summer 2006 (subject to funding and School District approval).
<b>Ownership:</b>	City and School District.
<b>Amenities:</b>	Washrooms and adequate power exist at all three sites. Hugh Boyd and King George already have power kiosks for field lighting.
<b>Tournament Site:</b>	Both are suitable well used tournament sites.
<b>Other Uses:</b>	Hugh Boyd, Hugh Mc Roberts and Cambie Secondary Schools will benefit from use of the artificial fields.
<b>Added Capacity:</b>	Equivalent to 16 new sand turf fields.
<b>Construction Costs:</b>	<b>\$4,340,000</b>
<b>Displacement Costs:</b>	<b>\$1,670,000</b> which includes building 3 replacement sand fields, 1 pee wee diamond and 1 softball diamond at Manoah Steves and 1 bantam/midget diamond at Blundell.
<b>Total Costs:</b>	<b>\$6,010,000</b>

**Summary Notes: Not Recommended.**

**Fields 1 and 3 at Hugh Boyd, field 4 at South Arm and field #2 at King George Park already have many positive site attributes and park amenities needed for heavily used lit artificial turf playing fields. Although this option doesn't meet the Soccer Alliance's preference to have all fields located west of Number 4 Road, there are benefits to placing these sport facilities in several areas of the community so that a greater number of residents will gain from their use. This option does not provide a field large enough for school and community football.**

# Artificial Turf Field Site Assessment Summary

## Option #5

**Build 4 lit artificial turf fields at Hugh Boyd Park (Fields #1,2,3 & 4). (See Map # 2)**

<b>Total Field Area:</b>	30,104 square metres
<b>Adequate Size:</b>	Yes
<b>Groups/Activities Displaced:</b>	2 baseball diamonds, and 4 sand soccer fields.
<b>Site Suitability:</b>	Hugh Boyd Park is within close proximity to most of Richmond's soccer players homes. A north south sun orientation would be the preferred layout for the Hugh Boyd fields.
<b>Park Compatibility</b>	Hugh Boyd Park is a designated athletic park therefore lit artificial turf fields are compatible uses of these sites.
<b>Neighbourhood Compatibility:</b>	Hugh Boyd Park is already an active sports venue, therefore neighbours are accustomed to active park uses.
<b>Light Compatibility:</b>	2 fields at Hugh Boyd already have lights. Lighting field #2 (the Oval) has already been approved for field lighting. Field # 4 is not recommended for field lighting due the close proximity of residential housing to the south of the field.
<b>Trees Replaced/Relocated:</b>	No trees would require removal or relocation at this site.
<b>Timing:</b>	Construction can start in summer 2006 (subject to funding and School Board approval)..
<b>Ownership:</b>	City and School District.
<b>Amenities:</b>	Washrooms and adequate power for field lighting already exist at Hugh Boyd Park.
<b>Tournament Site:</b>	Hugh Boyd is already a suitable well used tournament sites.
<b>Other Uses:</b>	Hugh Boyd Secondary School will benefit from use of the artificial fields.
<b>Added Capacity:</b>	Equivalent to 14 new sand turf fields.
<b>Construction Costs:</b>	\$3,850,000
<b>Displacement Costs:</b>	\$1,600,000 which includes replacing 4 sand fields and 2 baseball diamonds.
<b>Total Costs:</b>	\$5,450,000

### Summary Notes: Not recommended.

Fields 1 and 3 at Hugh Boyd Park already have many positive site attributes and park amenities needed for heavily used lit artificial turf playing fields. Staff do not recommend building lit artificial turf fields on Hugh Boyd Park field #4 due to its close proximity to residential housing. Field #4 was upgraded from a poor quality soil field to a high quality sand field in 2005, therefore it is not advisable to tear it up again a year later to convert it to artificial turf. The replacement 4 sand soccer fields and 1 pee wee baseball diamond would be built at Manoah Steves. The replacement bantam/midget diamond would be built at Blundell. This option does not provide a field large enough for school and community football.

## Artificial Turf Field Site Assessment Summary

### Option # 6

**Build 4 lit artificial turf fields at South Arm Park (fields 1,2,3 & 4). See Map #4**

<b>Total Field Area</b>	37,806 square metres
<b>Adequate Size:</b>	Yes
<b>Groups/Activities Displaced:</b>	2 sand soccer fields, 2 soil fields and 1 mini soccer field and a children's playground. Two pee wee baseball diamonds would have to be converted to artificial turf.
<b>Site Suitability:</b>	South Arm Park is central to where most Richmond soccer players live.
<b>Park Compatibility</b>	South Arm Park is a designated athletic park, therefore lit artificial turf fields are a compatible use of the site. However, to build 4 fields on this site would negatively impact the beauty and character of a large portion of this park.
<b>Neighbourhood Compatibility:</b>	South Arm Park is already an active sports venue, however, it is foreseeable that a 4 lit artificial turf field complex would be strongly opposed by nearby residents, Hugh Mc Roberts School and other park stakeholders.
<b>Light Compatibility:</b>	Lit artificial turf fields at South Arm Park will require a community consultation process before lighting can be installed.
<b>Trees Replaced/Relocated:</b>	The South Arm site will require the removal or relocation of 25 mature dedicated trees and 20 non-dedicated mature trees @ an estimated cost of \$10,000 per tree.
<b>Timing:</b>	Construction would not be able to start until after community consultation has been done, therefore timing is unknown.
<b>Ownership:</b>	City and School District.
<b>Amenities:</b>	Washrooms, power and adequate parking exist.
<b>Tournament Site:</b>	South Arm Park is already a well used tournament site.
<b>Other Uses:</b>	Hugh Mc Roberts Secondary Schools will benefit from use of the artificial fields.
<b>Added Capacity:</b>	Equivalent to 14 new sand turf fields.
<b>Construction Costs:</b>	\$6,027,000
<b>Displacement Costs:</b>	\$1,250,000 which includes replacing 2 sand soccer fields and a children's playground and 45 mature trees.
<b>Total Costs:</b>	\$7,277,000

**Summary Notes: Not Recommended.** Although 4 lit artificial turf fields would fit on South Arm Park, this option is not recommended because of the negative impacts that such a large fenced in active sports venue would have on the look and character of South Arm Park. This option also would require the removal of 25 dedicated trees. These trees were purchased in the early 1980's as memorials to family members as a fundraising program for beautifying the park. This development would also displace the home field for the Hugh Mc Roberts Secondary rugby program, and well established annual community festivals such as Play Day and the Halloween Fireworks Display. Opposition to this magnitude of development at South Arm Park will likely be considerable.



## Artificial Turf Field Site Assessment Summary

### Option #7

**Build 4 lit artificial turf fields at King George Park. (Fields 2 & 3 and the NW, NE, SE, Centre softball diamonds. See Map #5.**

<b>Total Field Area</b>	30,104 square metres
<b>Adequate Size:</b>	Yes
<b>Groups/Activities Displaced:</b>	2 soil soccer fields, 1 soil mini soccer fields and 4 softball diamonds.
<b>Site Suitability:</b>	The Richmond Soccer Alliance proposal requested that the 4 lit artificial turf fields be ideally located west of Number 4 Road .This site is not in their preferred location.
<b>Park Compatibility</b>	King George is a designated athletic park therefore lit artificial turf fields are a compatible use of the site. However, to build 4 fenced in artificial turf fields on this site would destroy the beauty and character of a large portion of this park.
<b>Neighbourhood Compatibility:</b>	King George Park is already an active sports venue, however, it is foreseeable that a 4 lit artificial turf field complex would be strongly opposed by nearby residents, Cambie Secondary School and other park stakeholders.
<b>Light Compatibility:</b>	Lit artificial turf fields at King George Park will require a community consultation process before the fields can be built and lighting installed.
<b>Trees Replaced/Relocated:</b>	No trees will be effected.
<b>Timing:</b>	Construction would not be able to start until after community consultation has been done, therefore timing is unknown.
<b>Ownership:</b>	City and School District.
<b>Amenities:</b>	Washrooms, power and adequate parking exist.
<b>Tournament Site:</b>	King George Park is already a well used tournament site.
<b>Other Uses:</b>	Cambie Secondary School will benefit from use of the artificial fields.
<b>Added Capacity:</b>	Equivalent to 13 new sand turf fields.
<b>Construction Costs:</b>	<b>\$5,000,000</b>
<b>Displacement Costs:</b>	<b>\$1,000,000</b> which includes the relocation of 4 softball diamonds at Manoah Steves.
<b>Total Costs:</b>	<b>\$6,000,000</b>

**Summary Notes:** Not recommended. Although 4 lit artificial turf fields would fit on King George Park, this option is not recommended because of the negative impacts that such a large fenced in active sports venue would have on the look and character of the park. Opposition to this magnitude of development will likely be considerable. The location is also not easily accessible to the majority of Richmond soccer players. Cambie Secondary would likely oppose the loss of their natural turf soccer/rugby field. This option does not provide a field large enough for school and community football.

## Artificial Turf Field Site Assessment Summary

### Option#8

**Build four artificial turf fields at Manoah Steves Neighbourhood Park. See Map # 6.**

<b>Total Field Area</b>	30,104 square metres
<b>Adequate Size:</b>	Yes
<b>Groups/Activities Displaced:</b>	1 mini soccer field, 3 senior soccer fields and 3 small softball diamonds.
<b>Site Suitability:</b>	Good sun orientation for all 4 soccer fields. The site will require drainage lines for all 4 fields.
<b>Park Compatibility</b>	Manoah Steves Neighborhood Park is not a designated athletic park, therefore adding lit artificial turf fields to this neighbourhood park is not recommended.
<b>Neighbourhood Compatibility:</b>	Concerns about increased traffic, noise, parking overflow onto adjacent streets and light spill over and glare cannot easily be remedied or controlled at this site. Adding lit artificial turf fields will likely be met by considerable opposition by residents.
<b>Light Compatibility:</b>	Lights at this site will require a community consultation process prior to any lighting being installed. Lighting spill over and glare will likely be a concern to adjacent residents.
<b>Trees Replaced/Relocated:</b>	No trees will be effected.
<b>Timing:</b>	Construction would not be able to start until after community consultation has been done, therefore timing is unknown.
<b>Ownership:</b>	City and School District.
<b>Amenities:</b>	There are not enough parking stalls and no changerooms , washrooms or power.
<b>Tournament Site:</b>	This site lacks the amenities such as changerooms, washrooms, parking and spectator seating to make it a viable tournament site. Tournaments would be incompatible with the quiet residential character of this neighbourhood park.
<b>Other Uses:</b>	The Manoah Steves Elementary School would make some use of the artificial turf fields for school physical education classes.
<b>Added Capacity:</b>	Equivalent to 12 sand fields.
<b>Construction Costs:</b>	Approximately \$8,000,000. This site is more expensive than any of the other 4 field sites due to the need for a fieldhouse, additional parking and a power kiosk.
<b>Displacement Costs:</b>	None. The soil fields and small softball backstops would not need to be replaced.
<b>Total Costs:</b>	Approximately \$8,000,000

**Summary Notes: Not recommended.**

**Manoah Steves Park is located in a quiet residential neighbourhood surrounded by residential housing. Any suggestion of the City proposing to build 4 lit artificial turf fields at this site will likely be met with considerable opposition from adjacent residents. Concerns about increased traffic, noise, light spill over and glare cannot be easily remedied or controlled at this site. This option does not provide a field large enough for school and community football.**

## Benefits of Artificial Turf Fields to Richmond Sport Groups

SPORT ACTIVITY	BENEFITS
<b>Soccer</b>	<p>The Richmond Soccer Alliance has stated that building 4 new artificial turf fields in Richmond will meet their long term needs for soccer practice and game facilities until around the year 2012.</p> <p>Soccer would gain very high quality training and competition playing surfaces.</p> <p>Most of the existing sand fields are badly worn by mid December of each year. The result is poor quality playing conditions for the second half of each fall/winter soccer season. The Soccer Alliance has indicated that once the 4 artificial turf fields are built, they would be able to take 85% of the practice use off the current sand fields. This reduction in use of sand fields will provide much better quality playing conditions for players of all ages and greatly reduce annual field maintenance costs.</p> <p>Community soccer groups would also gain from having artificial turf fields on which to play on when the natural turf fields are closed. Grass fields are typically closed 33% of the Fall/Winter soccer season. This will enable local soccer players to increase their annual number of games and practices by a third.</p> <p>Lit artificial turf fields will also provide excellent backup facilities for tournaments. Wet weather can cause havoc with tournament scheduling. Tournament games can go ahead regardless of the weather conditions.</p> <p>The huge growth that is occurring in spring/summer soccer and girls and ladies soccer would be able to be accommodated on the new artificial turf fields.</p>
<b>Football</b>	<p>Community Football teams will benefit from being able to practice and hold games on artificial turf fields. Currently there are 6 divisions of youth football being played in Richmond. The current home of Richmond Minor Football is McNair Secondary School. The field is currently being used for both games and practices, which results in badly worn field conditions by the end of each playing season.</p> <p>Richmond Minor Football would greatly benefit from being able to host their practices and wet weather games on an artificial turf field. Reducing the amount of use of the McNair Secondary School field will provide better quality playing conditions on the natural turf field for community football teams and save on field maintenance costs .</p> <p>Richmond Minor Football would also gain by being able to host football tournaments on the two full sized Canadian Rules football fields proposed for Hugh Boyd Park.</p>
<b>Field Hockey</b>	<p>The lit artificial turf fields will provide more practice and game time for the Richmond Field Hockey Club. Artificial turf is the preferred playing surface for the sport of field hockey. Having several artificial turf fields in Richmond would enable the club or local secondary schools to host up to provincial calibre men's and ladies field hockey competitions.</p>

<b>Rugby</b>	<p>Community rugby players would benefit from using the artificial turf fields for evening practices. Moving rugby practices onto artificial turf fields would also reduce the amount of wear on the natural turf fields which would result in better overall playing conditions for rugby games.</p> <p>The Soccer Alliance proposal also includes soccer giving up 50 soccer fields in the community. It is hopeful that one or more of these fields can be converted to provide a permanent home for rugby in Richmond.</p>
<b>Ultimate Frisbee</b>	<p>Richmond residents who participate in ultimate frisbee would get access to game and practice fields in Richmond rather than having to travel to Vancouver for fields.</p> <p>The Soccer Alliance proposal also includes soccer giving up 50 soccer fields in the community. It is hopeful that one of these fields can be converted to provide a permanent home for ultimate frisbee in Richmond.</p>
<b>Baseball</b>	<p>Local baseball teams will benefit from holding baseball practices on the artificial turf fields at Hugh Boyd Park. The two backstops will be retained for this purpose.</p> <p>West Richmond Minor Baseball and Richmond Baseball Association will benefit from the Hugh Boyd replacement diamonds (Manoah Steves and South Arm) being dedicated baseball diamonds rather than combination soccer/baseball fields. This will enable their players to get on their diamonds and begin practices earlier in the season. They now have to wait until the soccer season is over to access most baseball diamonds. The playing surface that overlaps with soccer is often badly damaged and in very poor condition at the start of each baseball season.</p> <p>Baseball will also benefit from soccer removing soccer play from fields that overlap with baseball diamonds at Dixon and Blundell parks.</p>
<b>Softball</b>	<p>Local softball teams will benefit from holding softball practices on the artificial turf fields at Hugh Boyd Park. The two backstops will be retained for this purpose.</p> <p>Softball will benefit from reduced soccer play on several softball diamonds in Richmond. This will provide better field conditions at sites such as King George, Palmer, London, Grauer, and Garden City parks.</p>
<b>School Uses</b>	<p>Richmond Schools such as Hugh Mc Roberts and Hugh Boyd Secondary Schools that are fortunate enough to be located immediately adjacent to the proposed new artificial turf fields will benefit from being able to host physical education classes and after school athletic practices and competitions on the artificial turf fields. Hugh Boyd has football, field hockey soccer and ultimate teams that would use the fields for after school athletic programs. Hugh Mc Roberts has soccer, rugby, and field hockey after school athletic programs.</p>
<b>Cricket</b>	<p>Richmond cricket players may wish to book pre-season practice time on the artificial turf fields.</p>
<b>Field Lacrosse</b>	<p>Field lacrosse is being played on several artificial turf fields in the Lower Mainland. Richmond field lacrosse players would benefit from being able to practice and play games on good quality artificial turf fields.</p>

## Comparison of Existing and Expected Hours of Use of 9 Site Options

Option	1A (recommended)	1B (option)	2	3	4	5	6	7	8
Proposed	2 fields and 2 mini fields at Hugh Boyd	1 field at Hugh Boyd and 1 at South Arm	3 fields at Boyd and 1 field at South Arm	2 fields at Boyd and 2 fields at South Arm	2 fields at Hugh Boyd, 1 at South Arm, 1 at King George	4 fields at Hugh Boyd	4 fields at South Arm	4 fields at King George	4 fields at Manaoh Steves
Attachment/Map	Att. 2 Map 1	Att. 2 Map 2 and 3	Att. 2 Map 2 and 3	Att. 2 Map 2 and 3	Att. 2 Maps 2, 3 and 5	Att. 2 Map 2	Att. 2 Map 4	Att. 2 Map 5	Att. 2 Map 6
Existing Usage (total # of hours for the 2 existing fields/year)	2,000 hours/year	1,000 hours/year	2,846 hours/year	3,436 hours/year	3,436 hours/year	2,856 hours/year	3,272 hours/year	3,434 hours/year	2,692 hours/year
Expected Usage (total # of hours for the 4 new artificial turf fields/year)	10,000 hours/year	8,000 hours/year	13,000 hours/year	15,000 hours/year	14,000 hours/year	12,000 hours/year	12,500 hours/year	12,000 hours/year	10,400 hours/year
* Added capacity (in hours of field use/year)	8,000 hours/year	7,000 hours/year	10,152 hours/year	11,564 hours/year	10,564 hours/year	9,144 hours/year	9,228 hours/year	8,566 hours/year	7,708 hours/year
** Increased capacity (in sand field equivalents). Recommended benchmark for sand fields is 650 hours/year (Washington State Study)	Equivalent to 12 new sand fields	Equivalent to 11 new sand fields	Equivalent to 16 new sand fields	Equivalent to 17 new sand fields	Equivalent to 16 new sand fields	Equivalent to 14 new sand fields	Equivalent to 14 new sand fields	Equivalent to 13 new sand fields	Equivalent to 12 new sand fields

**\*ADDED CAPACITY (IN HOURS OF FIELD USE/YEAR)**

The formula is the difference between expected hours of use eg. (10,000) and existing hours of use(2,000) = **8,000 hours/year**

**\*\*INCREASED CAPACITY IN SAND FIELD EQUIVALENTS:**

The formula is the added capacity eg.(8,000 hours) divided by the benchmark maximum number of hours of play /year for a typical sand turf field (650 hours/year) = **12.30 new sand turf fields**.

## Comparison of Existing and Proposed Field Usage for Artificial Turf Field Proposals 1A and 1 B

The following is a comparison of the existing and expected hour of field use for artificial turf field proposals 1A (Hugh Boyd) and 1B (South Arm/Hugh Boyd).

### Option #1 A (2 senior soccer fields and 2 mini soccer fields at Hugh Boyd Park)

EXISTING USAGE:				
Location	Fall/Winter	Spring/Summer	School Use	Total
Hugh Boyd #1	550 hours	250 hours	200 hours	1,000 hours/year
Hugh Boyd #3	550 hours	250 hours	200 hours	1,000 hours/year
<b>Totals</b>				<b>2,000 hours/year</b>
EXPECTED USAGE:				
Location	Fall/Winter	Spring/Summer	School Use	Total
Hugh Boyd #1	1,400 hours	1,100 hours	1,000 hours	3,500 hours/year
Hugh Boyd #3	1,400 hours	1,100 hours	1,000 hours	3,500 hours/year
Hugh Boyd 2 minis	1,400 hours	1,100 hours	500 hours	3,000 hours/year
<b>Totals</b>				<b>10,000 hours/year</b>

### Option 1B (1 senior soccer field at South Arm field #4 and 1 senior soccer field at Hugh Boyd field #2)

EXISTING USAGE:				
Location	Fall/Winter	Spring/Summer	School Use	Total
Hugh Boyd 2	300 hours	0 hours	200 hours	500 hours/year
South Arm #4	300 hours	0 hours	200 hours	500 hours/year
<b>Totals</b>				<b>1,000 hours/year</b>
EXPECTED USAGE:				
Location	Fall/Winter	Spring/Summer	School Use	Total
Hugh Boyd #2	1,400 hours	1,100 hours	1,000 hours	3,500 hours/year
South Arm#4	1,400 hours	1,100 hours	2,000 hours	4,500 hours/year
<b>Totals</b>				<b>8,000 hours/year</b>





NORTH

1001

1007

1008

1112

1010

1010

1218

1010

1008

1008

1008

1008

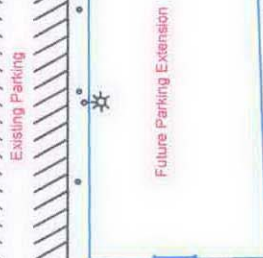
OSMOND AVE

FRANCIS RD

MAP 1

BOYD

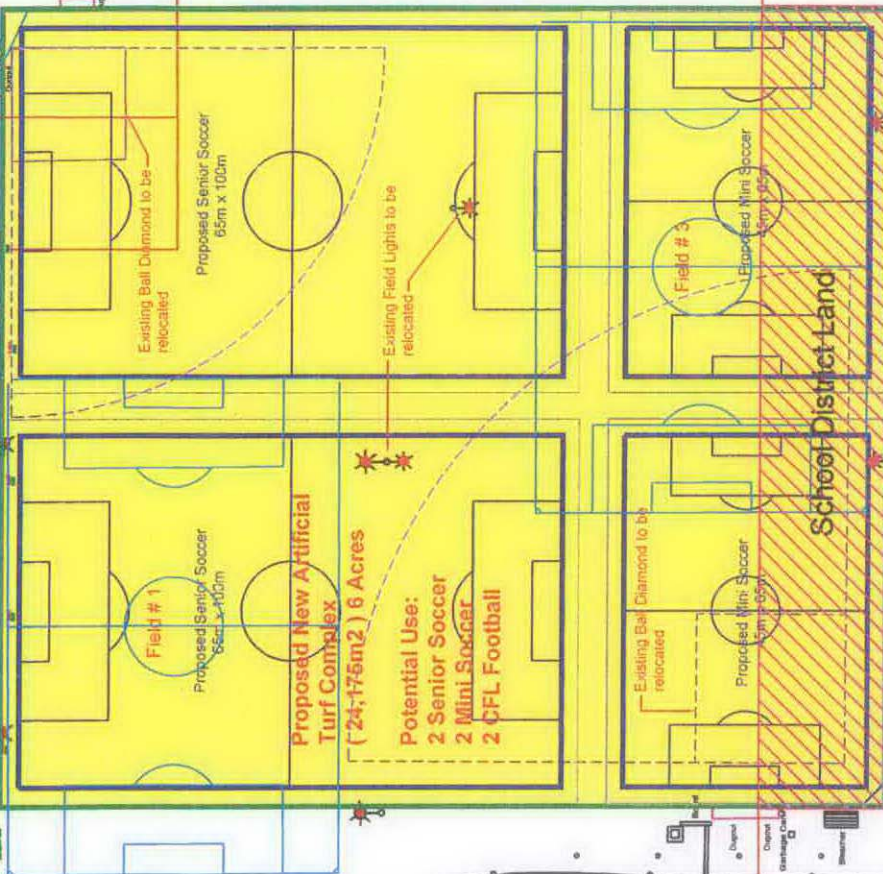
NO 1 RD



Future Parking Extension



Existing Parking



Proposed New Artificial Turf Complex  
(24,175m<sup>2</sup>) 6 Acres

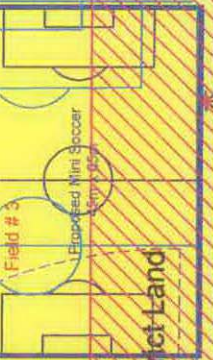
Potential Use:  
2 Senior Soccer  
2 Mini Soccer  
2 CFL Football

Proposed Senior Soccer  
85m x 100m

Field #1

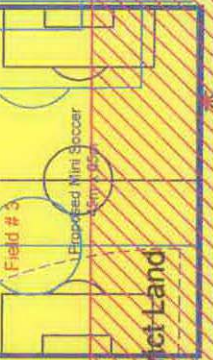
Proposed Senior Soccer  
85m x 100m

Field #2



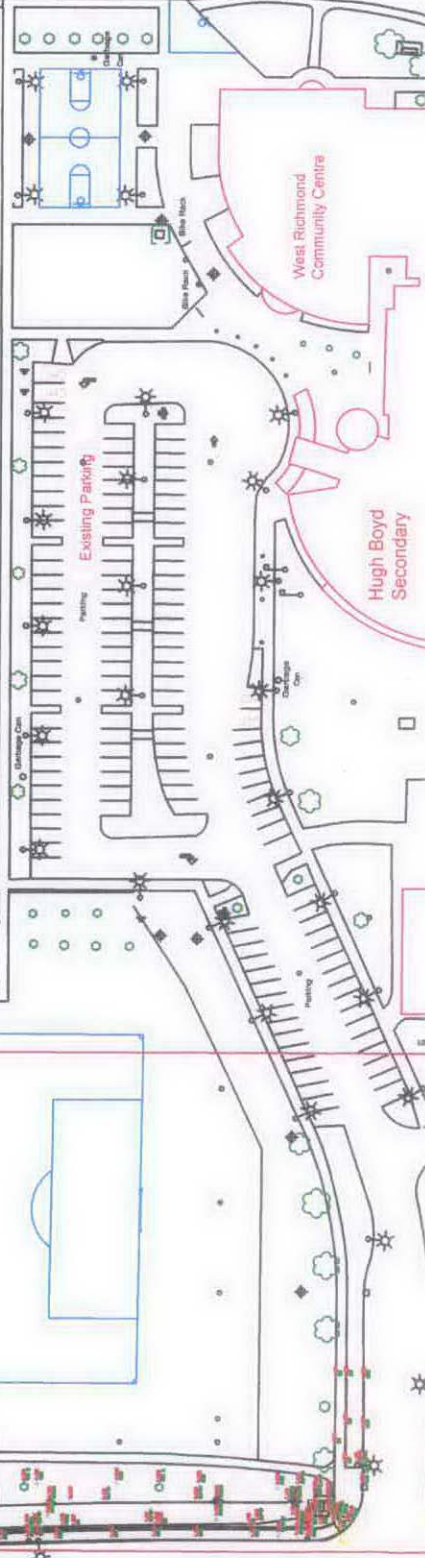
Proposed Mini Soccer  
45m x 65m

Field #3



Proposed Mini Soccer  
45m x 65m

Field #4



West Richmond  
Community Centre

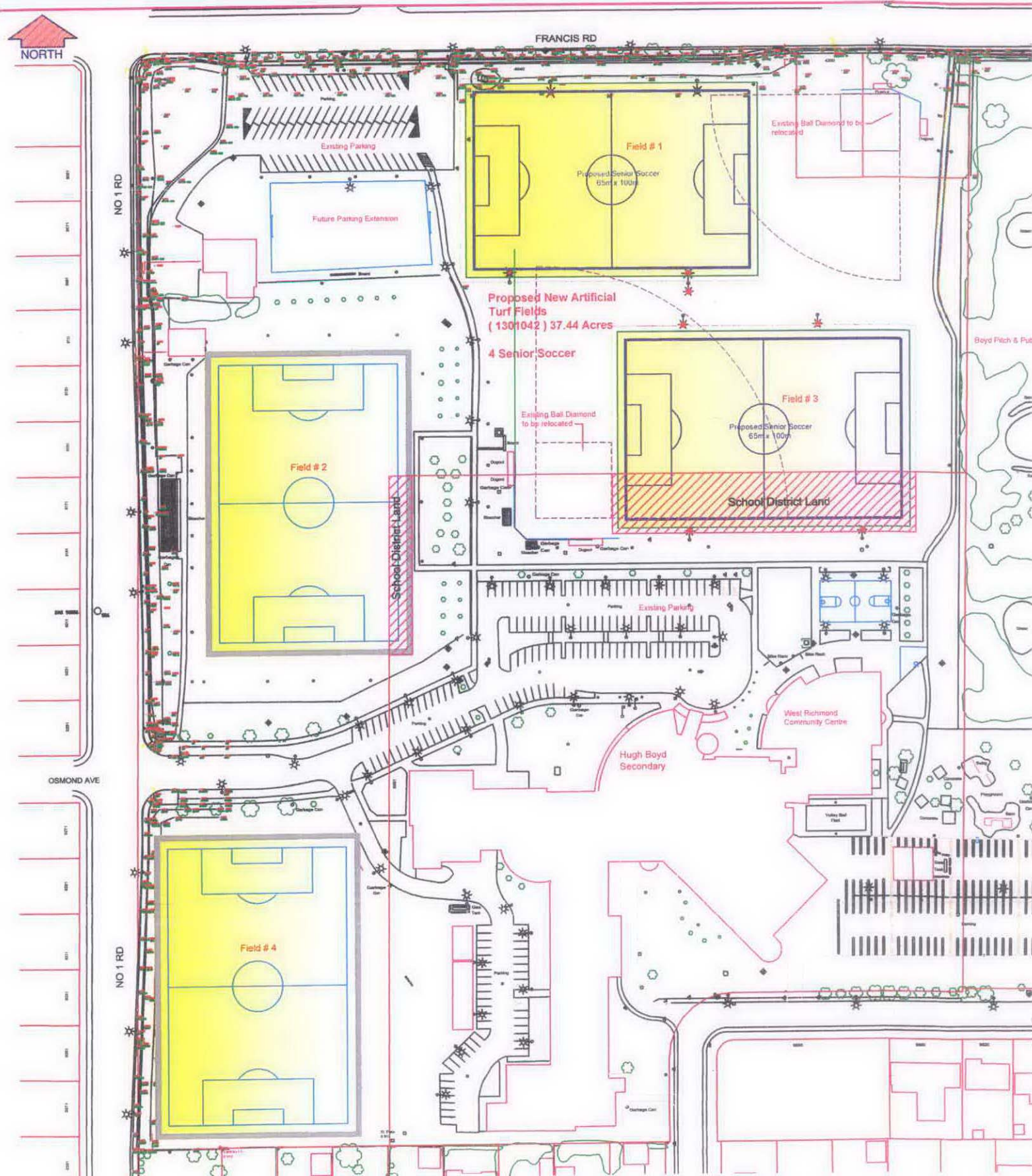
Hugh Boyd  
Secondary

Existing Parking

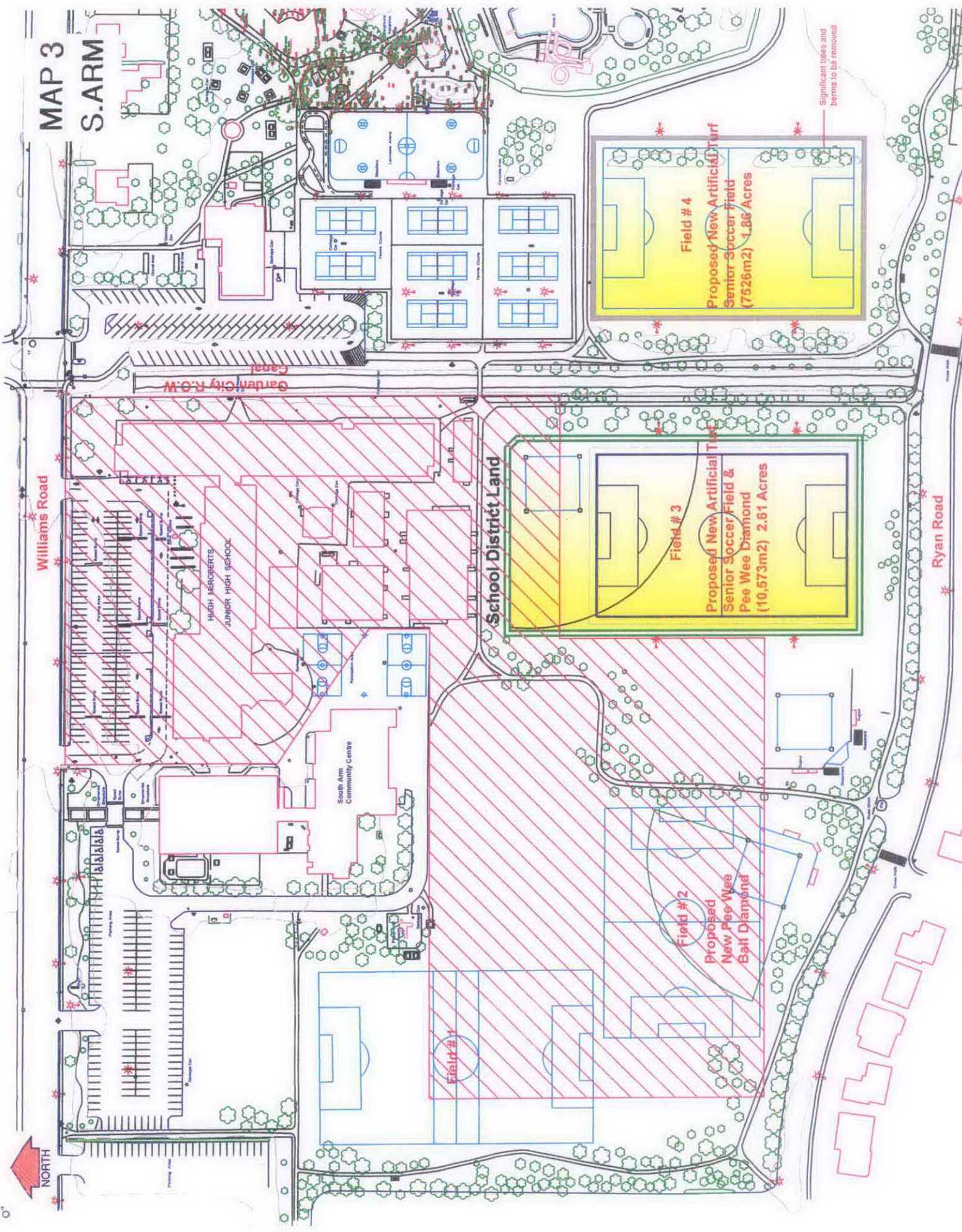
Garage



MAP 2  
BOYD







# MAP 3 S.ARM

Williams Road

HIGH McROBERTS  
JUNIOR HIGH SCHOOL

South Arm  
Community Centre

School District Land

Ryan Road

Field #4  
Proposed New Artificial Turf  
Senior Soccer Field  
(7526m2) 1.66 Acres

Field #3  
Proposed New Artificial Turf  
Senior Soccer Field &  
Pee Wee Diamond  
(10,573m2) 2.61 Acres

Field #2  
Proposed  
New Pee-Wee  
Ball Diamond

Significant trees and  
berms to be removed

NORTH



WAD A

Stimulus

Proposed New Artificial Turf  
1 Senior Soccer Field &  
2 Ball Diamonds  
(14,244sqm2) 3.70 Acres

Field #2

South Arm  
Community Centre

Field #2

Significant trees and  
terms to be removed



Cambie Road

Jacobs Road

School District Land

Cambie Secondary

Proposed Artificial Turf  
Complex  
30,104m<sup>2</sup> ( 7.43 Acres )

4 Senior Soccer Fields

Proposed Senior Soccer  
65m x 100m

Field # 2

Proposed Senior Soccer  
65m x 100m

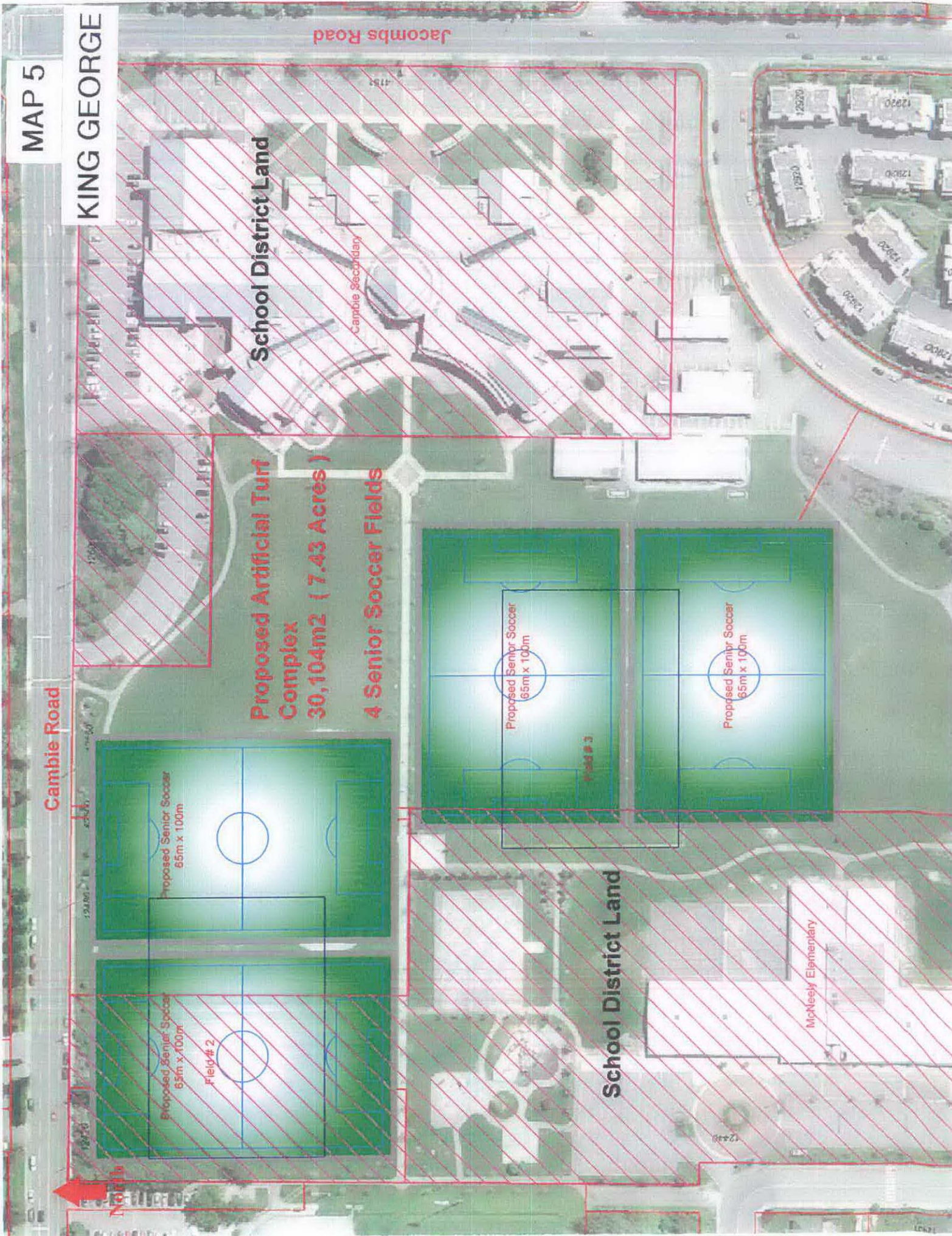
Proposed Senior Soccer  
65m x 100m

Field # 3

Proposed Senior Soccer  
65m x 100m

School District Land

McNeely Elementary





# MANOAH STEVES

## MAP 6

SPRINGFORD AVE

NORTH

School District Land

Proposed New Bantam Diamond

Bantam (300'x100')

Major (600'x100')

Proposed New Artificial Turf  
4 Senior Soccer Fields  
(30104m<sup>2</sup>) 7.43 Acres

