
TO: CITY MANAGER **DATE:** 2006 April 20

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: BYLAW TO FINANCE THE CONSTRUCTION OF AN ARTIFICIAL TURF SPORTS FIELD.

PURPOSE: To request Council to bring down a bylaw to appropriate funds from Capital Reserves to finance the construction of an illuminated artificial turf sports field at Burnaby North Secondary School.

RECOMMENDATION:

1. **THAT** a bylaw be brought down to appropriate \$2,675,000 (inclusive of 7% GST) from Capital Reserves to finance the construction of an illuminated artificial turf sports field at Burnaby North Secondary School as outlined in the attached report.

REPORT

At its meeting of 2006 April 19, the Parks, Recreation and Culture Commission received the above noted report and adopted the five recommendations contained therein.


for Kate Friars

DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

KF:tc

Attachment

PATC\COUNCIL\PK-BYLAW TO FUND BBY.NORTH ARTIFICIAL TURF FIELD.DOC

Copied to: Director Finance

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: BURNABY NORTH SECONDARY SCHOOL ARTIFICIAL TURF
SPORTS FIELD AND TRACK

RECOMMENDATIONS:

1. THAT the concept plan for an illuminated artificial turf sports field at Burnaby North Secondary School and the softball diamond in north Kensington Park as described in this report be approved.
2. THAT the expenditure of \$2,500,000 from the 2006 Provisional Capital Budget for the construction of an illuminated artificial turf sports field at Burnaby North Secondary School be approved.
3. THAT Council be requested to bring down a bylaw to appropriate \$2,675,000 (inclusive of GST) from Capital Reserves to finance the construction of an illuminated artificial turf sports field at Burnaby North Secondary School.
4. THAT an Agreement with School District 41 be entered into with respect to constructing and operating an illuminated artificial turf sports field largely on School District land at Burnaby North Secondary School.
5. THAT a copy of this report be forwarded to School District 41.

REPORT**BACKGROUND**

Existing grass soccer fields are often overplayed and are in marginal condition due to their age, level of use and inability to withstand play during the wet season. Adult men's and women's soccer, as well as other sport groups also continue to grow, creating demand for high quality facilities. Cliff Ave Youth Soccer, in particular, exclusively a north Burnaby club, is growing in large numbers due to their restructuring activity over the past few years. The addition of lights to sports fields creates significant additional playing time, further reducing the pressure on other local grass fields.

To: Parks, Recreation & Culture Commission
From: Director Parks, Recreation and Cultural Services
Re: Bby.North Secondary School Artificial Turf Sports
Field and Track

..... Page 2

To meet this demand an artificial turf sports field and track at Burnaby North Secondary School was proposed. Community sports groups including youth and adult soccer, youth field hockey and ultimate will benefit from the new field.

In late 2005, to determine if the Burnaby North Secondary School site was suitable, a feasibility study was conducted by a professional engineering firm with expertise in artificial turf projects, to assess geotechnical, utility and spatial issues through preliminary designs. It was determined that there were no major construction roadblocks presented by site conditions, however, a significant quantity of fill material would be generated with significant hauling and disposal costs. The options for fill removal versus use within city owned land was reviewed and the park land north of the school site was identified as a suitable location for both a future softball diamond and disposal of the fill material. It has been identified by the department's sports field master plan review that there is a significant shortage of adult softball diamonds in Burnaby.

In 2006, staff met with officials from School District Number 41 and a briefing memorandum for School Trustees was provided on the overall project, artificial field, track, parking lot, washrooms, and future softball diamond on a combination of school property and City owned land. The results of the discussions were very positive. Burnaby North Secondary School staff is excited about sharing the use of the artificial turf field that will be playable in all weather conditions. Several staff expressed concerns about the asphalt track, requesting a rubberized surfacing; however, asphalt surfacing is our standard. Given the request, staff will ensure the surface is designed so that a rubberized surface could be applied at a future date by the School Board.

Following discussions with the School District, a public open house was held at Burnaby North School on 2006 April 12, where the project was introduced to the community for comment. Comments received are included in this report.

DESIGN

The project will be constructed in two phases (Attachment #1). Phase one will include an illuminated 11,000 square metre turf mat infilled with a ground rubber and silica sand mix, a six-lane asphalt track at the perimeter of the field, bleachers, a perimeter fence, and pole mounted lighting fixtures. A 100 stall illuminated parking lot along with base preparation of the softball field will be included in phase one construction. The artificial turf field will be built level with no crown and will accommodate practice activity and games for soccer, field hockey and rugby.

Phase two of the project will include completion of the softball diamond, wheelchair accessible washrooms, pathways and day use picnic areas.

The preparation of construction drawings and specifications is well underway including Preliminary Planning Approval. It is planned to tender the project by the end of April with construction beginning in early June, pending Commission approval of the contract. It is anticipated the project will be completed by late October.

To: *Parks, Recreation & Culture Commission*
From: *Director Parks, Recreation and Cultural Services*
Re: *Bby.North Secondary School Artificial Turf Sports
Field and Track*

.....Page 3

SHARED USE AGREEMENT

Pending Commission approval of the project, a Sportsfield Agreement will be struck between School District Number 41, and the City of Burnaby on issues of shared use, tendering, construction, and maintenance obligations. A regular contribution toward maintenance costs by the School Board will be received. The division of school and community use will encompass year round daytime and evening use with school sports activity extending from 7:00 a.m. to 5:30 p.m. on school days and community use to 10:00 p.m. evenings, weekends and holidays.

PUBLIC CONSULTATION

A Public Open House was held on Wednesday, 2006 April 12 at Burnaby North Secondary School from 6:00 p.m. to 8:00 p.m. Notices were mailed in advance to residents immediately surrounding Kensington Park on Frances Street, Kensington Avenue and Curtis Street and to several league directors of sport groups. A total of 32 residents attended and 18 written comment sheets were received (Attachment #2). Of the 32 residents, 23 households were represented. Of the eighteen comment sheets received, one was not in support of the phase two softball field, and seventeen expressed either full support of the entire project or support with concerns or considerations suggested.

The concerns raised will be addressed through design and layout of elements within the project. Concerns that will be addressed in phase one include control of the parking lot and minimizing light reflection. The parking lot has a single point of entry that can be gated and the light poles will have the latest glare reduction technology available.

Of the concerns raised, most were attributed to the second phase of development in and around the softball field. A suggestion raised through discussions with residents is that an area of park land between Fell Avenue and the softball diamond be enhanced with accessible trails, benches, tables, and landscaping to offer the community additional passive park space options. This passive park space can become particularly useful to the adjacent senior housing facility. The opportunity to expand a trail east between the sports field and softball diamond to Hammar skjold Drive could complete a trail system around the softball field for residents to use. It is acknowledged that most of the woodland will be cleared to accommodate the softball diamond, but a diversity of restoration planting along the aforementioned path system would create a pleasant community trail loop and help buffer the visual impact of chain link fencing surrounding the sports fields. Opportunities for existing tree retention beyond the softball field boundaries will be explored. It was noted by several residents that there are undesirable activities occurring within the woodland area and that recreational programming will create a safer surrounding to the school. Suggestions pertaining to the softball field and surroundings will be pursued in the detailed design of the second phase of construction.

To: Parks, Recreation & Culture Commission
From: Director Parks, Recreation and Cultural Services
Re: Bby.North Secondary School Artificial Turf Sports
Field and Track

..... Page 4

FINANCING

The proposed 2006 Annual Capital Budget for Parks, Recreation and Cultural Services contains funding of \$2,500,000 for the construction of the artificial turf field. The proposed 2006-2010 Annual Capital Program has been adjusted accordingly to accommodate the increased cost of construction.

CONCLUSION

The advent of building artificial turf playing fields in Burnaby has proven to be very beneficial in terms of meeting field sport demand in all weather conditions, in eliminating or lowering land acquisition costs for such facilities by intensifying use and utilizing School District land, and in reaffirming the City's excellent relationship with the School District by sharing the use of high quality sports facilities. Constructing an artificial turf sports field at Burnaby North Secondary School and an adult softball diamond on park land north of the school will provide a significant cost savings in construction and offer higher quality sports venues to North Burnaby sports teams. The project will be phased over two years.



Kate Friars
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

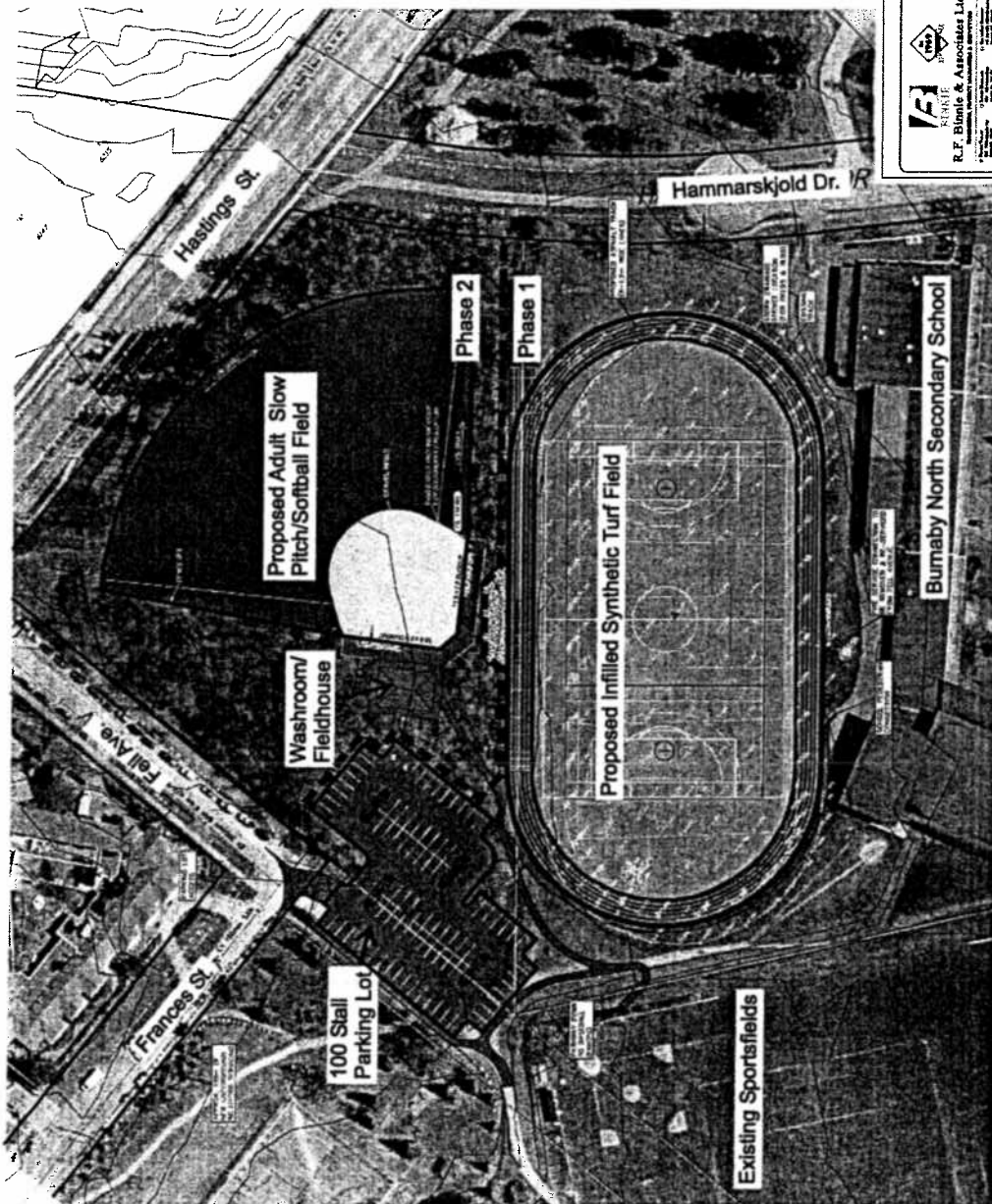
MB:RS:MH:TK:mb:hh

Attach. (2)

p:\hh\mb\Bby.northsecschool-artificialturf.doc

cc: Director Finance
Director Planning and Building

ATTACHMENT # 1



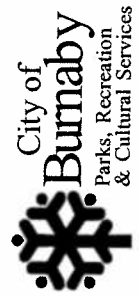
City of Burnaby - Parks, Recreation & Cultural Services
 Burnaby North Secondary School
 Burnaby North Synthetic Turf Field Complex
 Concept Plan
 Project No. 05328-C1
 Date: 05/2006

R.F. Blinck & Associates Ltd.
 15th Floor
 1000 Burrard Street
 Vancouver, BC V6Z 1G6
 Tel: 604-681-1111
 Fax: 604-681-1112
 www.rfblinck.com

park planning, design & development/AMB

Drawing: OP
 Date: April 18, 2006
 Scale: NTS
 Drawn: Layout SG

**Burnaby North Synthetic Turf Field
 Concept Plan**



#	COMMENTS
1	Looks like a great project with lots of potential for the school and sports community
2	A very welcome improvement. The track will be used extensively by the present people who walk & jog. With lighting it brings the place to life. I Can't wait to see the completion of the first phase.
3	1. Place a gate into the parking lot. 2. Make some grass area on Fell Street. Keep some of the trees. *Other than the above, I really like this proposal. Great!.
4	I am a neighbour and I think the parking lot should be gated (locked by 11pm - 7am). As now, there are many cars on occasions, that have camped overnight (people sleeping inside). Also, through the wooded area, bikers have made a bike trail, so they can fast track from Francis to Hammarskjold Dr, especially through rush hour. Some kind of service pathway, sidewalk, should still be allowed for around the oval, as bikers will continue to cut through. Also, along Fell, for the Hospital staff, patients and family, there should be a picnic area. Most hospital clients are in wheelchairs, and most green space around here is too hilly or not acessible. Also, can you fill in the ditches along the existing parking lot as you pave the new lot? (dangerous for small animals and wheelchairs / walkers).
5	I like the idea of this proposal. I believe it was about time that this area was developed. I still feel that the baseball leagues get a lot more attention than soccer. But I feel the Parks Board is heading in the right direction for our kids in North Burnaby.
6	I hope there will be enough benches / sitting areas around the softball field & the tracks for people to rest & enjoy the games.
7	The proposal looks good. I like the idea of having an artificial turf field & track here at Burnaby North.
8	I would personally say no because you are cutting down trees that are good for the environment. But it's really cool to have a baseball field but you never know if people use it. I would say Yes for the track because the students at Aubrey Elementry use it for track and field.
9	I find it better to practise on turf fields and I think that having a turf field would be a very good idea. The permanent lines are easier to see. I don't think they should cut down the trees to make a baseball field. The track lanes would be good for those who are involved in track and field. I really like the idea of changing the track.
10	I think they should change the field and track so it is easier and more comfortable to do sports, but they should not put in a baseball diamond because it is bad for the environment and it is a habitat for animals.
11	The Track & Turf field idea will be a fine addition to the community. I am sure Burnaby North High School will take much pride in their new track and get much usage.
12	I am impressed with the thought to planning process & environmental assessment.

#	COMMENTS
13	It seems like a good idea to have an artificial turf in North Burnaby, assuming the City has the money for it. I don't know if you are planning to put in any trees to block the view of the field from the local residents but if you do, please don't do what you did at the Broadway Urban Trail. Come back in a year and chop off all the branches in the bottom 6 - 8 feet of every tree.
14	I am looking forward to this upgrade as the area is under used because of the condition of the track during the raining season. This project will clean up the area as well & make it safer for the children at both BNSS & the community in general. (when the bushy area is cleared). One Suggestion: Please consider putting in the restroom facilities in Phase One. This will cut down on groups using the field from coming onto BNSS looking for restrooms.
15	I think the new grass surface is a great addition to the school I was however disappointed with the asphalt track. I was hoping to see a rubberized surface which I understand is quite expensive. How about community funding for track teams or the neighbourhood whould use it? Both my kids will be running on the track & it's important for joint protection that they have a soft surface to run on . Thank You.
16	Like it. Build More.
17	I am very impressed. I think it's a wonderful idea! Please send me a hand-out of the plan. Thanks.
18	<p>Major Concerns: - Spillover of lighting from fields / excess glow. - Noise at night. - Increased traffic / speed. - Unattractive or subpar design. Suggestions: - retain western portion of wooded area, along Fell Ave & northern edge of oval as quiet use. - Wheelchair / stroller / pedestrian friendly & accessible (exclude bikes). - access between n. edge of oval and proposed ball field. Parking Lot: - exclude vehicles after 10 pm & parking lighting turned-off. - Include attractive plantings / light poles to off set the black asphalt. - Plantings of trees, bushes around exterior to limit vehicles getting on to the turf field. -Provide bicycle parking / lock-up area, & cycling route map. Softball Field: - Spectator seating on west & east sides. -Fencing height. -Max. retention of large conifers / tree stump on north side. - Use retaining walls on N. side of field to save large conifers & graffiti-proof please!. - Lighting of fields, timing, minimize spillover/glow/glare, unobtrusive light poles in skyline, minimize "hum" of lights.</p>
18	<p>Oval: - fence heights to minimum, upgraded to rubberized surface for comfort of users. Washrooms: - Location to minimize loss of open area & near bicycle parking to increase surveillance. -Design that discourage graffiti. - Plantings to discourage vandalism, keep clean / quiet. - Locked after 10 pm. Garbage: - Thoughtful placement of garbage receptacles & frequent removal. Water Fountains: - Good water pressure, height, & ability to refill water bottles. Concerns: - Short lead time between notification & date of open house. -Not wide enough distribution of invitations. -Future opportunity to comment? Positive: -Good meeting location. - Appreciated Staff attendance & opportunity to discuss the plan at length.</p>