



Staff Report for Council Meeting

Date of Meeting: September 14, 2022

Report Number: SRPI.22.089

Department: Planning and Infrastructure

Division: Policy Planning

Subject: **SRPI.22.089 – Response to Motion - Indoor Soccer Facility**

Purpose:

The purpose of this report is to provide information in response to the Council resolution approved on April 13, 2022 regarding investigating opportunities and locations to build an indoor soccer facility in Richmond Hill and reporting back in Q3 of 2022.

Recommendation(s):

- a) That Staff Report SRPI.22.089 be received for information.
- b) That staff initiate a Feasibility Study in 2022, including associated site planning, parking study and public consultation, to determine options to facilitate the installation of a new indoor soccer facility in Richmond Green.
- c) That funding in the amount of \$400,000.00 be approved for use in 2022 to facilitate the execution of item (b) above.
- d) That staff prepare a design project with appropriate budget in the proposed 2024 Capital Budget requests to facilitate a new indoor soccer facility in Richmond Green.

Contact Person:

Michelle Dobbie, Manager, Park and Natural Heritage Planning, extension 2467

Donald Hearn, Director, Recreation and Culture, extension 2503

Nick Kalyvas, Director, Facility Management, extension 2522

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Darlene Joslin, Interim City Manager

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All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

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Background:

On April 13, 2022 Council passed the following resolution regarding investigations related to the development of an indoor soccer facility:

“That staff continue to investigate opportunities and locations for indoor soccer facilities and report back in Q3 of 2022.”

The following report provides information on the need and facility requirements for this type of indoor recreational facility, a recommended location, and the process and timing for the development of a new indoor soccer facility.

Need and facility requirements for a new Indoor Soccer Facility:

The 2021 public survey conducted for the Parks, Recreation and Culture Plans determined that approximately 11% of the households in Richmond Hill participate in indoor soccer. This number is likely to see a modest increase due to the Canadian Men’s National Teams success qualifying for the 2022 FIFA World Cup and with Canada (Toronto) selected to co-host the 2026 FIFA World Cup.

Current facility utilization data indicates that the existing indoor turf field supply in Richmond Hill is under pressure and operating at near capacity. Presently, during prime time hours (5:00 pm to 11:00 pm weekdays and 9:00 am to 6:00 pm Saturdays and 9:00 am to 11:00 pm Sundays) 96% of the availability is utilized. Staff note that there are 34 different permit requests representing a request for 60 hours of prime time space that cannot be accommodated within our existing indoor soccer facilities.

With regard to indoor artificial turf fields, the Parks Plan and Recreation and Culture Plan Key Directions Report, which was endorsed by Council on March 9, 2022, recommends that the City:

16. Confirm the location for an indoor artificial turf field, including engaging sports field users if needed, and advancing an implementation strategy.

Both the Richmond Hill Soccer Club and the Oak Ridges Soccer Club have confirmed to staff and Council that they are in support of an additional year round indoor soccer facility.

In order to provide additional indoor soccer space required to accommodate demand, the City requires a year round FIFA-sized artificial turf field with a surrounding structure that has seating and is fully air conditioned. The facility should also include amenities such as a club house with staff office space, storage and public washrooms/change areas as well as sufficient parking to accommodate facility users.

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Location for a new Indoor Soccer Facility – Richmond Green:

Staff have further reviewed the 5 locational opportunities outlined in the April 13, 2022 report, along with existing parks that have senior soccer field facilities within them and determined that the site that best meets the land and site requirements for a new indoor soccer facility is Richmond Green (see Map 1).

Richmond Green is home to two artificial turf, FIFA sized soccer fields. Both fields are located immediately beside each other. A seasonal bubble is erected and dismantled each spring and fall over the east turf field. The west turf field is uncovered and therefore only available for outdoor seasonal play.

The following land and site requirements associated with siting a new indoor soccer facility can be met at Richmond Green, subject to moving certain existing facilities around and potentially adding or reconfiguring parking areas and a club house:

- Space to fit the playing area - a regulation FIFA soccer field is 105 metres by 68 metres. Richmond Green's west turf field, which is uncovered and therefore only available for outdoor seasonal play, meets these dimensions.
- Buffer area to adjacent residential lots - staff recommend providing a minimum 50 metre buffer to adjacent residential lots to mitigate the lighting and noise associated with an indoor soccer facility. A larger buffer would be required if a new facility interrupts any existing views. The interior area of Richmond Green where the west turf field is located is approximately 280 metres from the adjacent residential lots to the north.
- Space to fit comfort elements – an indoor soccer facility typically requires a drop off area, a club house with change rooms/washrooms, and additional parking (if found to be needed through the parking analysis). The area to the west of the existing west turf field, the space between the east and west turf fields, and/or the passive space to the north could be modified to accommodate these facilities.
- Mechanical support building and access to servicing – based on the City's OnPoint mapping system, existing water and stormwater lines appear to be located under the ring road to the north of the west turf field. The existing sanitary line appears to be located to the north of the east turf field under the ring road.

To provide a new indoor soccer facility in Richmond Green, the City has a number of options which need to be further investigated through a feasibility study which will include a parking analysis and public consultation process. Additional details related to the process and timing of completing these investigations are outlined in the following section.

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Process and Timing for the Development of an Indoor Soccer Facility at Richmond Green:

A feasibility study for the addition of a second indoor soccer facility at Richmond Green is recommended to be completed in order to deliver this project. The feasibility study will look at design options which include the planning of the proposed second indoor soccer facility and the provision of additional parking and club house requirements. Public consultation on the options will also be undertaken as part of this stage. This critical project phase will provide due diligence to identify and mitigate potential risks to the project and ultimately provide a functional and sustainable facility.

The scope of the feasibility study will include a parking study, servicing analysis, geotechnical investigation, topographic survey, tree inventory/preservation plan, public consultation, and building construction options. The new facility will also require additional utility and servicing requirements as well as a better understanding of site constraints to provide further refinement and understanding of project scope and costs.

It is anticipated that the addition of a second indoor soccer facility, adjacent to the existing air support structure, will increase traffic and parking needs at Richmond Green. This study will allow staff to review the options of either constructing the facility on the existing west field or shifting it in order to accommodate other required features (i.e. parking, turning circle, club house).

Furthermore, the feasibility study will investigate whether an air support structure or a traditional steel frame constructed facility would provide the most fiscally responsible strategy over the life of the asset. Considering that this facility will provide year-round usage, it may be advantageous to consider constructing a permanent steel structure. These types of structures require less operating costs due to the fact that they do not require a continuously operating fan to keep them inflated nor do they require annual set up and take down. It should be noted that while the upfront capital required for a steel structure is more costly, over the life of the asset this may represent a lower overall cost and one that provides a reduced environmental footprint.

Upon completion of the feasibility study, staff will report back on the option that best meets the needs of the facility users and provides for the most fiscally responsible option. The feasibility study report will also include a site rendering of what the facility will look like and its anticipated construction costs.

Public consultation will be undertaken using a similar process as the City typically undertakes for Park Master Plan projects. Staff anticipates that the public consultation process (virtual or in-person, depending on on-going pandemic restrictions) will be used to inform the public about the draft design concepts developed as part of the feasibility study, seeking input that will be used to inform the preparation of a preferred concept. The preferred concept will then be brought back to Council for consideration.

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Anticipated Project Work Schedule:

Below is an outline of the anticipated project schedule and will be refined as the project progresses.

October to December 2022	Retention of Feasibility Study Consultant
January to November 2023	Undertaking Feasibility Study (including Parking Study and Site Planning), and Public Consultation on draft Options
November 2023	Report back to Council on Study Recommendations
January 2024 to March 2024	Retention of Architectural/Engineering Design Services
March 2024 to October 2024	Schematic Design and Design Development
October 2024 to March 2025	Detailed Design
March 2025 to June 2025	Construction Tender and Award
June 2025 to September 2026	Construction

The above project schedule reflects a 48 month timeline for project initiation to completion. The estimated project duration is based on a compressed version of similar past projects undertaken by the City. This includes time required to complete site specific studies, public consultation, application of required permits, prequalification and retention of a general contractor, and delivery times for specialized construction materials and equipment.

In an effort to expedite the project schedule, staff are recommending that the feasibility study and its associated planning tasks (i.e. parking study, site planning, public consultation) be undertaken concurrently. Further efficiencies on timing will be taken advantage of throughout the project as it advances.

Project Costs

The budget required to undertake the feasibility study for the Richmond Green Indoor Soccer Facility (including parking study, site planning, public consultation) is being requested as part of this staff report in the amount of \$400,000.00. This will allow staff to initiate the project immediately upon approval. The design phase budget for this project will be put forth as part of the 2024 Capital Budget with the construction phase budget targeted for 2025.

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Project Approach

Staff note that this recommended approach will allow the City to:

- Demonstrate action and progress on the Parks, Recreation and Culture Master Plan's key directions and respond to the Council Motion to investigate opportunities to provide an indoor soccer facility;
- Demonstrate and practice due diligence in scoping and designing the project;
- Undertake an appropriate public consultation process;
- Deliver a compressed schedule that aligns with best practices and provides staff with the time to incorporate project planning and resource needs into Division work plans.

Financial/Staffing/Other Implications:

In order to begin the feasibility study in 2022, which will include a parking study, servicing analysis, geotechnical investigation, topographic survey, tree inventory/preservation plan, public consultation, and building construction options, funding in the amount of \$400,000.00 is required.

To fund these works, Council would need to approve additional budget funding in the amount of \$400,000.00 from the Parks and Recreation DC Reserve (\$250,000.00) and the Cash-in-Lieu Reserve Fund (\$150,000.00).

The balance of the works outlined in Staff Report SRPI.22.089 will be used to inform the City's Capital Forecast and the annual Capital Budget process.

Relationship to Council's Strategic Priorities 2020-2022:

Balancing Growth and Green

Providing indoor recreational facilities in response to demand aids the City in balancing growth and green by providing additional opportunities for residents to stay active. Furthermore, taking the time to undertake a feasibility study will allow the City to ensure that the least amount of earthworks and tree removals are required to design and construct the facility.

Fiscal Responsibility

Providing indoor recreational facilities through the initiation of a feasibility study is a fiscally responsible approach to ensuring the City's indoor recreational facilities are planned, designed, built and maintained effectively.

Sense of Belonging

Providing indoor recreational facilities in response to demand and ensuring an appropriate public consultation process aids in maintaining a sense of place within the community.

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Climate Change Considerations:

The way we plan and design parks and the facilities within them impacts the City's larger greenhouse gas (GHG) emissions and how vulnerable the City and its residents are to the impacts of climate change. The 2022 Parks Plan approved by Council on June 22, 2022 provides direction for a climate change lens to be applied to the development and redevelopment of parks including facilities like those noted in this staff report. For example, by considering the need for a club house and how to preserve as many trees as possible in the area where the new indoor soccer facility will be added, the impact of the urban heat island on residents using these facilities is mitigated. In addition, the interior lighting for the facility will be specified as LED lighting to aid in the City's energy conservation initiatives.

Conclusion:

This staff report has identified Richmond Green as a suitable location for an indoor soccer facility within Richmond Hill, including the timing of undertaking a feasibility study and associated public consultation, followed by designing and constructing such a facility. Given the information before staff at this time, commencement of the feasibility study can begin with Council's approval of funding in 2022/2023, followed by design in 2024/2025, and construction to commence in 2025.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Map 1 – Indoor Soccer Location at Richmond Green

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Report Approval Details

Document Title:	SRPI.22.089 Response to Motion - Indoor Soccer Bubble.docx
Attachments:	- Map 1_Indoor Soccer Facility Richmond Green_AODA.pdf
Final Approval Date:	Aug 25, 2022

This report and all of its attachments were approved and signed as outlined below:

Sybelle von Kursell - Aug 24, 2022 - 12:10 PM

Kelvin Kwan - Aug 24, 2022 - 4:16 PM

Gigi Li - Aug 24, 2022 - 5:21 PM

Darlene Joslin - Aug 25, 2022 - 10:27 AM