

APPENDIX A

Artificial Turf Field

Project Update – Needs Assessment

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RESORT MUNICIPALITY OF WHISTLER

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Agenda

- Process Overview
- Needs Assessment
- Potential Future Phases
- Discussion and Questions

Process

- Recreation and Leisure Master Plan

- ✓ With relevant partners explore opportunities and feasibility to develop an indoor multi-sport publically accessible facility.
- ✓ Develop an additional grass or artificial turf rectangular field to reduce unsustainable wear on existing fields and meet growing demand.
- ✓ Continue to facilitate third-party sport training programs and lessons.

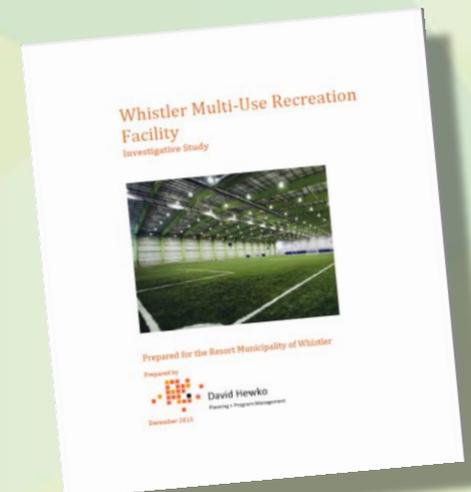
Process

- Recreation and Leisure Advisory Committee
 - ✓ October 9, 2014
 - Priority 1. Large indoor recreation facility feasibility and scoping study.
 - ✓ October 8, 2015 resolution
 - *That Recreation Leisure Advisory Committee, in consideration of the municipal budget process recommends four priorities - address indoor/outdoor sport fields; support park ranger program, improve upon dog issues in the community; and support reinvestment in the Meadow Park Sports Centre.*

Process

- Phase I

- ✓ Multi Use Recreation Facility Investigative Study (Q4 2015)
 - Explore indoor facility
 - Lead to exploration of an outdoor artificial turf facility
 - Includes order of magnitude costs
- ✓ Outcome – further investigate a full size outdoor artificial turf field with illumination



Process

- Phase II

- ✓ Facility Needs Assessment

- Validate assumptions
 - Inform the RMOW of the need for a facility
 - Confirm the type of facility required to meet these needs, or if these needs can be satisfied another way
 - Understand potential opportunities and issues
 - Inform decision making

- ✓ Phase II conclusion - Council update

- ✓ Potential Future Phases...

Process – To be Confirmed

- Phase III
 - ✓ Site Selection Process, Business Case Analysis, Environmental Considerations, Project Brief, Prelim Costing, Council consideration
- Phase IV
 - ✓ Design development, construction drawings, tender for construction, Council construction contract review and award
- Phase V
 - ✓ Construction

Needs Assessment

- Stakeholder Engagement
- Existing Fields Assessment
- Existing Use Characteristics
- Participation Trends
- Other Issues
- Key Findings
- ATF Projection
- Conclusions

Stakeholder Engagement

- Stakeholders

- ✓ WYSC, Adult Soccer, Co Ed Soccer, Women's Soccer
- ✓ Football, Ultimate, V-Ball, Rugby
- ✓ Whistler Slo Pitch, S2S Baseball
- ✓ SD48, WSL

- Interviews

- ✓ Pemberton Soccer
- ✓ District of Squamish
- ✓ Whistler Secondary Community School

- Questionnaire, meetings, other follow up

- Recreation and Leisure Advisory Committee updates

Existing Fields Assessment

- **Field Classification System**

- ✓ Class AA (artificial turf)
 - multi-use, field lighting, field house and/or washroom
- ✓ Class A (grass)
 - single use for soccer; ball diamond infield; good drainage, high quality turf; field house and/or washroom
- ✓ Class B (grass)
 - medium quality turf; multi-use with ball diamond infield; good drainage and surface; optional field house or washrooms
- ✓ Class C (grass)
 - lower quality turf, poor drainage, no support facilities
- ✓ Class D (gravel – all weather)
 - All weather field with lights

Existing Fields Assessment

- Myrtle Philip Lower (2)

- ✓ Class B
- ✓ Home of soccer
- ✓ Heavily used
- ✓ Some surface uniformity and drainage issues
- ✓ No wash or change rooms
- ✓ Parking issues

- Bayly Park gravel (1)

- ✓ Class D –
- ✓ Used primarily in spring and fall
- ✓ No change rooms

- High School (1)

- ✓ Class C
- ✓ Used mostly by SD48
- ✓ Surface uniformity, drainage and shade issues
- ✓ No wash or change rooms
- ✓ Parking issues

Existing Fields Assessment

- Myrtle Philip Upper (2)
 - ✓ Too small to rate
 - ✓ Used primarily by SD48
- Spring Creek School (1)
 - ✓ Too small to rate
 - ✓ Used primarily by SD48
- Meadow Park Ball Diamonds (2)
 - ✓ Class C
 - ✓ Some surface uniformity and drainage issues
 - ✓ Short outfield
 - ✓ No change room
- Spruce Grove Ball Diamonds (3)
 - ✓ Close to class A
 - ✓ Short outfield for some levels
 - ✓ 'Home' of baseball and slo pitch

Existing Use Characteristics

- Outdoor season typically late-May to mid-October
- Total soccer hours on municipal fields
 - ✓ Average approx. 1100 hrs annually
- Other rectangular users on municipal fields
 - ✓ Average approx. 350 hrs annually
 - ✓ Does not include SD48 hours
- **Comparatively**
 - ✓ Diamond field users Spruce Grove slo pitch and baseball – 1800 hrs
 - ✓ Meadow Park baseball – 450 hrs

Existing Use Characteristics

- Lower Myrtle Philip fields traditional “home” to soccer
 - ✓ Two fields offer flexibility and foster critical mass
 - ✓ At or very near capacity during peak seasons without SD48 use
 - ✓ Ongoing struggle to maintain field condition as demand exceeds turf’s ability to survive

Existing Use Characteristics

- Reduce use at Myrtle Philip
 - ✓ Season shortened by 2 weeks in October
 - ✓ Youth soccer dispersed hours and cut programs
 - Spruce Grove ball fields, Bayly Park
 - Pemberton, Squamish
 - Indoors
 - Reduced local hours
 - ✓ Adult soccer dispersed hours and capped number of teams
 - High School
 - ✓ Both Youth and Adult host fewer and less significant tournaments

Existing Use Characteristics

- Why not use other fields?

- ✓ Quantitative

- Too small
 - Lesser quality
 - Lack support facilities
 - May not be available

- ✓ Qualitative

- Lack of efficiency of effort for largely volunteer based organizations
 - Gear relocation/set up/take down inconvenience factor
 - Further complicate scheduling
 - Too small to create social critical mass

Existing Use Characteristics

- Snapshot - WYSC

- ✓ Largest soccer user with 500+ members
 - 5 -17 yo
 - 5 year trend – growth
 - 2 year trend – stable
- ✓ Books an additional 475 hours for indoor and out of town play
 - Indoor at schools and tennis centre October – May (330 hrs)
 - Travels to Pemberton and Squamish for training and rep league “home” games October - May (145 hrs)
- ✓ Rep teams
 - Linked to Lower Mainland winter schedule
 - 5 or 6 teams (18-20 players/team)
 - Play and train outside of Whistler



Other Issues

- More hours in current season
 - ✓ Limiting factors
 - Grass cannot sustain intensity of use
 - Lack of illumination
- Earlier season start and later finish
 - ✓ Limiting factors
 - Grass not ready to go until mid to late May, too wet in October
 - Lack of illumination
- Participation levels impacted by lack of hours
 - ✓ Youth and adult booking conflicts, limits
 - ✓ Reduced and capped programs
- Event ‘weather certainty’

Participation Trends - Local

- Soccer
 - ✓ Growth
 - WYSC grown 23% over last five years
 - Increase from 1 to 5 youth rep teams
 - Adult soccer now capped at 8 teams due to lack of field space
 - ✓ Whistler Secondary School Soccer Academy
 - ✓ Sea to Sky Soccer Academy (Vancouver Whitecaps)
 - ✓ Similar and consistent growth in Pemberton and Squamish
- Other “Rectangular Field” Sports
 - ✓ Football, Ultimate, V-Ball, Rugby
 - ✓ Athlete dry land training (WSL and others)
- Baseball & Slo Pitch
 - ✓ Growth and unmet demand
 - ✓ Slo pitch league capped due to lack of field space

Participation Trends – Non Local

- Lower Mainland region (includes Whistler)
 - ✓ Soccer growing faster than other regions of BC
- British Columbia
 - ✓ Less gender disparity than other provinces
 - ✓ Participation levels are increasing consistent with population growth rate
 - Not the same for other activities
- Canada
 - ✓ Next to swimming, soccer is the most participated sport by Canadian children 5-14 yo
 - ✓ Soccer #3 for older youth and adult
- Major League Soccer
 - ✓ Vancouver Whitecaps impact
 - ✓ Higher attendance at 2016 MLS Eastern Semi Final than 2016 CFL Grey Cup

Key Findings

- Locally, regionally and nationally the popularity of soccer is increasing.
 - ✓ Regionally, the popularity trajectory is thought to be positive
 - soccer's current popularity
 - relatively low cost to participate
 - gender equity
 - racial diversity
 - increased media profile
 - Canadian Women's National Team
 - Three Canadian Major League Soccer franchises

Key Findings

- There is real demand for additional local hours primarily in early and late season
 - ✓ A poorer weather and earlier darkness timeframe
 - ✓ Lengthen season from 21 to 35 weeks (40%)
 - ✓ Adult soccer is capped at eight teams
 - ✓ Youth soccer has reduced programs and moved activities elsewhere
 - ✓ Rep teams home fields are in Squamish
 - ✓ Late outdoor season start relative to the Lower Mainland or Squamish puts Whistler teams at a competitive disadvantage

Key Findings

- The Myrtle Philip fields are the preferred choice for soccer users
 - ✓ Size, two fields
 - ✓ Class B quality
 - ✓ Centrally located
- These fields are at or very near maximum use during peak times
 - ✓ Historically these fields have been overused
 - Horticultural standards; North Vancouver 250 hour limit
 - Soccer use has exceeded 500 hours
 - WYSC proactive in redistributing hours & reducing programs
 - ✓ Excluded from this are hours used by SD48 or casual 'pick up' use
 - ✓ Demand has been distributed elsewhere

Key Findings

- Other fields with capacity are not used for quantitative and qualitative reasons
 - ✓ Size, quality, ancillary facilities, convenience, volunteer effort, social
- Additional field space will be required to accommodate growth
- Diamond field bookings increasing; there is un-met demand
- Anecdotally there is un-met ice arena demand

ATF Projection

- Effectively lengthen season from 21 to 35 weeks (40%)
 - ✓ March 15 – November 15
 - ✓ 1350 additional hours
 - 250 prime time hours
- Illumination required to fully realize opportunity
- Provide an field-of-play standard comparable to and expected from most other jurisdictions
- Poor weather certainty

ATF Projection

- WYSC Snapshot – Transferred Hours

- ✓ Hours transferred from existing outdoor typical season
 - 420 hours from other fields (May-Oct)
 - Reduce wear, allow for growth or other users
- ✓ Hours transferred from indoor to outdoor
 - 120 of 330 hours
- ✓ Hours transferred from out of town to Whistler
 - 80 of 145 hours
 - Rep league players from Whistler (95) and Pemberton (50)
- ✓ Excludes hours transferred from other users



ATF Projection

- WYSC Snapshot - New Hours

- ✓ Extension of existing programming through longer season

- March 15 – May 15 = 125 new hours
- October 15 – November 15 = 105 new hours

- ✓ Realistic New Programming

- 135 hours
 - Whitecaps Rep & Development Program
 - Tournaments
 - Pro D Day camps

- ✓ Total New Hours

- $125+105+135 = 365$

- ✓ Excludes new hours from other users



ATF Projection

- **Projected Capital Costs**

- ✓ Full Size Artificial Turf Field with illumination and fencing \$3.2m
- ✓ Site servicing costs vary with location
 - Low \$1.0m
 - High \$3.0m
- ✓ Cost Range \$4.2m to \$6.2m
- ✓ Includes servicing for a change room/washroom building
- ✓ Excludes building construction

- **Projected Operating Costs**

- ✓ Depends how booking and hydro (lighting) handled
 - \$25,000 to \$35,000 (gross approx. \$20,000)
 - Users have expectation to pay rates comparable to Lower Mainland
 - Excludes life cycle turf replacement

Needs Assessment Conclusion

- Currently, participation levels are constrained by lack of hours
- Demand is anticipated to increase over time
- Demand is primarily but not solely focused on spring season
- A new facility would provide opportunities for other user groups and eliminate overuse issues

Other Considerations

- RLAC Nov 24, 2016 Resolution

- ✓ *That RLAC support the expenditure of funds to complete more detailed analysis as outlined in Phase III with the outlook of construction in 2018.*

- RLMP – Key Findings

- ✓ *“Municipal assets play a strong role in providing easy access to recreation and sport, fostering lifelong activity participation, as well as developing athletes and sport. These are components of Whistler’s identity.”*

Next Steps

- Conclude Needs Assessment
- Consider Phase III in 2017 Budget Process
 - ✓ Determine suitability of potential sites
 - High School
 - Meadow Park
 - Spruce Grove
 - Myrtle Philip lower
 - Cheakamus Crossing
 - ✓ Each location has its unique challenges and opportunities
 - Ownership
 - Fit
 - Site Services (water, sewer, electrical, communications)
 - Weather
 - Lighting
 - Parking
 - Proximity
 - Development Costs

Phase III Scope

- Matrix of site issues for comparative analysis
- Preliminary layout drawings
- More detailed cost information
- Artificial turf environmental considerations
- Consider findings and determine next steps

Artificial Turf Field Needs Assessment

- Questions and Discussion