

## ADMINISTRATIVE REPORT

<b>TO:</b> Shane Bourke, City Manager	<b>DATE:</b> October 10, 2023
<b>FROM:</b> Dan Lemieux, Chief Public & Protective Services Officer	<b>MEETING:</b> Public & Protective Services Committee
<b>REPORT WRITER:</b> Stephanie Cajolais, Recreation & Culture Executive Director	
<b>SUBJECT:</b> Proposed Recreation Facility Site Options	

### RECOMMENDATIONS

That Council select preferred site layout(s) for the proposed recreation facility to guide the public engagement program.

### PREVIOUS COUNCIL / COMMITTEE DIRECTIONS

At the April 17, 2023, City Council meeting, the following motions were passed:

“Council approve the Avondale site as the proposed selection for the soccer dome facility.”

“Council direct Administration to bring back the cost to complete the road out to 116 Avenue, as well as to service the future sites, to the appropriate Standing Committee.”

At the April 3, 2023, City Council meeting, the following motion was passed:

“Council approve in principle funding of up to \$10M, through debenture, for an indoor recreation facility”

At the March 28, 2023, Public & Protective Services Committee meeting, the following motion was passed:

“Committee recommend Council approve the Smith lands for the indoor recreation facility to enable preparation of more detailed budgeting, design and project planning commencement.”

At the January 31, 2023, Public & Protective Services Committee meeting, the following motions were passed:

“Committee recommend Council endorse the Avondale High School Site for a future indoor multi-use and recreation facility.”

“Committee direct Administration to bring to Council additional detailed information on the items listed in the Framework.”

At the January 9, 2023, City Council meeting, the following motion was passed:  
“Council direct Administration to bring a report back to the appropriate Standing Committee on January 31 regarding Option 3 as suggested by the Swan City Football Club, including parking options.”

**BACKGROUND**

On January 9, 2023, the Swan City Football Club (Swan City F.C.) presented as a delegation to City Council regarding the impacts the demolition of the Leisure Centre will have on soccer and other sports in Grande Prairie. The Swan City F.C. proposed a multi-sport four season air structure located near the outdoor soccer fields that could be used for a variety of sports and activities. An air structure of the size that is being proposed (135,000 sq. ft.) requires approximately 4.5 acres of land, inclusive of parking. The dome ceiling, at it’s peak, is 82 feet above the pitch surface and is a full international sized soccer field which can be split into quarter fields utilizing nets.

The ideal facility would serve a diverse range of recreational and leisure needs including rugby, lacrosse, cricket, ultimate frisbee, fastball, football, and SCORES partners. Multiple stakeholders have indicated a willingness to operate the facility.

**ANALYSIS**

Administration prepared preliminary site plans for the proposed recreation facility, including parking lot layouts as shown in Attachment 1. All sites will require the parking lot to be designed in a manner that facilitates stormwater retention and controlled discharge to the public system. General points for consideration on each layout are summarized below:

<b><u>OPTION</u></b>	<b><u>LAYOUT CONSIDERATIONS</u></b>
<b>1 – Facility east of 105 Street (N-S Orientation)</b>	<ul style="list-style-type: none"><li>• Generally consistent with Avondale High School Sites Area Redevelopment Plan (ARP) concepts</li><li>• Minor building impact to adjacent residents anticipated</li><li>• Existing servicing assumed to be adequate with the inclusion of stormwater retention in the parking lot</li><li>• Discussion and cooperation with Grande Prairie Public School Division regarding land ownership required</li></ul>
<b>2 – Facility east of 105 Street (E-W Orientation)</b>	<ul style="list-style-type: none"><li>• Generally consistent with Avondale High School Sites ARP</li><li>• Allows for the future development of recreation amenities to the north of the proposed recreation facility</li><li>• Medium building impact to adjacent residents anticipated</li><li>• Existing servicing assumed to be adequate with the inclusion of stormwater retention in the parking lot</li><li>• Discussion and cooperation with Grande Prairie Public School Division regarding land ownership required</li></ul>

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**3 – Facility south of pickleball courts (E-W Orientation)**

- Location impacts existing ball diamond, practice field, proposed athletics developments, and existing parking lot
- No building impact to adjacent residents
- Storm and water servicing available with the inclusion of stormwater retention in the parking lot, sanitary services nearby but may require special considerations due to existing utility depths
- Discussion and cooperation with Alberta Infrastructure and Grande Prairie Public School Division regarding land ownership required; anticipate relocating existing private parking lot

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**4 – Facility north of pickleball courts**

- Location impacts two sport fields used for recreational rugby, football and soccer play, as well as the existing track and field amenities.
- No building impact to adjacent residents anticipated
- Facility site design will be more extensive and complex than other options to not negatively impact the future 105 Street extension and future development opportunities
- Storm and water servicing available with the inclusion of stormwater retention in the parking lot
- Appropriate sanitary servicing not readily available; off-site improvements and/or a lift station likely required.
- It is expected that this layout will increase public desire for the construction of the 105 Street extension in the near future
- Discussion and cooperation with Peace Wapiti Public School Division regarding land ownership required

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**5 – Facility south of pickleball courts (N-S Orientation)**

- Location impacts existing ball diamond, practice field, proposed athletics developments, and existing parking lot
  - No building impact to adjacent residents
  - Storm and water servicing available with the inclusion of stormwater retention in the parking lot, sanitary services nearby but may require special considerations due to existing utility depths
  - Discussion and cooperation with Grande Prairie Public School Division regarding land ownership required
  - Eliminates the option of realigning 112 Avenue in the future to improve 106 Street/112 Avenue intersection configuration and reduce concerns regarding laneway south of the old Composite High School site.
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**Relationship to City Council's Areas of Focus / Strategic Priorities**

This project aligns with Council's Strategic Priority of Quality of Life and the Focus Area of Active Lifestyle – encouraging and facilitating healthy individual and family lifestyles that are inclusive and affordable to residents.

**Environmental Impact**

Construction of any new structure requires an environmental mitigation plan specific to the project and site.

**Economic Impact**

It is anticipated that a facility of this size will support and grow the regional sport tourism sector, bringing an overall positive economic impact to the City.

## **Social Impact**

The social bonds that are created at community recreation centres help build strong, safe and inclusive communities; promote social interaction and foster civic pride.

The location of the proposed recreation facility will have a direct impact on Avondale residents; these impacts need to be balanced with the benefit provided to the region with the construction of this facility.

## **Relevant Statutes / Master Plans / City Documents**

[Avondale High School Sites Area Redevelopment Plan Bylaw C-1407](#) (2021)

[Grande Prairie Area Joint Recreation Master Plan](#) (2016)

Recreation and Culture Strategy (2023)

## **Risk**

There is a risk that the proposed build may not be considered a regional facility which may impact funding support offered by municipal partners.

There is a risk that unknown engineering challenges for the selected site will result in unexpected future servicing costs or impacts to the development within the ARP.

## **Alternatives**

1. Direct Administration to provide additional information.

## **STAKEHOLDER ENGAGEMENT**

Internal City departments including Corporate Facility Management, GIS, Information Technology Services, Planning & Development, and Engineering have been consulted in preparing this report.

The City engaged RC Strategies to conduct public engagement to further understand resident and user group perspectives regarding the proposed recreation facility. Engagement tactics will consist of two surveys, one for potential facility user groups and one for neighbouring residents of the proposed site. Additionally, two in-person community discussion sessions with neighbourhood residents and community sport and recreation groups will be facilitated, along with a stakeholder session. The Engagement program is scheduled for mid-October.

## **BUDGET / FINANCIAL IMPLICATIONS**

Site selection has no immediate budget or financial impacts to the City, although future site servicing costs should be considered when evaluating potential layouts.

There is limited servicing information available for the proposed facility locations; servicing requirements will be dependant on the site layout selected, with varying costs based on the scope of work required.

## **SUMMARY / CONCLUSION**

Administration recommends that Council select preferred site layout(s) for the proposed recreation facility to guide public engagement. The five (5) potential facility site layout options presented in this report have been developed through consultation with various City departments with consideration for the feasibility of the site development.

## **ATTACHMENTS**

Attachment 1 – Avondale Recreation Facility Site Options  
Attachment 2 – Avondale site land ownership