

# Medium Term Recreation Facility and Sports Field Plan

(Through 2015)

Approved by City Council July 17, 2007



**Northeast** – Clareview

**Southeast** – Meadows

**West** – Lewis Farms, Grange,  
Callingwood, Coronation, Johnny Bright  
Sports Park, and  
Fred Broadstock Outdoor Pool





# Table of Contents

Acknowledgements .....	1
Executive Summary .....	2
Section 1: Introduction .....	3
1.1 Introduction.....	3
Map 1: Proposed New and Expanded Multi-purpose Recreation Facilities.....	4
1.2 Goals and Objectives .....	6
1.3 Plan Development Process .....	6
Section 2: The Planning Context.....	12
2.1 Demographic Analysis and Population Forecasts .....	12
2.2 Implementation of the Recreation Facility Master Plan .....	12
2.3 10-Year Arena Capital Development Strategy (2009 – 2019) .....	13
2.4 10-Year Aquatics Capital Development Strategy .....	13
2.5 Leisure Trends and Best Practices.....	14
Map 2: Population Growth by Area .....	15
Section 3: Recommendations .....	17
3.1 Design Considerations .....	17
3.2 Geographic Planning Area Considerations.....	18
3.3 Recommendations by District Activity Park .....	19
Map 3: Medium Term Recreation Facility and Sports Field Plan .....	20
3.3.1 Clareview District Activity Park – Suburban Northeast Planning Area .....	21
Map 4: Clareview District Park Concept Diagram .....	24
3.3.2 Meadows District Activity Park – Suburban Southeast Planning Area .....	25
Map 5: Meadows District Park Concept Diagram.....	28
3.3.3 Lewis Farms District Activity Park –West Planning Area.....	29
Map 6: Lewis Farms District Park Concept Diagram.....	32
3.3.4 Grange District Activity Park – West Planning Area .....	33
Map 7: Grange District Park Concept Diagram .....	35
3.3.5 Callingwood Park – West Planning Area.....	36
Map 8: Callingwood Park Concept Diagram .....	37
3.3.6 Johnny Bright Sports Park – West Planning Area .....	38
Map 9: Johnny Bright Sports Park Concept Diagram.....	40
3.3.7 Coronation Park – West Planning Area.....	41

Map 10: Coronation Park Concept Diagram .....	43
3.3.8 Fred Broadstock Outdoor Pool – West Planning Area .....	44
Section 4: Facility, Sports Field, and Park Components .....	45
4.1 Indoor Pools – Aquatic Facilities .....	46
4.2 Fitness Centres .....	48
4.3 Gymnasia .....	49
4.4 Multi-Purpose Spaces .....	50
4.5 Indoor Rinks – Ice Pads .....	51
4.6 Support and Other Services .....	52
4.7 District Activity Park – Outdoor Spaces .....	533
4.8 District Activity Park - Sports Fields.....	54
Section 5: Implementation and Cost .....	56
5.1 Capital and Operating Costs .....	56
5.2 Developing and Assessing Partnerships .....	57
5.3 Funding the Plan .....	58
Table 1: High Level Capital Cost Projections (to 2015)* .....	61
5.4 Cost Reduction Options.....	62
Appendices .....	63
Appendix A: Executive Summary of Public Involvement Research.....	64
Appendix B: Executive Summary of Community and Stakeholder Feedback .....	68
Appendix C: Preliminary Site Analysis of West Multi-purpose Recreation Centre.....	70

# Acknowledgements

Thank you to everyone who participated in the meetings and workshops.

Your time and involvement is very much appreciated.

Thank you to the Community Advisory Committees for each geographic area (Clareview – Northeast, Meadows – Southeast and West), the Steering and Coordinating Committees, Project Support and Project Teams for providing guidance, advice, information and feedback on the process and content of the Medium Term Recreation Facility and Sports Field Plan.

**Project Sponsor: Roger Jevne**

**Project Managers and Coordinators:**

Clareview - Teresa Miller-Grayston and Dave Cross

Meadows - Debbie Cashion-Kalinowski and Gary Chung

West – Barb Ireland, Mike Kuntz, and Shona Schleppe

**Community Advisory Committees:**

Clareview Advisory Committee

David Dodge  
Reg Gardener  
James Frank  
Lorraine Jex  
Roland Provost  
Paul Schmidt  
Jennifer Wilde  
Brenda Schmidt

Meadows Advisory Committee

Bruce Andrusiak  
David Bai  
Joan Kirillo  
Al Long  
Kathleen Mahe  
Margaret Oseen  
Gary Stevenson  
Ken Starling  
Marc Tremblay

West Advisory Committee

Pat Elliot  
Dave Embury  
Rick Halisky  
Corwin McCullagh  
Chris Nelson  
Joleen Schmitt  
Sheila Smith  
Rob Sharman  
Wojtek Wojcicki

**City of Edmonton Coordinating and Steering Committees, Project Support and Project Teams:**

Coordinating Committee and Project Support

Rob Smyth  
Roger Jevne  
Carol Watson  
Carol Belanger AAA  
Frank Gasparik

Paul St. Arnaud  
Tania Way  
Kevin Dieterman AALA  
Todd Brooks  
Peter Alexander

Brad Badger  
Rob Marchak  
Dave Howell  
Brian Oakley AAA  
Laura Robb

Clareview Steering Committee and Project Team

- Dwayne Edge
- Harry Oswin
- Barbara Ursaliak
- Gordon Stewart
- Chris Power

Meadows Steering Committee and Project Team

- Doug Kirchner
- Susan Coward
- Jay Row
- Shelley Kwong
- Laura Shewchuk
- Chris Power

West Steering Committee and Project Team

- Dale Ehrman
- Andy Tymkow
- Donna Hinchey
- Cindy Davies
- Mike Kinsman
- Chris Power

# Executive Summary

What distinguishes the great cities of the world? Certainly not just the size of the office towers, or the number of people who call it home. Quality of life, expressed by its citizens through recreation, arts and culture helps to define the great cities we enjoy.

Recreation is important to society – not just to individuals for personal enjoyment – but also to create and sustain a quality of life for residents and visitors alike. We want to give our children quality experiences – whether participating on a team, listening to a concert or enjoying a sunny afternoon in a park.

People are drawn to cities – to live, work and play – by the availability of quality social, cultural and recreational opportunities. The diversity and availability of a range of opportunities distinguishes *great* cities from average cities.



For decades, people have moved to Alberta - and to Edmonton - seeking jobs and opportunity. People have *stayed* because of the unparalleled quality of life here; the combination of affordability, accessibility and adventure. Edmonton is a diverse city, rich in arts and culture, strong

in sports and recreation, and bold in its vision for the future. Whether citizens live in mature neighbourhoods or new areas access to recreation facilities and leisure opportunities is important.

Of course, there are health and wellness benefits associated with recreational amenities. We know that active living improves health, reduces reliance on the medical system, and strengthens families and communities.

In 2004, City Council approved a 10-year Recreation Facility Master Plan, outlining the facilities and priorities for Edmonton's neighbourhoods. This is a broad, overarching document that helps people understand the City's existing facilities, population projections and forecasts for the future. Similarly, the Urban Parks Master Plan, approved in 2006, provides guidelines and priorities for parks and sports fields in Edmonton. Together, these two documents set a long-range plan for developing and maintaining parks and amenities for Edmontonians.

This report, the Medium Term Recreation Facility and Sports Field Plan, provides more specific analysis on three priority areas of Edmonton – northeast, southeast and west. The report identifies the existing stock of facilities and amenities, and describes the community's priorities for future amenities, together with a Department perspective that factors the City's total inventory and overall demands.

The plan serves to outline, in greater detail, the medium term facility and park improvements that are recommended for neighbourhoods in the three geographic areas.

# Section 1: Introduction

## 1.1 Introduction

Thanks to a strong tradition of investment, Edmonton is served by a broad range of parks and public recreation, leisure and cultural facilities. Ice rinks, pools, gymnasiums, golf courses, sports fields, heritage sites, recreation centres and other City of Edmonton facilities and parks give Edmontonians and visitors places to gather, relax, build healthy bodies and enjoy leisure pursuits. Recreation facilities and parks serve as community hubs, bringing people together in welcoming, inclusive and vibrant settings where they can build relationships, meet friends, and have fun. These first-class facilities and parks also help attract national and international events.

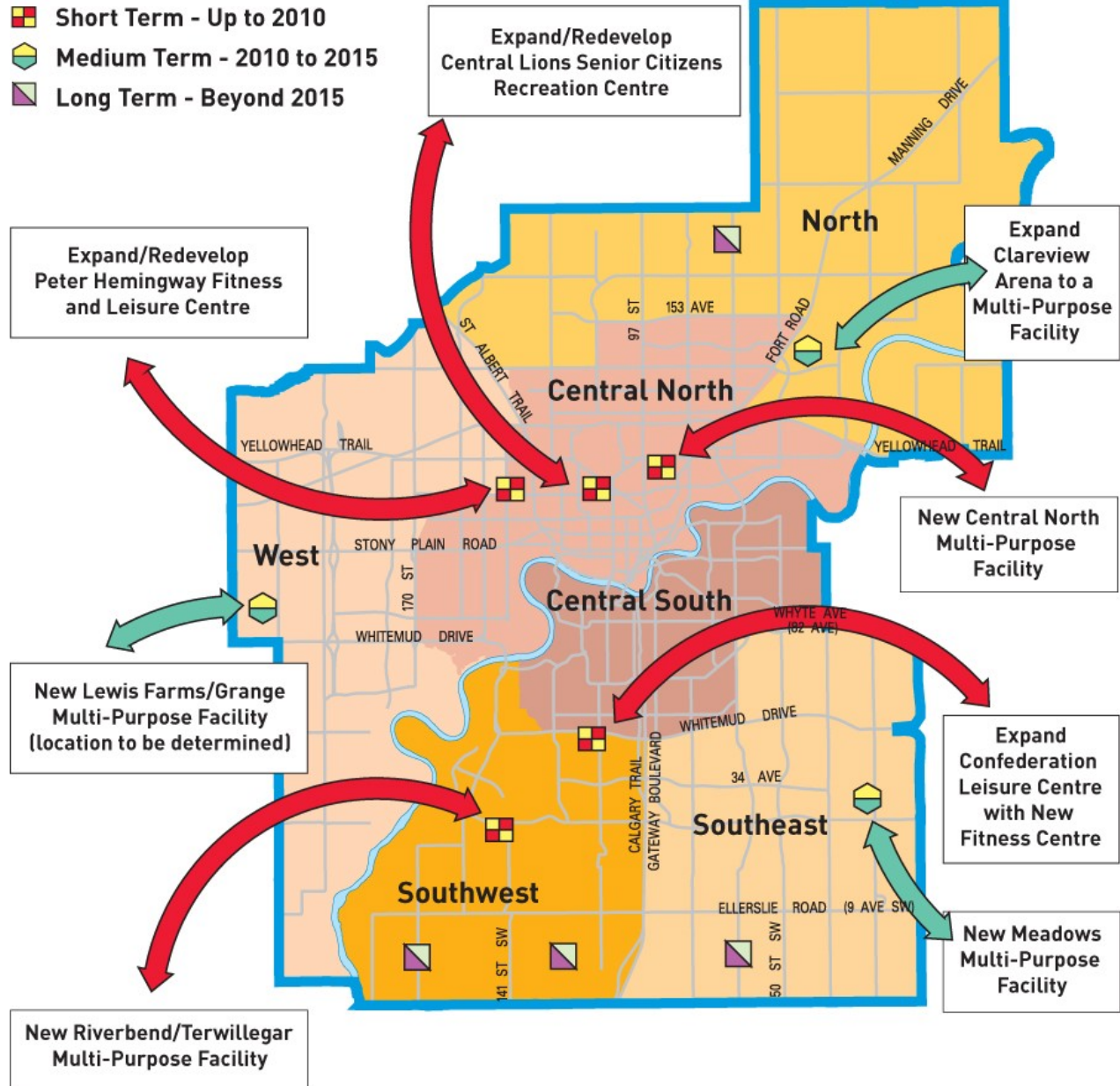


The City of Edmonton Recreation Facility Master Plan lays out a roadmap for ensuring that future citizens enjoy these same benefits. Approved by City Council on August 31, 2004, the Plan provides a focused and strategic vision for meeting public recreation, leisure and cultural facility needs until 2015. Map 1 presents a composite picture of the new and redeveloped multi-purpose recreation facilities recommended to the year 2015. Recognizing that City facilities are aging and were originally built to serve a smaller population, the Recreation Facility Master Plan includes a recreation facility model to guide future development, including the need for new multi-purpose recreation facilities in the medium term of the plan (2010 – 2015). The Urban Parks Management Plan approved by City Council in June 2006 guides the future acquisition, design, construction, maintenance, preservation and animation (use) of City parks, river valley and natural areas. The parkland classification system guides the City and its community and school partners to ensure that the park system accommodates a variety of recreation needs.



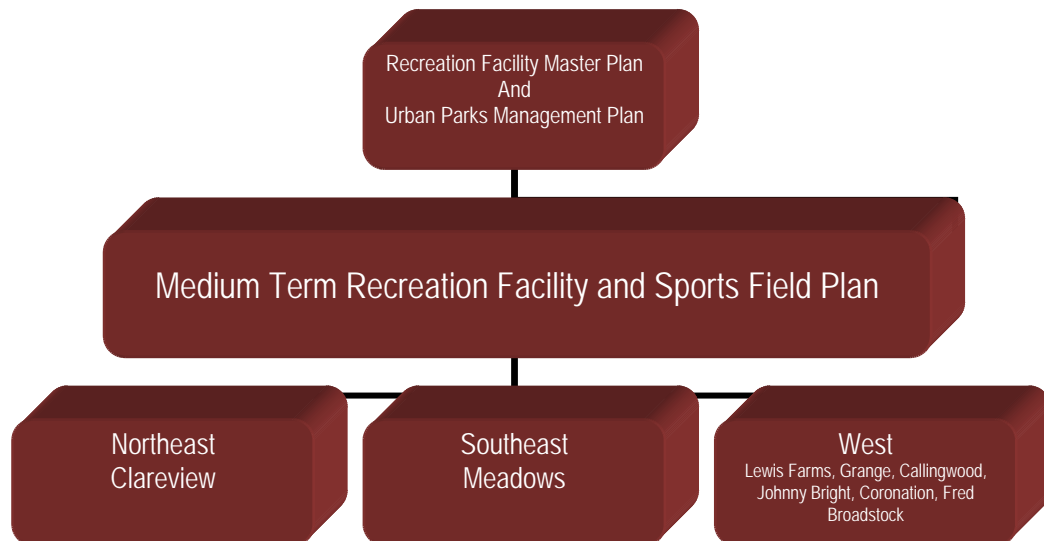
Map 1: Proposed New and Expanded Multi-purpose Recreation Facilities

## Proposed New and Expanded Multi-purpose Recreation Facilities





In short, these important documents provide coordinated, Council-endorsed frameworks for making the best use of Edmonton's resources to address the City's dual challenge of aging infrastructure and rapid growth. Together these two guiding documents provide strong direction for the development of recreation facilities and parks.



With Edmonton's landscape rapidly changing and the city experiencing strong economic and population growth; City Council supported the need to create plans for medium term recreation facility and sports field development in three geographic areas. In July 2006 Council approved the development of Recreation Facility and Sports Field Plans for Clareview - Northeast, Meadows – Southeast and West Edmonton. These three plans have followed an integrated, parallel process that has considered the needs for each geographic area as well as city wide needs and perspectives.

The Medium Term Recreation Facility and Sports Field Plan combine three geographic plans into one plan that sets the direction for recreation facility and sports field development over the next several years for these three geographic areas. The Plan identifies the City's priorities and community needs for recreation facilities and sports fields in accordance with the Recreation Facility Master Plan (RFMP) and the Urban Parks Management Plan (UPMP) on District Activity Parks. The Plan also identifies partnership opportunities and funding strategies.



The Medium Term Recreation Facility and Sports Field Plan recommend the development of multi-purpose recreation facilities and District Activity Parks that respond to geographic areas with populations ranging from 40,000 to 80,000 people. The recommendations are designed to integrate a wide variety of recreation interests and skill levels, respond to the needs of all ages and abilities and are intended to contribute to a sense of community. Relevant to the needs of the community, the facilities and parks incorporate multiple indoor and outdoor components and support both structured, organized and informal, unstructured activities. District Activity Parks emphasizes active spaces that accommodate high

schools, major recreation centres and a massing of sports fields that create a balance between open space requirements and facility land requirements.

The three geographic areas of the city included in the Medium Term Recreation Facility and Sport Field Plan are:

**Clareview** – Suburban Northeast Area that for the purposes of this Plan includes the area from 118 Avenue to 167 Avenue and 82 Street to the river and focuses on the Clareview District Activity Park;

**Meadows** – Suburban Southeast Area that for the purposes of this Plan includes the area north of Anthony Henday, west of the city limits, east of Calgary Trail and south of Whitemud Drive and focuses on the Meadow District Activity Park; and

**West** – Suburban West Area and portions of Central North that for the purposes of this Plan includes the area south of Yellowhead Trail to the river and west of 121 Street to the city limits. This geographical area focuses on five District Activity Parks in the west end including Lewis Farms, Grange, Callingwood, Johnny Bright Sports Park and Coronation Park, as well as Fred Broadstock Outdoor Pool.

## 1.2 Goals and Objectives

The goal of the Medium Term Recreation Facility and Sports Field Plan is to **ensure that public recreation spaces and places are accessible, welcoming, and respond to community needs and resources.** The Plan defines the recreation facility and sports field priorities based on community needs and approved policy direction for district multi-purpose recreation facilities and sports fields in three geographical areas of the city.

The Medium Term Plan's objectives include the development of multi-purpose, integrated, district-level facilities, sports fields and District Activity parks that play a role as community hubs. The Plan also identifies and encourages the development of partnership opportunities and proposes an implementation and cost plan for these facilities, sports fields and District Activity Parks.



## 1.3 Plan Development Process

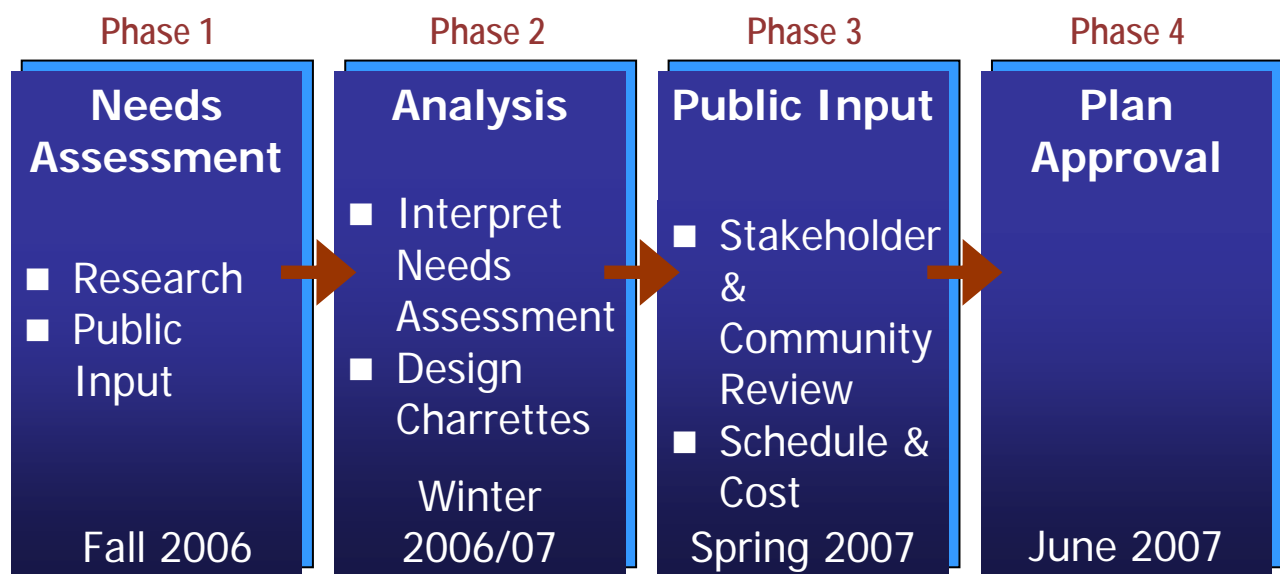
The development of the Medium Term Recreation Facility and Sports Field Plan followed the process outlined in the Recreation Facility Master Plan. This process outlines that all new and re-developed facilities being recommended require programming and conceptual planning studies to occur at least two years in advance of construction. Each planning study involves an assessment of needs, conceptual designs and public review/input.

Consultation with the citizens of Edmonton is an important component throughout the development of this Plan. The Public Involvement Plan identified that citizens and stakeholders would be consulted during both the needs assessment phase and the review of proposed recommendations phase of the project. A variety of methods were used to advertise these opportunities including invitations to schools, community leagues, area councils, sport, recreation, social service, cultural, special needs, senior and youth-serving organizations. The City of Edmonton also ensured that an extensive notification of these opportunities was advertised. Information ads were placed in three Edmonton newspapers, on the

City of Edmonton web site, on road signs, as well as through a variety of newsletters produced by umbrella organizations.

Community Advisory Committees for each of the three geographic areas were established through a widely distributed call for volunteers within the respective communities. These Committees represented a broad cross section of community interests and provided diverse perspectives from a variety of sport and recreation organizations, community leagues, as well as citizens at large. The Community Advisory Committees provided advice, information and feedback on the process and content of the Medium Term Recreation Facility and Sports Field Plan throughout its development.

The development of the Medium Term Recreation Facility and Sports Field Plan included four phases: needs assessment, analysis, review of proposed recommendations and plan approval.



### Phase 1: Needs Assessment

The first phase of the planning process began with a comprehensive needs assessment that included a research program and community input. The research program included:

**Demographic Profiles** – completed for each of the geographic areas of the plan, as well as for each of the 2.5km and 5km catchment areas around each of the District Activity Parks in the study;

**Population Forecasts** - current forecasts completed by City of Edmonton Transportation and Streets Department in January 2007. These forecasts were compared to those completed in 2001 for the Recreation Facility Master Plan;

**Trends** – a review of past and projected trends in recreation both internally (through environmental scans and evaluation of current usages patterns) and externally (through the Alberta Recreation Survey and other trend research);

**Environmental Scan of Community Organizations** – Community Services completed an extensive Environmental Scan in 2004 that included interviews with 64 stakeholders and 167 program providers regarding current and potential programming needs, capacity, barriers to participation, and waiting lists. This current research provided an understanding of the facility needs by community organizations;

**Inventory of Facilities** – a survey of existing City and competitor facilities (not-for-profit and private) for each of the three geographic areas was completed and mapped. An examination of provision and service gaps for each facility and park component were noted;

**Comparison of other Recreation Facilities** – a comparison of other multi-purpose recreation facilities and their facility components in and around Edmonton was completed;

**Review of Key Strategic City of Edmonton Documents** – key corporate documents reviewed included Plan Edmonton, City Council's Infrastructure Strategy, Recreation Facility Master Plan, Urban Parks Management Plan, Joint Use Agreement, Field Strategy 2005-2015, Home Base Program, Smart Choices and Area and Neighbourhood Structure Plans.

In November and December 2006, as part of the needs assessment, various approaches were used to collect community input. This input provided quantitative and qualitative information regarding the community needs for each of the multi-purpose recreation facilities and district parks (see Appendix A Executive Summary of Public Involvement Research). The community consultation methods included:

**Public Meetings** – nine public meetings were held for members of the general public to provide their input. Three meetings were held in each of the geographic areas;

**Stakeholder Forums** - three stakeholder forums were held to provide members of Edmonton's sport, recreation, arts, and cultural communities, as well as senior, social service, special needs and youth serving organizations; an opportunity to provide input into all three geographic areas. Two City of Edmonton staff forums were also held to provide opportunities for their perspectives to be shared;

**Youth Focus Groups** - five focus groups were conducted with representatives of this selected population group to capture their views;

**On-line Survey** - a survey was available on the City web site, for community groups and citizens, as another method for individuals and groups to provide input;

**Community Telephone Survey** – Random telephone interviews were conducted with 2100 City of Edmonton households in November 2006. The sample of residents included 400 households within the geographic area for the Meadows, Clareview and Lewis Farms / Grange district parks and Fred Broadstock Outdoor Pool. Three hundred households were interviewed within a 2.5 kilometre catchment area for each of the existing West parks/facilities of Callingwood, Coronation, and Johnny Bright Sports Parks. Overall, the characteristics of respondents in the



community survey were very comparable to those of Edmonton's population. For this study, 300 to 400 telephone interviews were completed with residents within a 2.5 to 5km catchment area of each District Activity Park. Based on this total sample size, overall results provide a margin of error of +/- 5 to 10% at the 95% confidence level or 19 times out of 20. Banister Research and Consulting Inc. conducted this research.

## **Phase 2: Analysis**

In the second phase, the research gathered in Phase 1 was interpreted to complete the analysis. This analysis included site analysis for the location of the west multi-purpose recreation facility, design charrettes, and the development of Proposed Program Statements for each park.

### **Site Analysis for the Location of West Multi-purpose Recreation Facility**

A preliminary site analysis was completed for Lewis Farms and the Grange District Parks to determine the preferred location of the west multi-purpose recreation facility.

### **Design Charrettes**

In February 2007, the Community Advisory Committees and Project Teams participated in design charrettes to develop visual concepts for the parks and multi-purpose recreation facilities based on the needs assessment research. City of Edmonton landscape and building architects supported the groups through these hands-on workshops, where participants created possible layouts for the indoor and outdoor spaces in each park. In addition to the community needs assessment findings, design principles from a variety of City of Edmonton Council approved documents were applied by the participants during the charrettes (i.e., Recreation Facility Master Plan, Urban Parks Management Plan, and Smart Choices).



### **Proposed Program Statements**

The Proposed Program Statement for each park was developed based on the ideas generated through the design charrettes, the analysis of the needs assessment findings and the application of design principles. These Program Statements included the proposed recommendations for each park and recreation facility and ensured complementary components of the facilities and sports fields with existing recreation facilities and parks in the geographic area.

### Phase 3: Review of Proposed Recommendations, Development of Implementation and Costing for the Plan

In the third phase of the project, the proposed recommendations were reviewed by the community and stakeholders, and implementation and costing were developed for the Medium Term Recreation Facility and Sports Field Plan.

In Phase 3, the proposed recommendations developed from the analysis were presented to the community and stakeholders in April and May of 2007. Internal and external stakeholders, and citizens, were invited to provide feedback on the proposed recommendations for each district park and recreation facility in the Medium Term Plan.

Various consultation activities included:

**On-line Information and Surveys** - On-line information about the proposed recommendations, and a survey were available on the City web site for city staff, community groups and citizens to review and provide input for each of the recreation facilities and parks in the Medium Term Plan.

**Internal Stakeholder Review and Parkland Circulation Process** - A City of Edmonton staff open house was held to provide an opportunity for input from City staff on the proposed recommendations. The Proposed Program Statements were circulated to each Project Team, and through the Parks Planning circulation process to various City Departments, and key external stakeholders (i.e., EPCOR, ATCO, Edmonton Catholic Schools, and Edmonton Public Schools). Circulation responses were used to refine the recommendations and address concerns within the Proposed Program Statements.

**External Stakeholder and Citizen Review of Proposed Recommendations** – The Community Advisory Committees reviewed and provided input into the proposed recommendations. Open Houses were hosted in five locations throughout the City and feedback was collected through surveys available at each Open House. Presentations that provided an overview of the Medium Term Recreation Facility and Sports Field Plan and highlighted the proposed recommendations were offered to several advisory groups and partners. Feedback from the groups was recorded at these meetings and considered in the development of the final recommendations. These groups included:

Community Services Advisory Board	Youth Council	Aquatic Council of Edmonton
Edmonton Federation of Community Leagues	Advisory Committee for Services for Persons with Disabilities	Edmonton Urban Aboriginal Advisory Committee
Edmonton Senior Coordinating Council	Edmonton Arts Council	Arena Users Committee
Edmonton Public Schools	Edmonton Sport Council	Next Gen
Edmonton Catholic Schools	Mill Woods Presidents Council	West Edmonton Communities Council
Joint Use Agreement Sports Field and School and Recreation Working Sub-committees		

**Findings** from the consultation process were used to refine the recommendations and conceptual diagrams presented in the Medium Term Recreation Facility and Sports Field Plan. In general the internal and external stakeholder reviews



have been supportive (see Appendix B Executive Summary of Community and Stakeholder Feedback on Proposed Recommendations).

High level cost estimates for each recreation facility and District Activity Park were developed in Phase 3 with the assistance of the Asset Management and Public Works Department. A preliminary implementation schedule was also created based on the community needs assessment, population forecasts, timing of parkland assembly and servicing, partner funding and projected capital funding approvals.

Partnership and funding strategies were also developed as part of this phase of the project. The details of this aspect of the Plan are located in Section 4.

#### **Phase 4: Plan Approval**

The final phase of the plan development process was the presentation of the Medium Term Recreation Facility and Sports Field Plan for City Council's consideration and approval. The Medium Term Plan approval will initiate the implementation plan for the first priority facility and park developments that includes completion or updates to existing capital budget profiles, design work and geotechnical, traffic and parking assessments.





# Section 2: The Planning Context

## 2.1 Demographic Analysis and Population Forecasts

Recognizing that change is ever present, the facility and park recommendations in this Plan represent the best estimate of what is currently needed based on outstanding demand, and what will be required to meet the needs of future populations. The City of Edmonton is one of the fastest growing urban municipalities in the nation and is experiencing a much higher rate of growth than was projected in the Recreation Facility Master Plan, making the demand for these facility and park developments even greater. According to Focus Edmonton's discussion paper #8, Edmonton's current population is over 722,000 people and by 2030 the population is projected to reach 890,800 (a 19% increase).

Most of the growth in the City's population is occurring in newly developing suburban areas. In the coming years, the City forecasts that the areas that will experience the greatest amount of growth in population include the southeast areas (The Meadows, Ellerslie, Ellerslie East), west areas (Lewis Farms, The Grange, Cameron Heights) and northeast areas (Clareview and Pilot Sound). The City of Edmonton is also forecasting a modest increase in the population of central north Edmonton over the next 25 years. This development will be primarily in a form consistent with the city's strategies intended to increase the residential population of the downtown core and utilize existing infrastructure (i.e., higher density and infills). Map 2 on page 18 indicates population growth by area.



The most significant demographic change to occur over the next two decades is the aging of Edmonton's population. Factors contributing to this are the aging baby-boom generation, increasing life expectancy, and lower fertility rates. The average age of Edmontonians is estimated to increase from 36 years to over 42 years by 2030. While the total population of the city is projected to increase 19% by 2030, the number of people between the ages of 65 and 84 is projected to increase by up to 129% and the number of people over the age of 85 may increase by up to 158%. By contrast, the school-aged portion of the population will decrease as a proportion of the total. The aging of Edmonton's population will have

implications on household size, population distribution, school enrolments, housing demand, travel behaviour and recreation needs.

## 2.2 Implementation of the Recreation Facility Master Plan

The short-term recommendations of the Recreation Facility Master Plan are in the process of being implemented. The City of Edmonton is currently developing a new multi-purpose recreation facility in south west Edmonton at the Leger District Park and a new north central multi-purpose recreation facility in the area north of downtown. The Don and Marion Wheaton Family YMCA is scheduled to open in September 2007 at its new downtown location. Additional

private ice arenas have recently opened and others are scheduled to close. All of the known developments and changes in recreation infrastructure and programming were considered when formulating the recommendations in this Plan. The process reviewed facility components both in context of their local needs, as well as the city wide impact on particular components such as indoor rinks and aquatic facilities.

The Recreation Facility Master Plan also identified the need for a Policy Framework for Partner Involvement, which is currently being developed. The Framework will establish a Council-approved approach to partnering with external organizations that is objective, consistent, and transparent. This framework will establish a system for reviewing partnership opportunities on a case-by-case basis to determine and develop the most appropriate methods and structures for revitalizing and expanding recreation facilities in Edmonton.

## **2.3 10-Year Arena Capital Development Strategy (2009 – 2019)**



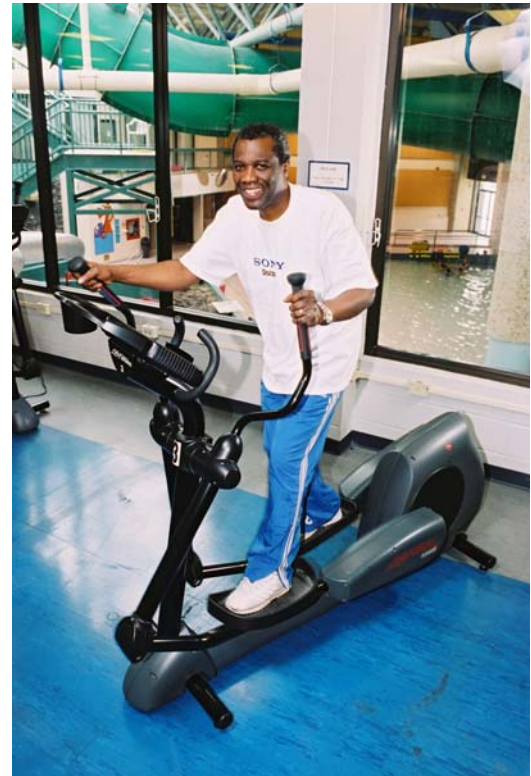
The development of a 10-year Arena Capital Development Strategy has been created in an integrated manner with the Medium Term Recreation Facility and Sports Field Plan with both studies supporting and informing each other. This Strategy identifies priorities to address the needs of the aging infrastructure and demands arising from population growth. The recommendations for new ice surfaces in the proposed multi-purpose recreation centres form a portion of the Strategy, which also considers changes to existing facilities and replacement of some existing arenas with new twin facilities in the same geographic area. The Strategy will also identify arenas that, over the next 10 years, will remain status quo and only receive regular maintenance, or be upgraded, or expanded (twin). The Strategy also addresses the new trend toward the provision of leisure ice. The Strategy will endeavour to address both the needs for new suburban facilities, as well as the need to retain inventory in the mature urban areas, and guide investment decisions over the life of the strategy.

## **2.4 10-Year Aquatics Capital Development Strategy**

Recreation Facility Services has identified the need to undertake a similar planning process to guide the required investment in municipal swimming pools and water features. This Strategy will deal with the existing infrastructure and will provide recommendations on required rehabilitation and potential improvements. It will also provide direction related to the future development plans for additional pools, over the next 10 years if required, and provide links with the outdoor aquatic strategy The Next Wave, H<sub>2</sub>O-Ya! that is currently being developed. The Next Wave, H<sub>2</sub>O-Ya! provides a city wide strategy and design framework for the future development and redevelopment of outdoor aquatic facilities and amenities.

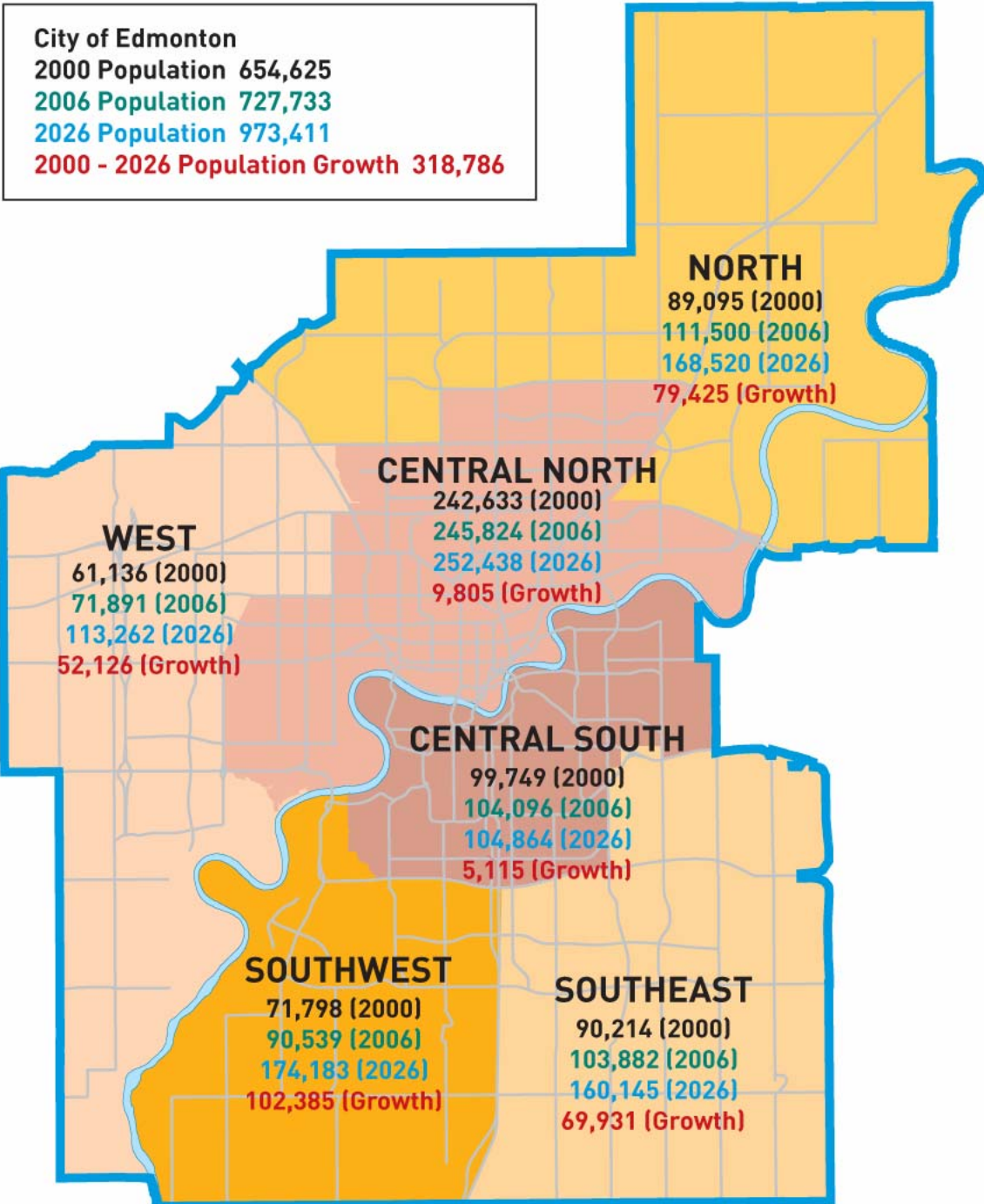
## 2.5 Leisure Trends and Best Practices

The analysis of trends is a critical factor in recreation facility and parks planning. An understanding of past and emerging trends helps the City of Edmonton anticipate future demand for recreation facilities, parks and programming. These trends are not just limited to those affecting participation in leisure activities. The values and attitudes that people place on leisure also influence the environment, willingness to pay for services, and expectations that special needs will be explored. One of the key trends in recreation facility design is that large multi-purpose facilities are quickly becoming the standard because they generate economies of scale, present opportunities for cross-programming and are inclusive to all ages, genders, interests and abilities. Trends and best practices have been identified through extensive background research and surveys.



Map 2: Population Growth by Area

# Population Growth by Area



Sources:  
Edmonton Population, Employment Forecast  
Allocation Study Technical Report, November 2001  
Edmonton Population, Draft High Population  
by Zone - City of Edmonton Transportation Department, 2006



A 2007 summary of leisure trends shaping recreation facility and park needs includes the following:

Category	Trend / Subject Area	Description / Implications
Socio-demographic	Aging of the population	<ul style="list-style-type: none"> <li>Increased demand for seniors programming and spaces to accommodate their needs.</li> <li>An aging population in Edmonton - almost 100,000 by 2011, increase of almost 27%.</li> </ul>
	Social Change	<ul style="list-style-type: none"> <li>Recreation has become a tool for social change for example. reduce crime, break down ethnic divisions, creating a sense of community etc.</li> </ul>
	Ethnicity	<ul style="list-style-type: none"> <li>Growing diverse population may lead to a demand for new sports/activities and the need for increased sensitivity to how current facilities are used.</li> </ul>
	Economic disparity	<ul style="list-style-type: none"> <li>Income is a significant barrier to participation. The economic disparity between the have and have not is becoming wider.</li> </ul>
	Population Growth	<ul style="list-style-type: none"> <li>Population of Edmonton continues to increase, putting pressure on existing facilities and increasing demand.</li> <li>There is an increase in net migration.</li> </ul>
	Tourism	<ul style="list-style-type: none"> <li>Balancing and /or prioritizing local needs with regional needs and impact on economy.</li> </ul>
Participation	Importance of being healthy	<ul style="list-style-type: none"> <li>More importance is being placed on recreation and physical activity as part of a healthy lifestyle</li> <li>Lap swimming may increase in popularity as the population ages and becomes more aware of health benefits of physical activity;</li> <li>Obesity is a problem of epidemic proportions in the developed world.</li> </ul>
	Adult activity patterns	<ul style="list-style-type: none"> <li>Adults are more active than they were 10 to 20 years ago; as they age, active adults will become active seniors.</li> </ul>
	Popularity of physical recreation activities	<ul style="list-style-type: none"> <li>Increased demand for unstructured and individual activities in Edmonton.</li> <li>Walking is the most popular activity for Edmontonians.</li> <li>Yoga is growing in popularity.</li> <li>Soccer is the most popular team sport.</li> </ul>
	Children & Youth	<ul style="list-style-type: none"> <li>Younger people will look for more extreme activities.</li> <li>Young people will represent more diverse ethnic cultures.</li> </ul>
	Declining sport participation	<ul style="list-style-type: none"> <li>Cost of admission fees, equipment, material and supplies are factors.</li> <li>The recreational facilities or areas are overcrowded or poorly kept/maintained.</li> </ul>
Delivery System	Volunteerism	<ul style="list-style-type: none"> <li>Volunteers continue to be important.</li> <li>Increased support for voluntary organizations is needed.</li> </ul>
	Access	<ul style="list-style-type: none"> <li>Some population groups will actively seek more equitable access: women, people with disabilities etc.</li> <li>Safe and convenient facilities will be important.</li> </ul>
	Facilities Planning	<ul style="list-style-type: none"> <li>Emphasis on market-driven standards.</li> <li>Emphasis on one-stop shopping multi-purpose and multi-generational facilities.</li> <li>Increased activity among females and seniors has implications on facility design.</li> </ul>
	Programming	<ul style="list-style-type: none"> <li>Low cost, spontaneous, individual and less structured activities are becoming more popular.</li> </ul>
	Role of Government	<ul style="list-style-type: none"> <li>Government policies will promote more physical activity.</li> </ul>
	User Fees	<ul style="list-style-type: none"> <li>Subsidy should be based on ability to pay.</li> </ul>
	Aging Infrastructure	<ul style="list-style-type: none"> <li>Many City facilities are more that 25 years old, needing regular maintenance or significant renovation and are not as energy efficient or flexible as today's designs.</li> </ul>
	Partnerships	<ul style="list-style-type: none"> <li>Greater need for creative arrangements with other providers.</li> <li>Essential to develop partnerships with many facets of the community including immigrant groups, community leagues, low-income, etc.</li> </ul>

# Section 3: Recommendations

## 3.1 Design Considerations

The recommendations of the Medium Term Recreation Facility and Sports Field Plan provide for more detailed implementation of the Recreation Facility Master Plan and Urban Parks Management Plan. These recommendations reflect the facility and park needs identified through consultation with the public, stakeholders and service providers, and assessment of other research and documentation including trends, socio-demographic profiles, and current inventory.

The new suburban District Activity Parks in Clareview, Meadows, Lewis Farms and the Grange reflect demand that will be generated as a result of rapid population growth in these areas. The City of Edmonton is currently experiencing a much higher rate of growth than was projected in the Recreation Facility Master Plan, making the demand for these facility and park developments even greater, and the need to develop them sooner than originally projected.

As these recreation facilities and District Activity Parks enter into the development and implementation phases, their designs will incorporate guiding direction from other City policies and best practices including City Council's Infrastructure Strategy, Universal Design, Crime Prevention through Environmental Design, Child Friendly Edmonton, Senior Friendly, and applicable sections of Smart Choices such as Walkable City, Transit Oriented Design, and Urban Design. Public art will be incorporated throughout each site, according to the One Percent for Art Policy. The Edmonton Design Committee will review each facility and park design applying the principles of urban design and work with the City for the betterment of these developments.



Adequate parking as determined by Bylaw requirements for the facility, sports fields and other park amenities will be addressed in the development of each site. Traffic impact assessments and parking studies will be required as design development continues for each park. The potential impacts of the parking requirements on each site and its program could be minimized through the use of intensified parking structures.

The facilities and parks will be designed and constructed according to Leadership in Energy and Environmental Design (LEED), registered to LEED Silver. Environmental Impact Assessments may be required on park sites prior to development and will be completed as required.

Current recreation facility design encourages multiple partners, multiple uses, scale efficiencies, ancillary use, and other design concepts. This, coupled with the practical notion of financial viability, results in the creation of larger building envelopes, thereby reducing the outdoor space proportionately. Viability also depends on a strong sense of ease of access and adequate parking. The District Activity Parks of Clareview, Meadows, Grange, and Johnny Bright Sports Park have site sizes that are less than ideal for the planned schools and recreational amenities on these sites. This could reduce indoor and outdoor program components (both size and number), and reduce available parking. Creative architectural planning and detailing will be required to effectively utilize the limited space available.

There will be additional refinements of the preliminary conceptual diagrams presented in this report and through the design and site development process. The City of Edmonton will continue to work with the partners on each site, including Edmonton Catholic Schools and Edmonton Public Schools, to address issues and identify solutions based on these conceptual diagrams.

## 3.2 Geographic Planning Area Considerations

### Suburban Northeast Planning Area - Clareview

The Edmonton Public Library is exploring locations for their new northeast library. Community Services and Asset Management and Public Works continue to have discussions with the Library regarding a possible location of a branch on the Clareview Park; possibly within the recreation facility.

### West Planning Area

The geographic area for West encompasses five district parks, with partnership opportunities with schools and other organizations. This geographic area includes the new District Activity Parks of Lewis Farms and the Grange and



established parks that require redevelopment or enhancements to better meet community needs.

The recreation facilities at Johnny Bright Sport Park and Coronation Park have been identified for redevelopment to better meet the district level needs in these areas. The intent for both redevelopments is to implement the *spirit* of the facility model and create community hubs on these sites. At Callingwood Park, the recreation facility needs are currently met in partnership with the Jamie Platz YMCA and the Callingwood Recreation

Centre, therefore only recommendations for the outdoor park components are provided for this site. Recommendations for the redevelopment of Fred Broadstock Outdoor Pool are also included as part of the west portion of the Plan.

Parks Operations has identified the need for a satellite yard in the far west end of the City that would improve response times and reduce travel. The total area required including accesses is approximately 4000 m<sup>2</sup>. A separate study has been initiated to address Park operation requirements.

The Grange and Lewis Farms currently have undeveloped District Activity Parks in West Edmonton (located 3.2km apart). Only one major recreation facility will be built between the two Area Structure Plans, since the combined area will serve an estimated population of 72,000. This projected population is within the Departmental guidelines for district multi-purpose recreation facilities. A preliminary site analysis has determined that Lewis Farms is the preferred site for the multi-purpose facility (see Appendix C). However, the site analysis does not currently include geotechnical information for either site, which could impact this recommendation. The preferred site selection of Lewis Farms for the multi-purpose facility is based on the following:

- Lewis Farms park site is located in the centre of the Area Structure Plan;
- The Lewis Farms catchment area is underserved by existing district parks, compared to the Grange site south of Whitemud Drive;



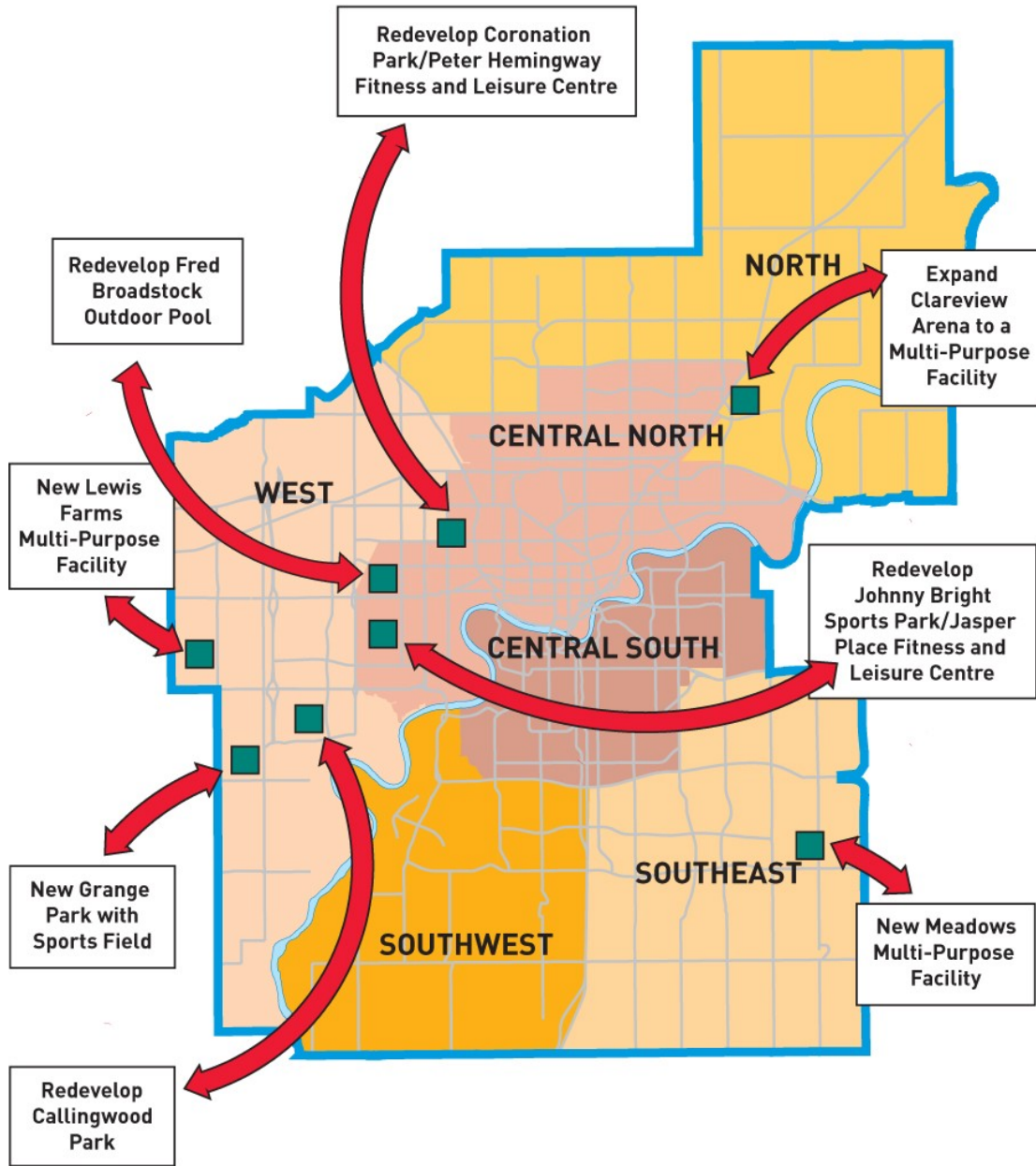
- The Lewis Farms site size is closer to the UPMP specified guidelines to meet site requirements compared to the Grange site;
- An existing natural area at the Grange site; and
- Lewis Farms District Activity Park will be adjacent to a town centre.

### **3.3 Recommendations by District Activity Park**

Map 3 "*Medium Term Recreation Facility and Sports Field Plan*" presents a composite picture of new and redeveloped multi-purpose recreation facilities and District Activity Parks recommended over the next several years in the designated geographic areas of the Plan. Following the map is a summary of the recommended facility and park components for each District Activity Park.

Map 3: Medium Term Recreation Facility and Sports Field Plan

# Recreation Facility and Sports Field Plan Medium Term (Through 2015)



**3.3.1 Clareview District Activity Park – Suburban Northeast Planning Area**

**Recommendation 1 - Clareview Arena Expansion/Multi-Purpose Facility:**

Expand the Clareview Recreation Centre existing twin pad arena into a multi-purpose facility by adding:

- aquatic facility that includes a leisure pool with water play features, separate tot pool, outdoor spray features adjacent to leisure pool, 25m x 15m six lane pool with 1m, 3m springboards and 5m platform, whirlpool and steam room,
- fitness centre that includes large cardio and weight training area (1400-1800m<sup>2</sup>), two fitness studios and a non-competitive running / walking track;
- gymnasias / flexi hall that includes a large playing surface and assembly area that can be divided into three full-sized gymnasias;
- multi-purpose spaces that include social lounge area, indoor child development space, child minding space, two party rooms, and four multi-purpose rooms that can be expanded into larger rooms by removing dividers (one room with a stage);
- the addition of leisure ice and a skate rental kiosk to the existing indoor rinks; and
- support and other services that includes a lobby area, washrooms and lockers rooms, restaurant, concession, commercial retail unit, administration and storage space, a Community Resource Office, and an urban plaza or outdoor social gathering area adjacent to the building.

**Recommendation 2 - Clareview District Activity Park:**

Base-level development of the District Activity Park completed by the City in conjunction with the Clareview Recreation Centre expansion includes major adult-configured sports fields complete with sports fixtures, walkways, tree planting and landscaping that includes a sliding hill, etc. (as defined by UPMP).

In addition to the base-level development, and on a cost-shared basis with the community, the following are recommended: a play area, basketball courts, and an amenity building.

**Timeline**  
**Recommendations 1 and 2:**

One of the first priorities.

**Planning Area**  
**Recommendation 1 and 2:**

Suburban Northeast Planning Area.

**Rationale**  
**Recommendation 1 and 2:**

Adding aquatic, fitness, gymnasias, and multi-purpose components to this twin pad arena will make it more of a multi-purpose facility and a community-hub. Developing outdoor features will support the community-hub concept and create a balance between indoor and outdoor activities identified as important in the community needs assessment.

Current population within a 2.5 km radius is 50,665 warrants the development of a district-based recreation facility and park as one of the first priorities in the Plan.

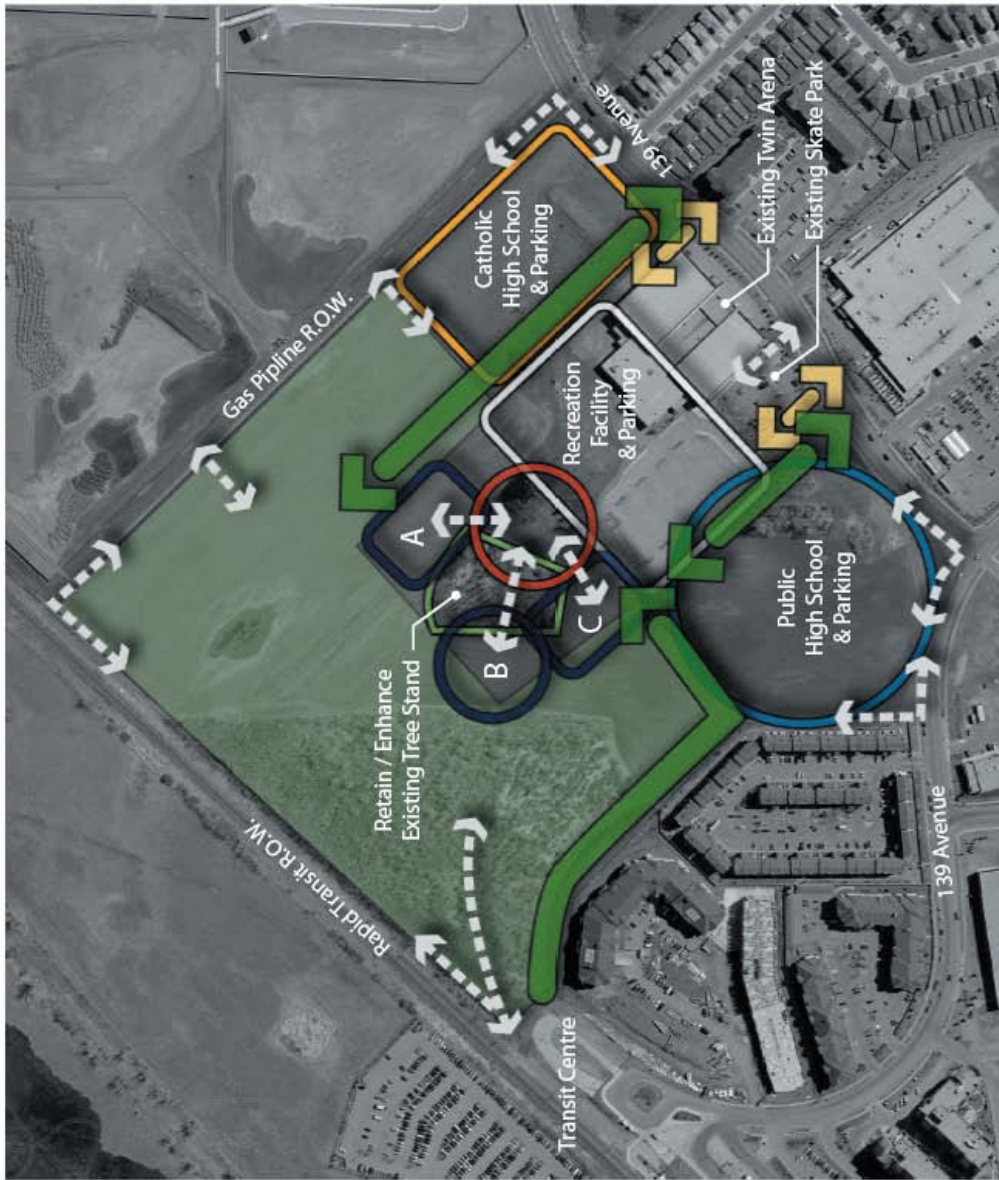
CLAREVIEW MULTI-PURPOSE RECREATION FACILITY			
Facility Component	Square Metres (m <sup>2</sup> )	Activities / Purpose	Operational Impacts
<b>Aquatic Facility</b> <ul style="list-style-type: none"> <li>▪ 25m x 15m - 6 lane</li> <li>▪ 1m, 3m springboards</li> <li>▪ 5m platform</li> <li>▪ Viewing area for pool</li> <li>▪ Leisure pool</li> <li>▪ Separate Tot pool</li> <li>▪ Whirlpool</li> <li>▪ Steam room</li> <li>▪ Accessibility Features</li> <li>▪ Wet locker rooms</li> </ul>	1100m <sup>2</sup>  350m <sup>2</sup> 1030m <sup>2</sup>  100m <sup>2</sup> 100m <sup>2</sup>  1000 m <sup>2</sup>	Recreational swimming Skill development Leadership training Fitness Rehabilitation Therapeutic uses Sport training Indoor paddling Relaxation	Competitive pool: high cost – low revenue  Leisure pool: high costs - high revenue
<b>Fitness Centre</b> <ul style="list-style-type: none"> <li>▪ Weight / Cardio / Stretching</li> <li>▪ Fitness Studio</li> <li>▪ Dry locker rooms</li> <li>▪ Walk / Jog Track</li> </ul>	1400 – 1800m <sup>2</sup> 400m <sup>2</sup> / 200m <sup>2</sup> = 600m <sup>2</sup> 1000m <sup>2</sup> n/a overhead	Fitness Training Fitness /yoga classes Dance classes Martial arts classes Walking / jogging	Medium cost – high revenue  Low cost – low revenue
<b>Gymnasia / Flexi hall</b> <ul style="list-style-type: none"> <li>▪ Large playing surface that can be divided into 3 full size gyms with synthetic sport flooring</li> <li>▪ Seating for 300</li> <li>▪ Team rooms with washrooms</li> </ul>	3590m <sup>2</sup>	Basketball Volleyball Badminton Floor hockey Sport Practice (football, rugby) Events and public gatherings	Medium cost – medium revenue
<b>Multi-purpose Spaces</b> <ul style="list-style-type: none"> <li>▪ Multi-purpose rooms with wall dividers to join rooms</li> </ul>	4 x 100-120m <sup>2</sup> = 480m <sup>2</sup>  1 - 50m <sup>2</sup> stage as part of one of the rooms	Classes / programs Visual arts Performing arts Events / celebrations Meetings	Medium cost – medium to high revenue
<ul style="list-style-type: none"> <li>▪ Social lounge area</li> </ul>	250m <sup>2</sup>	Social meeting area	Medium cost – low revenue
<ul style="list-style-type: none"> <li>▪ Child minding</li> <li>▪ Indoor child play space</li> </ul>	175m <sup>2</sup> 400m <sup>2</sup>	Babysitting for patrons Open free play	Medium cost - low revenue
<ul style="list-style-type: none"> <li>▪ Party Rooms</li> </ul>	2 x 50m <sup>2</sup> = 100m <sup>2</sup>	Birthday parties Special events	Low cost – high revenue
<b>Indoor Rink</b> <ul style="list-style-type: none"> <li>▪ Leisure Ice with skate rental</li> </ul>	1300m <sup>2</sup>	Leisure Skating Supports existing 2 indoor rinks	High cost – medium revenue
<b>Support and Other Services</b> <ul style="list-style-type: none"> <li>▪ Lobby Area</li> <li>▪ Public Washrooms</li> </ul>	500m <sup>2</sup> 150m <sup>2</sup>	Social gathering area for meeting, greeting and group assembly	Medium cost – low revenue
<ul style="list-style-type: none"> <li>▪ Administration and storage space</li> </ul>	200m <sup>2</sup>	Staff work and meetings areas Reception and access control Storage	Required
<ul style="list-style-type: none"> <li>▪ Commercial Retail Units               <ul style="list-style-type: none"> <li>▪ Concession / Food Service</li> <li>▪ Dining Restaurant</li> <li>▪ Commercial Retail Unit</li> </ul> </li> <li>▪ Community Resource Office</li> </ul>	150m <sup>2</sup>  525m <sup>2</sup> 525m <sup>2</sup> 525m <sup>2</sup>	Sale of food to patrons	High cost – medium to high revenue

CLAREVIEW DISTRICT ACTIVITY PARK			
Outdoor Program Elements	Design Parameters	Activities / Purpose	Operational Impacts
Walkways / Multi-purpose trails	Developed along the perimeter of the park and throughout, with a strong connection to the Transit Centre at the NW corners of the site. Lighting and seating areas between program elements	Walking Jogging / running Cycling In-line skating	
Urban plaza or Social gathering area / tournament support space	Power supply  Area with seating and picnic tables  Integrated with Recreation Facility and other site amenities.	Formal / informal gatherings / celebrations Outdoor market and art displays Outdoor performances Tournament proceedings Sitting on benches Picnicking	
Diamonds ▪ 3 Fastball diamonds	3 - 84m (275') shale fastball diamond (91m (300') foul lines)	Softball Slo-pitch Fastball	
Rectangular Fields	3 - 100 x 64 m(330 x 210')	Soccer Football Ultimate Rugby	
400m track ▪ combination football/soccer field inside ▪ jump pits	Synthetic or shale surface with combination football/soccer field inside 146 x 64m (480 x 210')	Track and Field Walking / jogging on track Football Soccer	Requires development of school on site
Amenity building	To be determined with community partners (an enhanced-level development)	Public washroom Spectator seating optional Support special events, gatherings Equipment storage Change rooms	Washrooms available for all season park use.
Basketball courts	Asphalt or concrete courts	Basketball	
Play Area	Play elements, full accessibility Small sledding area	Free play  Tobogganing / sledding	
Spray park	Spray deck near leisure pool with indoor / outdoor capacity	Play	



Map 4: Clareview District Park Concept Diagram

- Social Heart**
  - Gathering Area
  - Urban Plaza
  - Splash Park (integrated with Recreation Facility Aquatics)
- Landscaped Corridor**
  - Tree Lined Walkways
  - Seating Nodes with Landscaping
  - Lighting
- Vehicular Access**
- Pedestrian Access**
- Sports Fields**
  - Including Required Parking
  - Retain Existing Trees Where Possible
- A** Tennis or Basketball Courts / Winter Skating
- B** Topographic Change / Unstructured Play
- C** Tennis or Basketball Courts



# Clareview District Park

## Concept Diagram



June 2007



### 3.3.2 Meadows District Activity Park – Suburban Southeast Planning Area

#### Recommendation 3 - New Meadows Multi-purpose Facility:

Develop a multi-purpose recreation facility that includes:

- aquatic facility that includes a 25m x 25m ten lane pool with 1m, 3m springboards and 5m platform , a leisure pool with water play features, outdoor spray features adjacent to leisure pool, whirlpool, and steam room;
- fitness centre that includes large cardio and weight training area (1400-1800m<sup>2</sup>), two fitness studios and a non-competitive running / walking track;
- gymnasium / flexi hall that includes a large playing surface and assembly area that can be divided into three full-sized gymnasiums;
- multi-purpose spaces that include a youth/seniors/family drop-in space, indoor child development space, child minding space, two party rooms, climbing wall and four multi-purpose rooms that can be expanded into larger rooms by removing dividers (one room with a stage);
- twin NHL indoor rinks, leisure ice and a skate rental kiosk; and
- support and other services that includes a lobby area, washrooms and locker rooms, restaurant, concession, commercial retail unit, administration and storage space, and an urban plaza or an outdoor social gathering area adjacent to the building.

#### Recommendation 4 - Meadows District Activity Park:

Base-level development of the District Activity Park completed by the City in conjunction with the Meadow Multi-purpose Facility includes major adult-configured sports fields complete with sports fixtures, walkways, tree planting and landscaping etc. (as defined by UPMP). The park has a rectangular field sports field emphasis.

In addition to the base-level development, and on a cost-shared basis with the community, the following are recommended: a play area, basketball courts, sand volleyball courts, and an amenity building.

#### Timeline

Recommendations 3 and 4: One of the second priorities.

#### Planning Area

Recommendations 3 and 4: Suburban Southeast Planning Area.

#### Rationale

Recommendation 3 and 4: Rapid population growth in this planning area over the short to medium term will warrant development of a district-based recreation facility. Current population within a 2.5 km radius is 35,854 providing the rationale for this multi-purpose recreation facility to be one of the second priorities within the Medium Term Recreation Facility and Sports Field Plan.

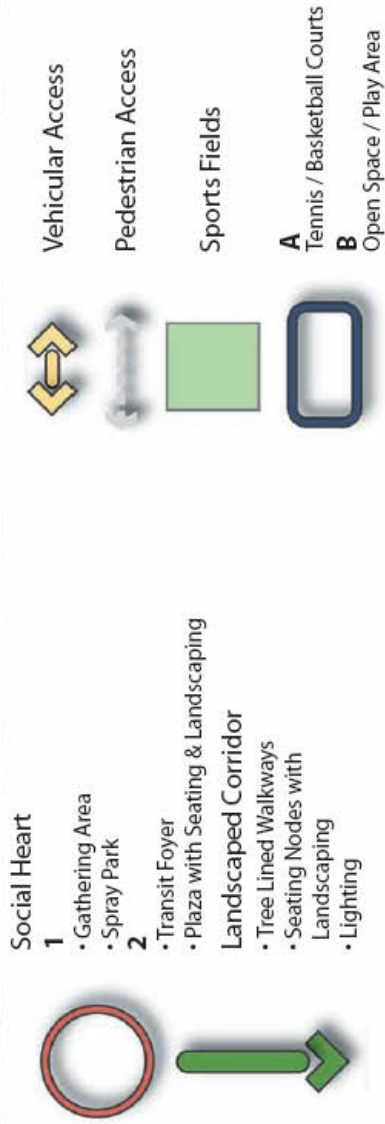
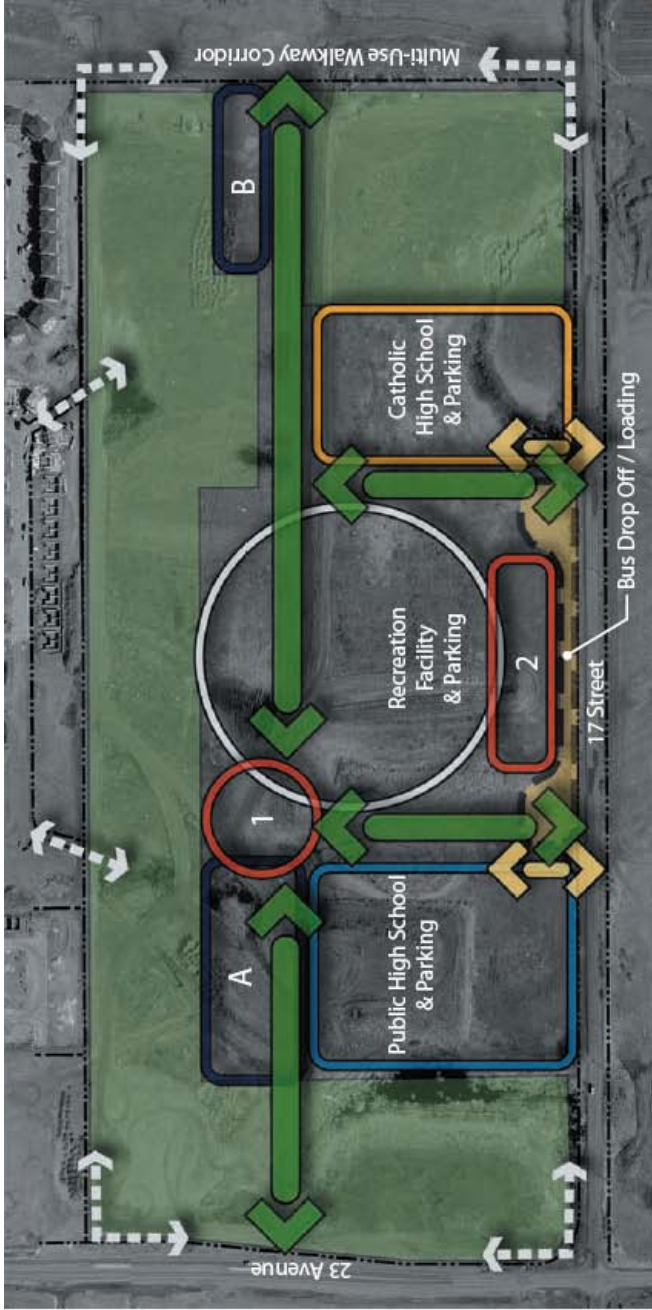
Developing outdoor features will support the community-hub concept and create a balance between indoor and outdoor activities identified as important in the community needs assessment.



MEADOWS MULTI-PURPOSE RECREATION FACILITY			
Facility Component	Square Metres (m <sup>2</sup> )	Activities / Purpose	Operational Impacts
<b>Aquatic Facility</b> <ul style="list-style-type: none"> <li>▪ 25mx25m 10 lane</li> <li>▪ 1m, 3m springboards</li> <li>▪ 5m platform</li> <li>▪ Viewing area for pool</li> <li>▪ Leisure pool</li> <li>▪ Whirlpool</li> <li>▪ Steam room</li> <li>▪ Accessibility Features</li> <li>▪ Wet locker rooms</li> </ul>	1480m <sup>2</sup>  350m <sup>2</sup> 1030m <sup>2</sup> 100m <sup>2</sup> 100m <sup>2</sup>  1000 m <sup>2</sup>	Recreational swimming Skill development Leadership training Fitness Rehabilitation Therapeutic uses Sport training Hosting events Indoor paddling Relaxation	Competitive pool: high cost – low revenue  Leisure pool: high costs - high revenue
<b>Fitness Centre</b> <ul style="list-style-type: none"> <li>▪ Weight / Cardio / Stretching</li> <li>▪ Fitness Studio</li> <li>▪ Dry locker rooms</li> <li>▪ Walk / Jog Track</li> </ul>	1400 – 1800m <sup>2</sup> 400m <sup>2</sup> / 200m <sup>2</sup> = 600m <sup>2</sup> 1000m <sup>2</sup> n/a overhead	Fitness Training Fitness /yoga classes Dance classes Martial arts classes Walking / jogging	Medium cost – high revenue  Low cost – low revenue
<b>Gymnasia / Flexi hall</b> <ul style="list-style-type: none"> <li>▪ Large playing surface that can be divided into 3 full size gyms with synthetic flooring</li> <li>▪ Seating for 300</li> <li>▪ Team rooms with washrooms</li> </ul>	3590m <sup>2</sup>	Basketball Volleyball Badminton Floor hockey Sport Practice (football, rugby) Events and public gatherings	Medium cost – medium revenue
<b>Multi-purpose Spaces</b> <ul style="list-style-type: none"> <li>▪ Multi-purpose rooms with wall dividers to join rooms</li> </ul>	4 x 100-120m <sup>2</sup> = 480m <sup>2</sup> 1 - 50m <sup>2</sup> stage as part of one of the rooms	Classes / programs Visual and Performing Arts Events / celebrations Meetings	Medium cost – medium to high revenue
<ul style="list-style-type: none"> <li>▪ Drop in Space (youth, seniors, family)</li> </ul>	250m <sup>2</sup>	Social meeting area	Medium cost – low revenue
<ul style="list-style-type: none"> <li>▪ Child minding</li> <li>▪ Indoor child play space</li> </ul>	175m <sup>2</sup> 400m <sup>2</sup>	Babysitting for patrons Open free play	Medium cost - low revenue
<ul style="list-style-type: none"> <li>▪ Party Rooms</li> </ul>	2 x 50m <sup>2</sup> = 100m <sup>2</sup>	Parties and Special events	Low cost – high revenue
<ul style="list-style-type: none"> <li>▪ Climbing wall</li> </ul>	n/a	Climbing classes Open climbing	Medium cost – medium revenue
<b>Indoor Rinks</b> <ul style="list-style-type: none"> <li>▪ Leisure Ice</li> <li>▪ Twin NHL ice pads</li> <li>▪ Spectator seating 500 &amp; 100</li> <li>▪ 6 dressing rooms / pad</li> <li>▪ 2 referee rooms</li> <li>▪ Skate rental kiosk</li> </ul>	1000m <sup>2</sup> 7000m <sup>2</sup>	Leisure Skating Hockey Ringette Figure Skating Lacrosse Ball Hockey In-line Hockey	High cost – high revenue
<b>Support and Other Services</b> <ul style="list-style-type: none"> <li>▪ Lobby Area</li> <li>▪ Public Washrooms</li> </ul>	500m <sup>2</sup> 150m <sup>2</sup>	Social gathering area for meeting, greeting and group assembly	Medium cost – low revenue
<ul style="list-style-type: none"> <li>▪ Administration and storage space</li> </ul>	200m <sup>2</sup>	Staff work and meetings areas Reception and access control Storage	Required
<ul style="list-style-type: none"> <li>▪ Commercial Retail Units               <ul style="list-style-type: none"> <li>▪ Concession / Food Service</li> <li>▪ Dining Restaurant</li> <li>▪ Commercial Retail Unit</li> </ul> </li> </ul>	150m <sup>2</sup>  525m <sup>2</sup> 525m <sup>2</sup>	Sale of food to patrons	High cost – medium to high revenue

MEADOWS DISTRICT ACTIVITY PARK			
Outdoor Program Elements	Design Parameters	Activities / Purpose	Operational Impacts
Walkways / Multi-purpose trails	Developed along the perimeter of the park and throughout. Lighting and seating areas between program elements.	Walking Jogging / running Cycling In-line skating	
Urban plaza or Social gathering area / tournament support space	Power supply  Area with seating and picnic tables  Integrated with Recreation Facility and other site amenities.	Formal / informal gatherings / celebrations Outdoor market and art displays Outdoor performances Tournament proceedings Sitting on benches Picnicking	
Diamonds ▪ 1 Baseball diamond  ▪ 2 Fastball diamonds	1 - 100 m radius, shale (300')  2 - 84m (275') shale fastball diamond (91m (300') foul lines)	Softball Slo-pitch Fastball	
Rectangular Fields  <i>Sports field Focus for Park</i>	3 - 100 x 64 m(330 x 210') 1 - 146 x 64 m (480 x 210) if space allows	Soccer Football Ultimate Rugby	
400m track ▪ combination football/soccer field inside ▪ jump pits	Synthetic or shale surface with combination football/soccer field inside 146 x 64m (480 x 210')	Track and Field Walking / jogging on track Football Soccer	Requires development of school on site
Amenity building	To be determined with community partners (an enhanced-level development)	Public washroom Spectator seating optional Support special events and gatherings Equipment storage Change rooms	Public washroom available for all season park use only.
Tennis courts	Asphalt courts	Tennis	
Basketball courts	Asphalt or concrete courts	Basketball	
Sand volleyball courts	Courts (80x35')	Beach volleyball	
Play Area	Play elements, full accessibility	Free play	
Spray park	Spray deck near leisure pool with indoor / outdoor capacity	Water play	

Map 5: Meadows District Park Concept Diagram



# The Meadows District Park

## Concept Diagram

June 2007



**3.3.3 Lewis Farms District Activity Park –West Planning Area**

**Recommendation 5 - Lewis Farms Multi-Purpose Facility:**

Develop a multi-purpose recreation facility that includes:

- aquatic facility providing a second competitive venue in Edmonton and includes a leisure pool with water play features, 25m x 53m ten lane pool with moveable bulkheads and two, 1m and 3m springboards and 3m, 5m, 7.5m and 10m dive platforms, whirlpool, steam room and spectator seating;
- fitness centre that includes large cardio and weight training area (1400-1800m<sup>2</sup>), two fitness studios and a non-competitive running / walking track;
- gymnasium / flexi hall that includes a large playing surface and assembly area that can be divided into three full-sized gymnasias;
- multi-purpose spaces that include an indoor child development space, child minding space, two party rooms, climbing wall and four multi-purpose rooms that can be expanded into larger rooms by removing dividers (one room with a stage);
- twin NHL indoor rinks, leisure ice and a skate rental kiosk; and
- support and other services that includes a lobby area, washrooms and locker rooms, restaurant, concession, commercial retail unit, administration and storage space and an urban plaza or an outdoor social gathering area adjacent to the building.

**Recommendation 6 - Lewis Farms District Activity Park:**

Base-level development of the District Activity Park completed by the City in conjunction with the Lewis Farms Multi-purpose Facility includes major adult-configured sports fields complete with sports fixtures, walkways, tree planting and landscaping including a sliding hill (as defined by UPMP). The park will have a diamond sports field emphasis.

In addition to the base-level development, and on a cost-shared basis with the community, the following are recommended: basketball courts and an amenity building.

**Timeline**

**Recommendations 5 and 6:** One of the third priorities.

**Planning Area**

**Recommendations 5 and 6:** West Planning Area (Lewis Farms - Suburban West).

**Rationale**

**Recommendation 5 and 6:** Rapid population growth in this planning area over the short to medium term will warrant development of a district-based recreation facility.

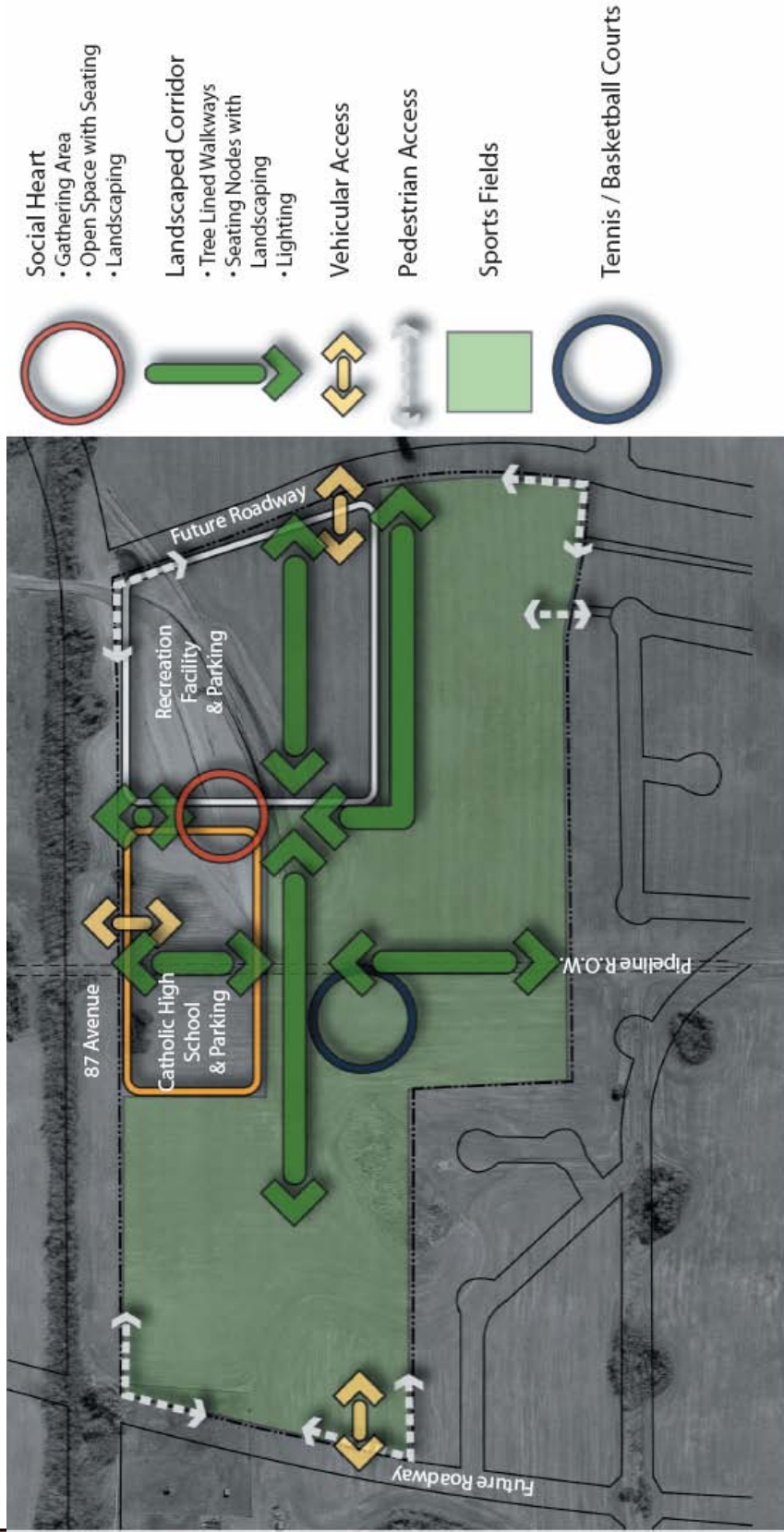
Developing outdoor features will support the community-hub concept and create a balance between indoor and outdoor activities identified as important in the community needs assessment.



LEWIS FARMS DISTRICT ACTIVITY PARK			
Outdoor Program Elements	Design Parameters	Activities / Purpose	Operational Impacts
Walkways / Multi-purpose trails	Developed along the perimeter of the park and throughout. Lighting and seating areas between program elements.	Walking Jogging / running Cycling In-line skating	
Urban plaza or Social gathering area / tournament support space	Power supply  Area with seating and picnic tables  Integrated with Recreation Facility and other site amenities.	Formal / informal gatherings / celebrations Outdoor market and art displays Outdoor performances Tournament proceedings Sitting on benches Picnicking	
Diamonds <ul style="list-style-type: none"> <li>▪ 1 Baseball diamond</li> <li>▪ 4 Fastball diamonds</li> </ul> <i>Sport Field Focus for Park</i>	1 - 100 m radius, shale (300') 4 - 84m (275') shale fastball diamond (91m (300') foul lines)	Softball Slo-pitch Fastball	
Rectangular Fields	1 - 100 x 64 m (330 x 210') 1 - 146 x 64 m (480 x 210')	Soccer Football Ultimate Rugby	
400m track <ul style="list-style-type: none"> <li>▪ combination football/soccer field inside</li> <li>▪ jump pits</li> </ul>	Synthetic or shale surface with combination football/soccer field inside 146 x 64 m (480 x 210')	Track and Field Walking / jogging on track Football Soccer	Requires development of school on site
Amenity building	To be determined with community partners (an enhanced-level development)	Public washroom Spectator seating optional Support special events and gatherings Equipment storage Change rooms	Public washroom available for all seasons park use.
Tennis courts	Asphalt courts	Tennis	
Basketball courts	Asphalt or concrete courts	Basketball	



Map 6: Lewis Farms District Park Concept Diagram



# Lewis Farms District Park

## Concept Diagram



June 2007





### **3.3.4 Grange District Activity Park – West Planning Area**

#### **Recommendation 7: Grange District Activity Park:**

Base-level development of the District Activity Park completed by the City includes major adult-configured sports fields complete with sports fixtures with an emphasis on rectangular fields to accommodate tournament play, walkways, tree planting and landscaping including a sliding hill, etc. (as defined by UPMP) to complement the existing natural area. The park will have a rectangular field sport field emphasis.

In addition to the base-level development and on a cost-shared basis with the community the following are recommended: a play area, outdoor skating rink, basketball and sand volleyball courts, urban plaza or an outdoor social gathering area that supports tournaments and other events and an amenity building.

**Timeline:**

One of the second priorities.

**Planning Area:**

West Planning Area (Grange – Suburban West).

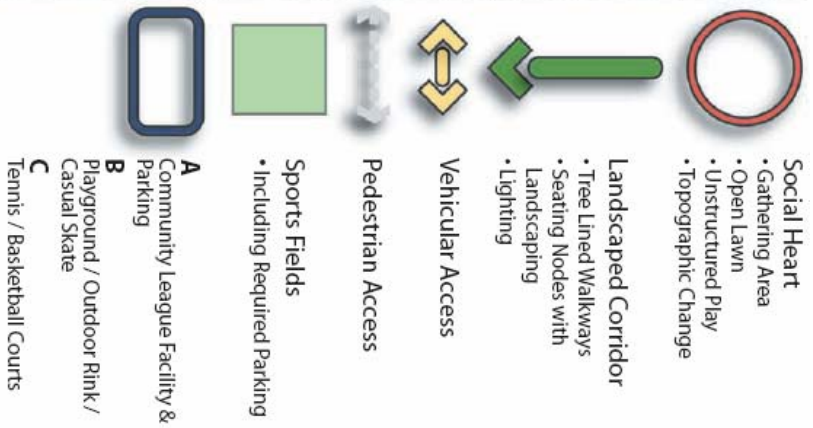
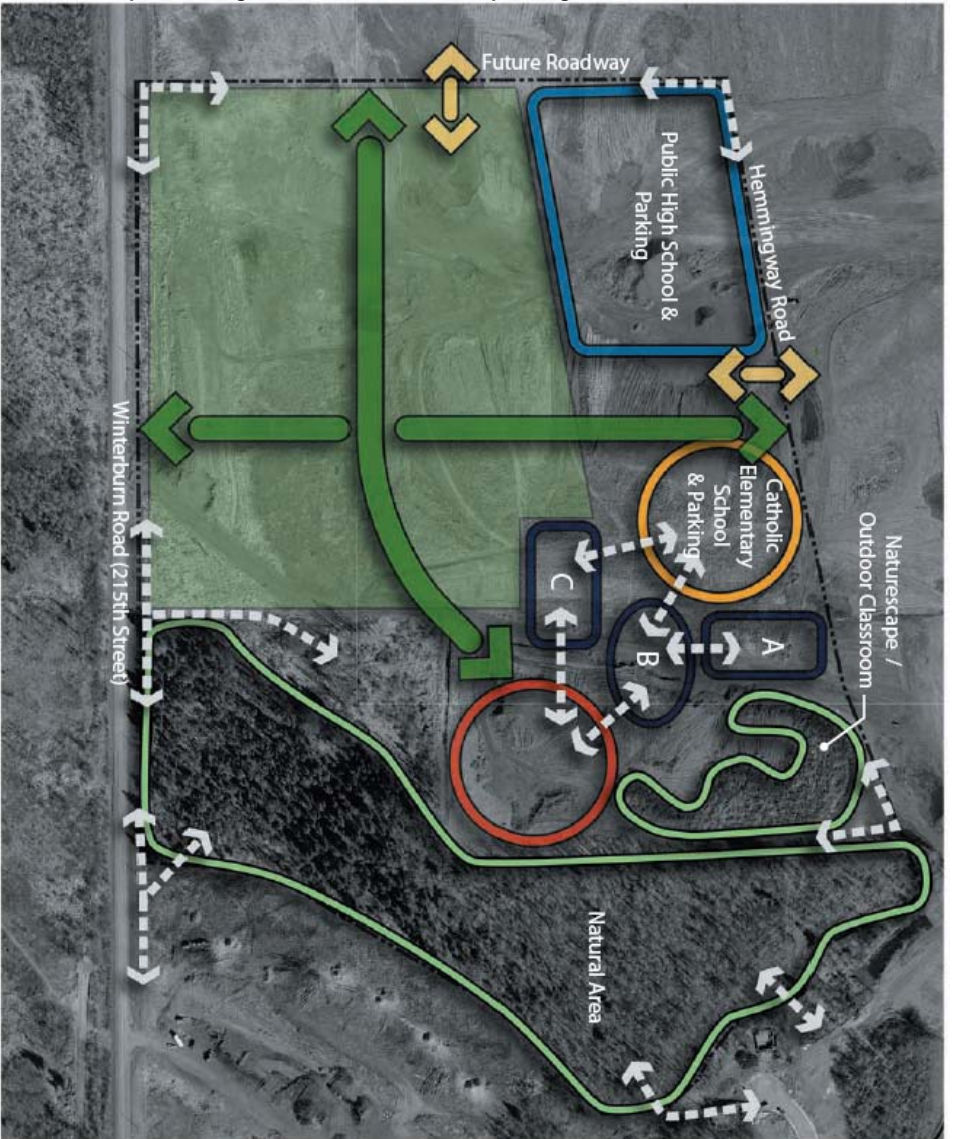
**Rationale:**

Rapid population growth in this planning area over the short to medium term will warrant development of the park. Base-level development will begin once the park is assembled and capital funding approved.

The Grange and Lewis Farms District Activity Parks are located 3.2km apart. Only one multi-purpose recreation facility will be built between the two Area Structure Plans since the combined Area Structure Plans will serve an estimated 72,000 population (within the RFMP guidelines). Therefore, the Grange Park will complement the Lewis Farms with sport fields and other outdoor amenities.

GRANGE DISTRICT ACTIVITY PARK			
Outdoor Program Elements	Design Parameters	Activities / Purpose	Operational Impacts
Walkways / Multi-purpose trails	Developed along the perimeter of the park and through out. Lighting and seating areas between program elements.	Walking Jogging / running Cycling In-line skating	
Urban plaza or Social gathering area / tournament support space	Power supply  Area with seating and picnic tables  Integrated with Recreation Facility and other site amenities.	Formal / informal gatherings / celebrations Outdoor market and art displays Outdoor performances Tournament proceedings Sitting on benches Picnicking	
Diamonds ▪ 2 Fastball diamonds	2 - 84m (275') shale fastball diamond (91m (300') foul lines)	Slo-pitch Fastball	
Rectangular Fields  <i>Sports Field Focus for Park</i>	2 - 100 x 64 m (330 x 210') 2 - 146 x 64 m (480 x 210')	Soccer Football Ultimate Rugby	
Open Lawn	Placement by natural tree stand	Ultimate Flag Football / Soccer Lacrosse	
400m track ▪ combination football/soccer field inside ▪ jump pits	Synthetic or shale surface with combo field inside 146 x 64 m (480 x 210')	Track and Field Walking / jogging on track Football Soccer	Requires development of school on site
Teaching stations	1 small rectangular station 1 small diamond station	Elementary physical education activities	
Amenity building	To be determined with community partners (an enhanced-level development)	Public washroom Spectator seating optional Support for special events, gatherings Equipment storage Change rooms	Public washroom available for all season park use.
Tennis courts	Asphalt courts	Tennis	
Basketball courts	Asphalt or concrete courts	Basketball	
Sand volleyball courts	Courts (80x35')	Beach volleyball	
Play Area  Sliding hill Outdoor rink	Play elements, full accessibility Small sliding hill Outdoor rink	Free play Tobogganing / sledding  Skating Hockey	

Map 7: Grange District Park Concept Diagram



# The Grange District Park

## Concept Diagram

June 2007



Edmonton

**3.3.5 Callingwood Park – West Planning Area**

There are several developments currently in progress at Callingwood Park including the Lois Hole Library and outdoor garden, a linear skateboard park, basketball courts and water spray park.

**Recommendation 8 - Callingwood Park:**

Base-level development of the District Activity Park completed by the City includes improved pedestrian walkways within the park and landscaping.

Enhancements to Callingwood Park, on a cost-shared basis with community partners, include the following recommendations: implementation of the planned skateboard park, basketball courts and water spray features and future development of an amenity building and urban plaza or outdoor social gathering area that supports tournaments and other events.

**Timeline:** One of the third priorities.

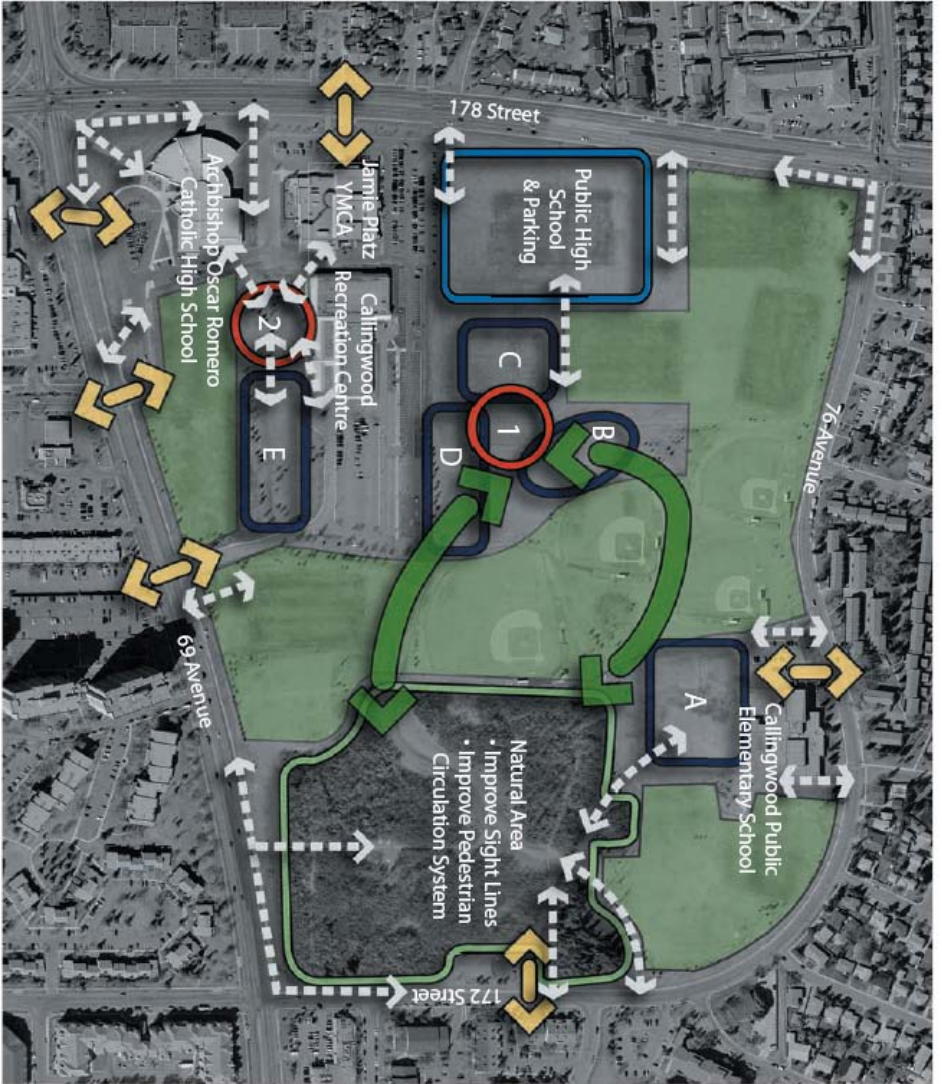
**Planning Area:** West Planning Area (Callingwood – Suburban West).

**Rationale:** The Callingwood Park is an established and well-developed park, improvements to the walkway system for the park was ranked as the top priority in the community needs assessment.

CALLINGWOOD PARK			
Outdoor Program Elements	Design Parameters	Activities / Purpose	Operational Impacts
Walkways / Multi-purpose trails	Developed along the perimeter of the park and through out. Lighting and seating areas between program elements.	Walking Jogging / running Cycling In-line skating	
Urban plaza or Social gathering area / tournament support space	Power supply  Area with seating and picnic tables  Integrated with Recreation Facility and other site amenities.	Formal / informal gatherings / celebrations Outdoor market and art displays Outdoor performances Tournament proceedings Sitting on benches Picnicking	
400m track ▪ combination football/soccer field inside ▪ jump pits	Synthetic or shale surface with combo field inside 146 x 64 m (480 x 210')	Track and Field Walking / jogging on track Football Soccer	Requires development of school on site
Amenity building	To be determined with community partners (an enhanced-level development)	Public washroom Spectator seating optional Support for special events, gatherings Equipment storage Change rooms	Public washroom available for all season park use.
Tennis courts	Asphalt courts	Tennis	



Map 8: Callingwood Park Concept Diagram



- Social Heart**
- 1**
  - Gathering Area
  - Seating
- 2**
  - Lawns & Gardens
  - Outdoor Reading Room
- Landscaped Corridor**
  - Tree Lined Walkways
  - Seating Nodes with Landscaping
  - Lighting
- Vehicular Access**
- Pedestrian Access**
- Sports Fields**
  - Including Required Parking
- A** Community League Facility & Parking
- B** Topographic Change / Unstructured Play
- C** Tennis / Basketball Courts
- D** Skate Park / Splash Park
- E** Lois Hole Library & Parking

# Callingwood District Park Concept Diagram

June 2007





**3.3.6 Johnny Bright Sports Park – West Planning Area**

**Recommendation 9 - Jasper Place Fitness and Leisure Centre Expansion:**

Convert the Jasper Place Fitness and Leisure Centre, JP Annex and Bill Hunter Arena into an integrated multi-purpose recreation facility that includes:

- aquatic facility upgrades with the addition of a whirlpool and additional accessibility features including more accessible and family change rooms;
- fitness centre upgrades that includes a medium-sized cardio and weight training area (1000m<sup>2</sup>) and the addition of a fitness studio;
- multi-purpose spaces that include indoor child development space, child minding space, party room and four multi-purpose rooms that can be expanded into larger rooms by removing dividers (one room with a stage); and
- support and other services that includes a lobby area, washrooms and dry locker rooms, commercial retail unit, administration and storage space and an urban plaza or outdoor social gathering area adjacent to the building.

**Recommendation 10 - Field House:**

Develop a field house in partnership with Edmonton Catholic Schools adjacent to St. Francis Xavier High School that includes a field house / gymnasium that includes a large playing surface and assembly area that can be divided into three full-sized gymnasias.

**Recommendation 11 - Johnny Bright Sports Park:**

Base-level development of the District Activity Park completed by the City includes walkways and landscaping that supports the changes to amenities in the park.

Enhancements to Johnny Bright Sports Park, on a cost-shared basis with community partners, include the following recommendations: artificial turf on Jasper Place Bowl, upgrades to the stands and the amenity building located below the stands.

**Timeline**

**Recommendations 9, 10, 11:** Recommendation 9 & 11 – one of the second priorities, Recommendation 10 – one of the first priorities.

**Planning Area**

**Recommendations 9, 10, 11:** West Planning Area (Johnny Bright Sports Park – Central North)

**Rationale**

**Recommendations 9, 10, 11:** Expanding/redeveloping the Jasper Place Fitness and Leisure Centre, Field House and Jasper Place Bowl will make the existing park and facilities more of a multi-purpose facility and a community-hub.

JASPER PLACE FITNESS AND LEISURE CENTRE EXPANSION			
Facility Component	Square Metres	Activities / Purpose	Operational Impacts
<b>Aquatic Facility</b> <ul style="list-style-type: none"> <li>▪ Whirlpool</li> <li>▪ Accessibility Features</li> <li>▪ Viewing Area</li> <li>▪ Expansion of men's change rooms</li> </ul>	Existing Pool 100 m <sup>2</sup>	Recreational swimming Skill development Leadership training Fitness Rehabilitation Therapeutic uses / Relaxation	Leisure pool – high costs high revenue
<b>Fitness Centre</b> <ul style="list-style-type: none"> <li>▪ Weight / Cardio / Stretching</li> <li>▪ Fitness Studio</li> <li>▪ Dry and accessible locker rooms for pool and fitness</li> </ul>	1000m <sup>2</sup> 400m <sup>2</sup> 360m <sup>2</sup>	Fitness Training Fitness /yoga classes Dance classes Martial arts classes	Medium cost – high revenue
<b>Multi-purpose Spaces</b> <ul style="list-style-type: none"> <li>▪ Multi-purpose rooms</li> </ul>	4 x 100-120m <sup>2</sup> = 480m <sup>2</sup> 1 - 50m <sup>2</sup> stage as part of one of the rooms	Classes / programs Visual and Performing Arts Events / celebrations / Meeting	Medium cost – medium to high revenue
<ul style="list-style-type: none"> <li>▪ Child minding</li> <li>▪ Indoor child play space</li> </ul>	250m <sup>2</sup> combined space	Babysitting for patrons Free play	Medium cost - low revenue
<ul style="list-style-type: none"> <li>▪ Party Room</li> </ul>	50m <sup>2</sup>	Birthday parties /Special events Tournament functions	Low cost – high revenue
<b>Support and Other Services</b> <ul style="list-style-type: none"> <li>▪ Lobby Area</li> </ul>	500m <sup>2</sup>	Social gathering area for meeting, greeting, assembly	Medium cost – low revenue
<ul style="list-style-type: none"> <li>▪ Administration and storage space</li> </ul>	200m <sup>2</sup>	Staff work and meetings areas Reception and access control Storage	Required
<ul style="list-style-type: none"> <li>▪ Commercial Retail Units <ul style="list-style-type: none"> <li>▪ Concession / Food Serv</li> <li>▪ Other TBD</li> </ul> </li> </ul>	250m <sup>2</sup> Part of Upgrade to Bill Hunter Arena	Sale of food to patrons	High cost – medium to high revenue
FIELD HOUSE			
Separate Building Adjacent to St. Francis Xavier	Square Metres	Activities / Purpose	Operational Impacts
<b>Gymnasia / Field House</b> <ul style="list-style-type: none"> <li>▪ Large playing surface that can be divided into 3 full size gyms with a synthetic sport floor</li> <li>▪ Spectator seating for 300</li> <li>▪ Locker rooms / washrooms</li> </ul>	3186m <sup>2</sup>	Basketball Volleyball Badminton Floor hockey Sport Practice (football, rugby) Events	Medium cost – medium revenue
<ul style="list-style-type: none"> <li>▪ Walking / Jogging Track</li> </ul>	n/a overhead (650m <sup>2</sup> )	Walking / Jogging	Low cost – low revenue
JOHNNY BRIGHT SPORTS PARK			
Outdoor Program Elements	Design Parameters	Activities / Purpose	Operational Impacts
Walkways / Multi-purpose trails	Improve pedestrian circulation system	Walking / Jogging / In-line skating Connections between amenities	
Urban plaza or Social gathering area / tournament support space	Power supply Area with seating and picnic tables Integrated with Recreation Facility and other site amenities.	Formal and informal gatherings and celebrations Outdoor market and art displays Tournament proceedings Sitting on benches and picnicking	
Jasper Place Bowl	Artificial Turf and upgrades to amenity building	Football, rugby Soccer Track and field	

Map 9: Johnny Bright Sports Park Concept Diagram



# Johnny Bright Sports Park

## Concept Diagram



June 2007



### 3.3.7 Coronation Park – West Planning Area

#### Recommendation 12 - Coronation Multi-purpose Facility:

Develop a multi-purpose recreation facility in close proximity to Peter Hemingway Fitness and Leisure Centre with a possible physical connection to the pool that includes:

- fitness centre that includes medium-sized cardio and weight training area (1200-1400m<sup>2</sup>) and a fitness studio;
- gymnasium that includes a large playing surface that can be divided into two full-sized gymnasiums;
- multi-purpose spaces that includes an indoor child development space and child minding space, party room, climbing wall and four multi-purpose rooms that can be expanded into larger rooms by removing dividers (one with a stage);
- twin NHL indoor rinks with a non-competitive running / walking track above twin arenas and the removal of the existing arena after completion of new; and
- support and other services that includes a lobby area, washrooms and lockers rooms, restaurant, concession, commercial retail unit, administration and storage space and an urban plaza or an outdoor social gathering area adjacent to the building.

#### Recommendation 13 - Coronation Park:

Enhancements to Coronation Park on a cost-shared basis with community partners include the following recommendations: a permanent cricket pitch in partnership with Edmonton cricket organizations and the development of an indoor lawn bowling centre pending Commonwealth Lawn Bowling Club's fund development.

#### Recommendation 14 – TELUS World of Science:

Development of the TELUS World of Science expansion as proposed by the Edmonton Space and Science Centre Foundation.

#### Timeline

Recommendations 12, 13: One of the first priorities.

#### Planning Area

Recommendations 12, 13, 14: West Planning Area (Coronation Park – Central North).

#### Rationale

Recommendations 12, 13: Current population within a 2.5 km radius of the site is 58,783, providing the rationale for this multi-purpose recreation facility to be one of the first priorities within the Medium Term Recreation Facility and Sports Field Plan.

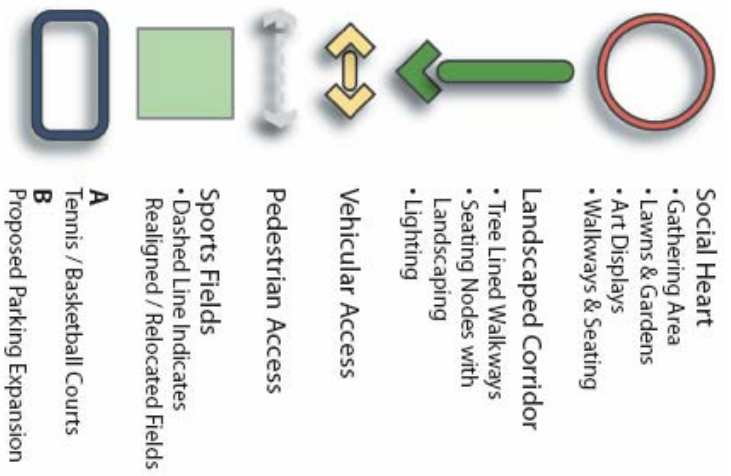
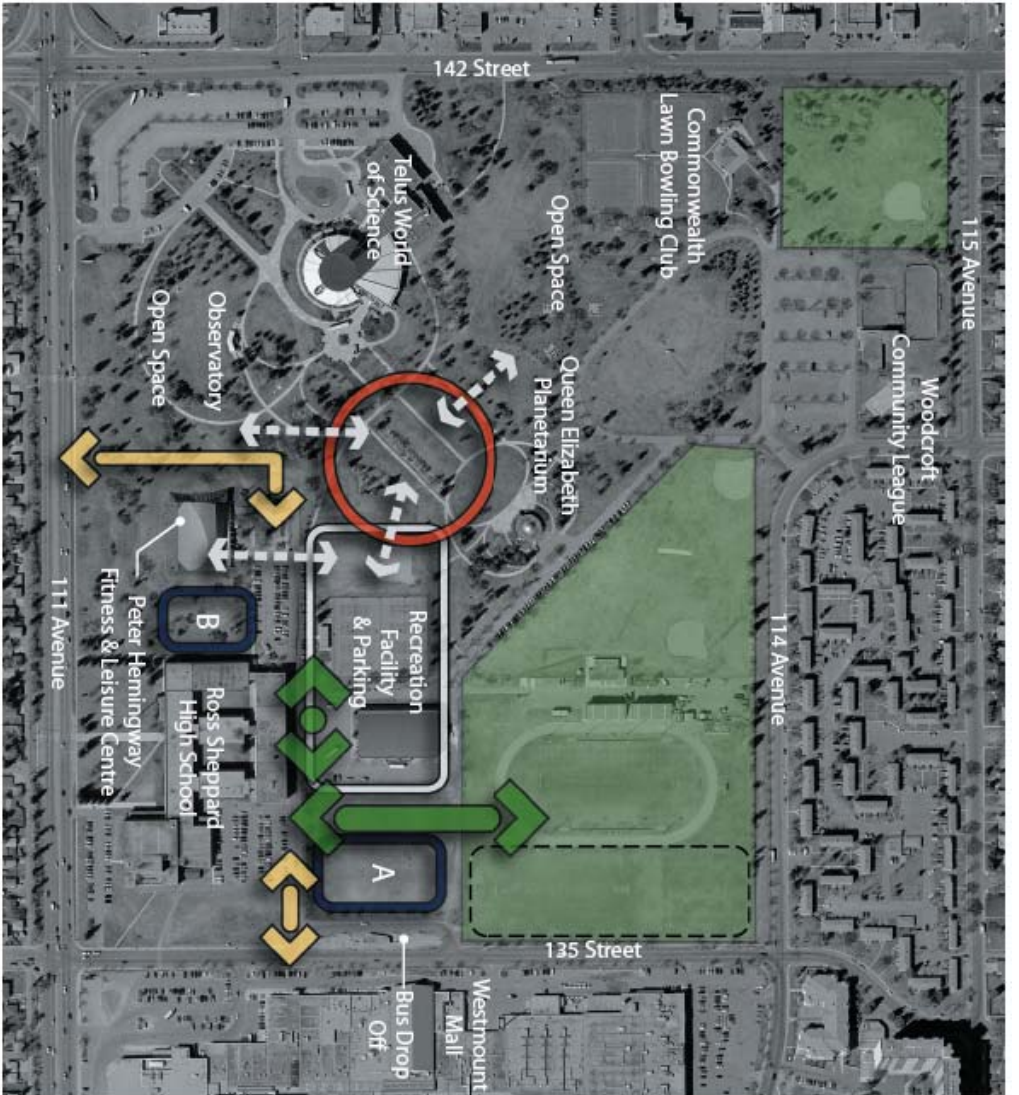
The 10-year Arena Capital Development Strategy identifies the development of a new twin arena at Coronation as one of the short-term priorities.

Peter Hemingway Fitness and Leisure Centre is an architecturally award winning building that creates challenges to expanding this facility. Therefore a multi-purpose facility in close proximity to Peter Hemingway, with the possibility of an overhead pedway connecting the two facilities, will support the need for a community-hub and meet the outstanding demands in this area of west Edmonton.

CORONATION MULTI-PURPOSE RECREATION FACILITY			
Facility Component	Square Metres (m <sup>2</sup> )	Activities / Purpose	Operational Impacts
<b>Fitness Centre</b> <ul style="list-style-type: none"> <li>▪ Weight / Cardio / Stretching</li> <li>▪ Fitness Studio</li> <li>▪ Dry locker rooms</li> <li>▪ Steam Room</li> </ul>	1200 – 1400m <sup>2</sup> 400m <sup>2</sup> 1000m <sup>2</sup>	Fitness Training Fitness /yoga classes Dance classes Martial arts classes Relaxation	Medium cost – high revenue    Low cost – low revenue
<b>Gymnasia</b> <ul style="list-style-type: none"> <li>▪ Large playing surface that can be divided into 2 full size gyms with synthetic flooring</li> </ul>	1785m <sup>2</sup>	Basketball Volleyball Badminton Floor hockey	Medium cost – medium revenue
<b>Multi-purpose Spaces</b> <ul style="list-style-type: none"> <li>▪ Multi-purpose rooms with wall dividers to join rooms</li> </ul>	4 x 100-120m <sup>2</sup> = 480m <sup>2</sup> 1 - 50m <sup>2</sup> stage as part of one of the rooms	Classes / programs Visual and Performing Arts Events / celebrations Meetings	Medium cost – medium to high revenue
<ul style="list-style-type: none"> <li>▪ Child minding</li> <li>▪ Indoor child play space</li> </ul>	250m <sup>2</sup> combined space	Babysitting for patrons Free play	Medium cost - low revenue
<ul style="list-style-type: none"> <li>▪ Party Room</li> </ul>	50m <sup>2</sup>	Parties and Special events	Low cost – high revenue
<b>Indoor Rinks</b> <ul style="list-style-type: none"> <li>▪ Twin NHL ice pads</li> <li>▪ Spectator seating 500 &amp; 100</li> <li>▪ 6 dressing rooms / pad</li> <li>▪ 2 referee rooms</li> </ul>	7000m <sup>2</sup>	Leisure Skating Hockey Ringette Figure Skating Lacrosse Ball Hockey In-line Hockey Walking / jogging	High cost – high revenue         Low cost – low revenue
<ul style="list-style-type: none"> <li>▪ Walk / Jog Track</li> </ul>	n/a overhead		Low cost – low revenue
<b>Support and Other Services</b> <ul style="list-style-type: none"> <li>▪ Lobby Area</li> <li>▪ Public Washrooms</li> </ul>	500m <sup>2</sup> 150m <sup>2</sup>	Social gathering area for meeting, greeting and group assembly	Medium cost – low revenue
<ul style="list-style-type: none"> <li>▪ Administration and storage space</li> </ul>	200m <sup>2</sup>	Staff work and meetings areas Reception and access control Storage	Required
<ul style="list-style-type: none"> <li>▪ Commercial Retail Units               <ul style="list-style-type: none"> <li>▪ Concession / Food Service</li> <li>▪ Commercial Retail Unit</li> </ul> </li> </ul>	150m <sup>2</sup> 525m <sup>2</sup>	Sale of food to patrons	High cost – medium to high revenue
CORONATION PARK			
Outdoor Program Elements	Design Parameters	Activities / Purpose	Operational Impacts
Urban plaza or Social gathering area / tournament support space	Power supply  Area with seating and picnic tables  Integrated with Recreation Facility and other site amenities.	Formal / informal gatherings / celebrations Outdoor market and art displays Outdoor performances Tournament proceedings Sitting on benches Picnicking	
Permanent Cricket Pitch	Location on Approved Site Development Plan	Cricket	Development in partnership with Cricket Organizations



Map 10: Coronation Park Concept Diagram



# Coronation District Park Concept Diagram

June 2007



Edmonton

### **3.3.8 Fred Broadstock Outdoor Pool – West Planning Area**

#### **Recommendation 15 - Fred Broadstock Outdoor Pool:**

Redevelop / expand Fred Broadstock Outdoor Pool that includes:

- outdoor aquatic facility that provides a 25m x 20m eight lane pool with a minimum depth of 1m to accommodate aquatic training, small tot pool or water spray feature and whirlpool;
- increased dimensions of the dive tank to FINA regulations for the dive platforms;
- accessibility and administrative improvements to the bathhouse as well as concession area; and
- deck area that provides for sun bathing as well as shade and a wind break by the dive tank.

**Timeline**

One of the first priorities (funding for design has been approved for 2007 and for construction in 2008).

**Planning Area:**

West Planning Area (Fred Broadstock Outdoor Pool – Suburban West).

**Rationale:**

*The Future Outdoor Pools in Edmonton* report approved by City Council August 30, 2005, included the following recommendation that subject to the availability of funding Fred Broadstock Outdoor Pool be redeveloped with a sport/competition emphasis.

The community needs assessment identified the need for leisure elements to be incorporated into the redevelopment.

## Section 4: Facility, Sports Field, and Park Components

This section provides an overview of the recommendations for the multi-purpose recreation facilities and sport field priorities of the Medium Term Plan by facility, sports field and park components (e.g., aquatic facilities, arenas, fitness centres, gymnasia, sports fields, etc.). The facility and outdoor components within these multi-purpose recreation facilities and District Activity Parks reflect the needs identified through consultation with the public, stakeholders and service providers, and assessment and analysis of other documentation including trends, socio-demographic profiles, current inventory, the Recreation Facility Master Plan and the Urban Parks Management Plan.

As well, in all cases of new facility and park development and redevelopment, the needs of the persons with disabilities will be considered through universal design and accessible programming. Consideration must also be given to responding to the more specific needs of the local community with respect to unique characteristics of those communities (e.g., ethnicity, age, income levels, etc.). These facilities and parks will offer intergenerational use with multiple capabilities and the versatility and flexibility to adapt over time to alternative recreational uses and evolving leisure needs.

### Life Long Sport and Recreation

The facility, sports field, and park components also support the *Canadian Sport for Life through Long-Term Athlete Development* which is an inclusive model that encourages individuals to get involved in lifelong physical activity. Long-Term Athlete Development is endorsed by the federal and provincial government, as well as national, provincial and local sport and recreation organizations. This model aligns and integrates delivery systems and establishes a clear development pathway from playground to podium and being active for life.



### District Multi-Purpose Recreation Facilities

District multi-purpose recreation facilities are the foundation of the Recreation Facility Master Plan Facility Model. They are designed to integrate a much wider variety of recreation interests and skill levels, respond to the needs of all ages and abilities, and are intended to contribute to a sense of community. The types of components included within the district facilities reflect high market demand and broad appeal. To support the goals of integration, inclusiveness, broad

interests and community focus, these facilities and parks incorporate a balance of multiple indoor and outdoor components.

In the developing suburbs of Clareview, Meadows and Lewis Farms the new multi-purpose facilities and district parks will contain a mix of components to meet district needs and reflect the eventual built-out populations. Each recreation facility includes the following components: an aquatic component, a fitness component, a gymnasium component, an indoor rink component, flexible multi-purpose spaces for a variety of activities and other support services. In the redevelopment of the two existing west facilities Jasper Place and Peter Hemingway Fitness and Leisure Centres the intent is to implement the *spirit* of the new facility model with the addition of components to better meet the district level needs in these areas.

### District Activity Parks

The District Activity Parks will be busy, active sites that include schools, a massing of sports fields, landscaping, tree planting, walkways and other base-level developments. Optional open space developments that are funded by the City and the community on a cost-shared basis may include skate parks, water spray parks, other outdoor aquatic amenities, playgrounds, basketball, and volleyball courts, lighting, park entrance features, gazebos, public art and park furniture, etc.. Enhanced-level development funded by the community such as Home Base Agreements and area council/sports group clubhouse may be permitted if space allows and an amenity building cannot be combined with a school or major recreation complex.

## 4.1 Indoor Pools – Aquatic Facilities

The Recreation Facility Master Plan identifies that new aquatic facilities are to be distributed in a manner that responds to priority areas, based on needs, current demand and future population growth, and are consistent with the guidelines provided by the facility continuum. The current service level of approximately one aquatic facility per 40,000 is consistent with other large municipalities; however, this service ratio is not evenly distributed across the city. Over the next 10 years there are plans to build six aquatic facilities including three in the short-term as part of the southwest, north central, and downtown YMCA multi-purpose recreation centres and three new aquatic facilities in the medium term. These additional aquatic facilities will improve the service ratio distribution across the city and may improve the service ratio of one aquatic facility per 40,000, pending the status of aquatic facilities reaching the end of their lifecycle. Recreation Facility Services plans to develop an Aquatic Capital Development Strategy to address the long-term needs of aquatics in Edmonton.





The Medium Term Recreation Facility and Sports Field Plan confirm the Recreation Facility Master Plan identification of three additional aquatic facilities in the medium term. These new aquatic facilities are required to respond to current and future population needs in the suburban north planning area as part of the redevelopment of the Clareview Recreation Centre, in the southeast Meadows community, and in the west Lewis Farms community. These additional aquatic facilities will distribute the service ratios evenly across the city and meet the needs of population growth in the suburban quadrants of the city.



Each of the recommended aquatic facility designs considers the variety of existing pool types serving the city's communities and attempts to complement existing pools. The design of new pool tanks will support a range of program opportunities (recreational swim, skill development, leadership training, fitness, sport training, rehabilitation and therapeutic uses, hosting events), consistent with the facility hierarchy and service delivery models. Leisure pools (with slides and interactive water features) that appeal to younger swimmers, as well as families and seniors have become extremely popular and will be built in conjunction with conventional pools.

The need for a second competitive indoor aquatic venue at Lewis Farms is recommended to support the growth of the city's population and to enhance the Long Term Athlete Development Model of various competitive aquatic sports including swimming, diving, water polo, and synchronized swimming.

In addition to the development of new aquatic facilities there is a need to upgrade existing west aquatic facilities to meet the community needs of citizens in these geographic areas. The addition of whirlpools and other amenities make these facilities more inviting, and special attention is recommended to ensure these have barrier free access.

The redevelopment of Fred Broadstock Outdoor Pool includes upgrades to the lane pool and dive tank, as well as the inclusion of elements that support the need identified by the community for leisure components, such as a concession, whirlpool and tot water play area. *The Future of Outdoor Pools in Edmonton* approved by City Council in August 2005 supported the redevelopment of Fred Broadstock Outdoor Pool to include a sport / competition emphasis.

The following table provides a summary of the aquatic facilities recommendations of the Medium Term Recreation Facility and Sports Field Plan.



## Summary of Aquatic Facilities Recommendations:

	Clareview	Meadows	West			
			Lewis Farms	Johnny Bright <i>Jasper Place</i>	Coronation <i>Peter Hemingway</i>	Fred Broadstock Outdoor Pool
Leisure Pool	✓ Separate tot pool	✓	✓	<i>Existing</i>		✓ Tot pool
Whirlpool / Steam Room	✓	✓	✓	✓	✓ In progress	✓
Lane / Fitness Pool	✓ 25mx15m 6 lanes	✓ 25mx25m 10 lanes	✓ 25mx53m 10 lanes	<i>Existing</i>	<i>Existing</i>	✓ 25mx20m 8 lane Upgrade
Diving Boards / Platforms	✓ 1m, 3m, 5m	✓ 1m, 3m, 5m	✓ 2x1m, 2x3m, 10m, 7.5m, 5m, 3m platforms	<i>Existing</i>		✓ 1m, 3m / 10m, 5m platforms Upgrade

## 4.2 Fitness Centres

The Recreation Facility Master Plans identifies the need to assess the feasibility of adding fitness components to multi-purpose recreation centres. As part of the comprehensive needs assessment conducted in the development of the Medium Term Plan, citizens ranked fitness centres as the second priority after aquatic facilities. Weight training and cardio spaces are in high demand by the public and provide multi-purpose recreation centres with the potential to generate significant revenues.

Citizens are interested in multi-purpose centres that provide a variety of activities for all ages and abilities and identify the need to include cardio, weight training and fitness classes as part of these opportunities. The design of multi-purpose recreation centres include drop-in child minding for facility patrons, which provides opportunities for parents to workout in the fitness centre or participate in other activities while their children are cared for, or participate in sport practices, lessons or drop-in activities. This flexibility for families is an important component of multi-purpose recreation centres that is not typically available in stand-alone fitness centres.

Based on current usage, and future trends supporting healthy and active lifestyle opportunities, fitness components will continue to be an important district-level recreation resource and are recommended to be provided in all future multi-purpose facilities. At minimum, these new fitness facilities and upgrades to existing facilities include a weight room with cardio equipment, resistance machines, free weights, and a stretching area (including accessible machines). Also included are multi-purpose, flexible aerobics/dance/gymnastics studios with a wood sprung floor, which can be programmed for a variety of fitness and active living activities.

The following table provides a summary of the fitness centre recommendations of the Medium Term Recreation Facility and Sports Field Plan.

## Summary of Fitness Centre Recommendations:

	Clareview	Meadows	West		
			Lewis Farms	Johnny Bright <i>Jasper Place</i>	Coronation
Fitness Centre	✓ 1400m <sup>2</sup> - 1800m <sup>2</sup>	✓ 1400m <sup>2</sup> - 1800m <sup>2</sup>	✓ 1400m <sup>2</sup> - 1800m <sup>2</sup>	✓ 1000m <sup>2</sup>  <i>Upgrade</i>	✓ 1200m <sup>2</sup> - 1400m <sup>2</sup>  <i>Upgrade</i>
Fitness Studio	✓ 1 - 400m <sup>2</sup> 1 - 200m <sup>2</sup>	✓ 1 - 400m <sup>2</sup> 1 - 200m <sup>2</sup>	✓ 1 - 400m <sup>2</sup> 1 - 200m <sup>2</sup>	✓ 1 - 400m <sup>2</sup>	✓ 1 - 400m <sup>2</sup>

### 4.3 Gymnasia

The Recreation Facility Master Plan identified that a minimum of five new gymnasia will be required over the medium term as components of new and redeveloped multi-purpose recreation complexes. This number recognizes that at least



part of this need will be met through gymnasia in future educational and institutional facilities. The Master Plan identifies that future gymnasia should be full-sized double gyms with the dimensions, floor area, ceiling height, amenities and finishes suitable for adult play and to accommodate a variety of indoor sports such as basketball, volleyball, badminton, floor hockey, etc.

An alternative to the full-sized double gymnasium that has become a successful model in several newer multi-purpose recreation centres is the flexi hall or multi-activity centre. The flexi hall design creates a large playing surface that can accommodate football, rugby and soccer practices, as well as six badminton courts, five volleyball courts and can be divided by curtains into three full-sized gyms for basketball and other gym activities. The flexi hall also provides an adaptable space that can serve other purposes including community gatherings and special events.

Walking / jogging tracks can be provided above this space.

To address increased adult and youth sport demand, and the need to provide opportunities for spontaneous drop-in recreational gymnasia space as well as the provision of a large assembly areas for a variety of activities; flexi halls are recommended for each of the new multi-purpose recreation centres. These spaces are multi-purpose in design and meet a variety of organized and unstructured program opportunities.

The following table provides a summary of the gymnasia recommendations of the Medium Term Recreation Facility and Sports Field Plan.

## Summary of Gymnasia Recommendations:

	Clareview	Meadows	West		
			Lewis Farms	Johnny Bright <i>Adjacent to St. Francis Xavier School</i>	Coronation
Flexi hall / Field House (3 Courts)	✓	✓	✓	✓	
Gymnasium					✓ 2 full-sized gyms
Running / Walking Track	✓	✓	✓	✓	✓

## 4.4 Multi-Purpose Spaces

The Recreation Facility Master Plan identified that, in order to respond to the recreation needs of future population growth, multi-purpose space will be provided in future district-serving multi-purpose recreation complexes. The multi-purpose spaces will be designed to ensure flexibility and adaptability to maximize the range and type of use. The programming rooms will be side-by-side with movable partitions that can be used for small-scale banquets or meetings, and one room will include a stage to create a secondary banquet/performance venue.

All new and redeveloped district-serving multi-purpose facilities will include adequate multi-purpose space for seniors programming, and will be accessible to those with mobility challenges. Indoor child development space, child minding space, and party rooms will be included in all new and redeveloped multi-purpose facilities. In the Jasper Place Fitness and Leisure Centre and the new Coronation multi-purpose recreation facility, the child play space and child minding space will be combined due to site constraints of these facilities.

Future recreation facilities will accommodate multi-purpose spaces with opportunities for the performing and visual arts, specifically in terms of basic-level training, instruction, rehearsal and production support. A flexible art studio space will accommodate activities such as painting, drawing, sculpture, pottery, ceramics, and other activities, with a capacity of at least 45 people, and with sufficient natural lighting, and sufficient storage and cupboard space, sinks, movable chairs and tables, large cabinets with locks for various supplies. The specific size, distribution, and composition of these spaces will be developed with input from local arts organizations and based on confirmed community and facility needs. Partnerships with arts organizations will be explored and encouraged, to develop facilities, deliver programs and manage spaces.

Climbing ranked highly in the community needs assessments as an activity in which adults, children and youth would likely participate. To meet this need, climbing walls are recommended in two of the multi-purpose recreation centres.

The following table provides a summary of the multi-purpose space recommendations of the Medium Term Recreation Facility and Sports Field Plan.

## Summary of Multi-purpose Space Recommendations:

	Clareview	Meadows	West		
			Lewis Farms	Johnny Bright	Coronation
Multi-purpose rooms	✓ 4 rooms 100 -120m <sup>2</sup> 1 stage	✓ 4 rooms 100 -120m <sup>2</sup> 1 stage	✓ 4 rooms 100 -120m <sup>2</sup> 1 stage	✓ 4 rooms 100 -120m <sup>2</sup> 1 stage	✓ 4 rooms 100 -120m <sup>2</sup> 1 stage
Indoor child development space	✓ 400m <sup>2</sup>	✓ 400m <sup>2</sup>	✓ 400m <sup>2</sup>	✓ 250m <sup>2</sup>	✓ 250m <sup>2</sup>
Child minding space	✓ 175 m <sup>2</sup>	✓ 175 m <sup>2</sup>	✓ 175 m <sup>2</sup>		
Party rooms	✓ 2 - 50m <sup>2</sup>	✓ 2 - 50m <sup>2</sup>	✓ 2 - 50m <sup>2</sup>	✓ 50m <sup>2</sup>	✓ 50m <sup>2</sup>
Climbing Wall		✓	✓		

## 4.5 Indoor Rinks – Ice Pads

The Recreation Facility Master Plan identified that a minimum of five ice pads should be developed over the short term (2010) to respond to outstanding demand, and by 2015, one additional twin ice pad may be required. The Plan also identified the need to assess the existing single pad arenas. Building on the Recreation Facilities Master Plan, the 10-Year Arena Capital Development Strategy (2009 – 2019) has been developed to set the direction for the development of new arenas and leisure ice, upgrades to existing City of Edmonton arenas. The Strategy also outlines the community process for repurposing or closing certain arenas that are identified, as well as recommends the funding strategy for capital development.

The 10-Year Arena Capital Development Strategy recommends a total increase of nine sheets of ice throughout the City to be developed over the next 10 years. The increase to nine ice pads is warranted by the rapid growth in the City's population. With the addition of nine ice pads the current service ratio of approximate 1/19,000 will be maintained over the next 10 years. The 10-Year Arena Capital Development Strategy and the Medium Term Recreation Facility and Sports Field Plan have been developed in an integrated manner with both studies supporting and informing the other. Both will provide clear direction for the identification of the City's long-term arenas needs and emerging capital priorities. Future ice pads will be built as additions to existing single pad facilities, or as new multi-pad arenas as part of multi-purpose recreation facilities, where appropriate. This will ensure a high level of operating efficiency for arena facilities.

New multi-pad facilities will at minimum include the following design features: a minimum of six dressing rooms for each ice pad, two referee rooms suitably sized to accommodate the number of ice pads, and designed so that one can accommodate referees under the age of majority and the other to accommodate adult referees. Dressing rooms will be sized and designed to accommodate adults of both genders, with suitable shower and washroom accommodation. At least one rink per facility will have suitable seating to accommodate minor sport tournament capacity (at least 500). All new facilities will accommodate the needs of the physically challenged both as participants and spectators. Events and

tournaments will be accommodated, with the design of lobbies, community rooms, ticket booths, and other ancillary space.

Leisure ice surfaces will be included in three multi-purpose recreation centres (i.e., Clareview, Meadows and Lewis Farms). These are free-form in design, intended for informal and recreational use and respond to emerging arena facility trends. Interesting features added to leisure ice surfaces include snowfall machines, fog machines, disc-jockey station, mirror balls and dynamic theatre/disco lighting systems or video wall and ice ramps from one area to another.

The following table provides a summary of the indoor rink recommendations of the Medium Term Recreation Facility and Sports Field Plan.

**Summary of Indoor Rink Recommendations:**

	Clareview	Meadows	West		
			Lewis Farms	Johnny Bright	Coronation
NHL Rinks	<i>Existing</i>	✓ Twin	✓ Twin	✓ Bill Hunter Arena Upgrade to single in progress	✓ Twin
Leisure Ice	✓	✓	✓		

## 4.6 Support and Other Services

Each of the multi-purpose recreation centres will also provide other services that increase the types of activities and supports available at these facilities. All of the centres will have lobbies and social gathering spaces for meeting, greeting and group assembly that are integrated and connected to the outdoor urban plaza.

Commercial Retail Units will include concession areas in all the medium term multi-purpose recreation centres and restaurants in three of the facilities (Clareview, Meadows and Lewis Farms). Other commercial retail space may include physiotherapy / massage services, and retail area where sport and recreation goods and services can be purchased (e.g., sport clothing, art supplies, skate rentals, sharpening).

Clareview has identified the inclusion of a Community Police Liaison space within the facility to support creating a safer and more secure environment.

Functional administrative space in each facility that includes reception and access control, storage and office space required to operate the multi-purpose recreation facility. The reception area will include adequate space with a design that facilitates customer service and information, as well as cash handling and access control. Storage spaces include sufficient areas to accommodate equipment, materials, and supplies for the various areas of the facility.

## 4.7 District Activity Park – Outdoor Spaces

District Activity Parks will be busy, active sites that serve a population primarily within a single Area Structure Plan. These parks will be the primary sites for adult-sized sports fields, senior high schools and major recreation centres. A 'Social Heart' will be created for each park that is an outdoor gathering and meeting place for the community. The Social Heart is a public space for people to sit, meet, watch activities, visit, have a coffee and just relax. It is the visual focal point, a community landmark, and a key component of the parks interconnected landscape. This Social Heart focuses the energy on the site; branching out and connecting the various elements.

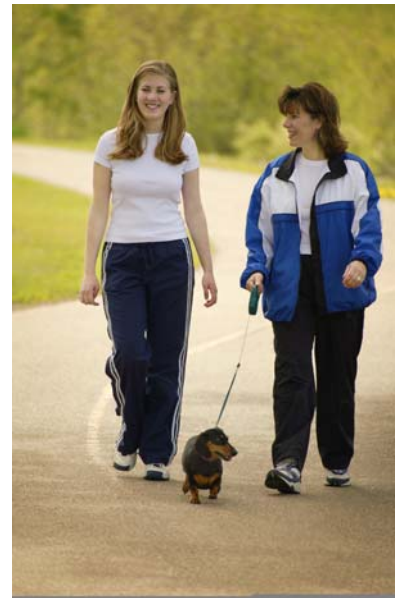
Paved walkways and multi-purpose trails are the connectors to the Social Heart that move participants, spectators, facility users, cyclists and pedestrians to and from sports fields, schools, recreation facilities, parking and neighbouring communities. Public washrooms are easily accessible to both outdoor park users and indoor facility users. Rather than the somewhat typical "bald prairie" that a massing of sports fields has come to entail, these district parks will contain many connective features and seating nodes. The walkways and multi-purpose trails run over and around topography that separates and helps define sports fields, providing elevated spectator seating and visual interest. Trees growing between sports fields will provide shade for spectators and participants. Winter use of the outdoor space is also supported in these district parks through sliding hills, outdoor leisure ice and cross country ski trails.

Since each District Activity Park currently has or may have schools on these sites, the park design must acknowledge this and the obligation to integrate the students' needs for gathering spaces outside as well as programmed school needs for recreation facilities and sports fields.

Base-level development of each District Activity Park is completed by the City prior to, or in conjunction with, the development of the recreation facility and includes major adult-configured sports fields complete with sports fixtures, walkways and multi-purpose trails, tree planting and landscaping, etc. (as defined by UPMP).

In addition to the base-level development and on a cost-shared basis with the community a variety of shared-level developments are possible including a playground, spray park, skateboard park, basketball and sand volleyball courts, lighting, park furniture, park entrance features, gazebos and other amenities.

The following table provides a summary of the outdoor space recommendations of the Medium Term Recreation Facility and Sports Field Plan.





## Summary of District Activity Park – Outdoor Spaces

	Clareview	Meadows	West				
			Lewis Farms	Johnny Bright	Coronation	Callingwood	Grange
Urban Plaza / Outdoor Gathering Spaces	✓	✓	✓	✓	✓ <i>Upgrade</i>	✓	✓
Walkways / Multi-purpose Trails	✓	✓	✓	✓	<i>Existing</i>	✓ <i>Upgrade</i>	✓
Play Space	✓	✓		<i>Existing</i>	<i>Existing</i>	<i>Existing</i>	✓
Spray Park	✓	✓			<i>Existing wading pool</i>	✓ In progress	
Skateboard Park	<i>Existing</i>					✓ In progress	

### 4.8 District Activity Park - Sports Fields

The development of sports fields on District Activity Parks is guided by UPMP and City of Edmonton's Sports Field Standards Guidelines. The UPMP has identified, as one of its short-term projects, the completion of a sports field standards review that will examine all current standards to ensure that they represent the needs of the sports field community, the school boards and the City. Once this review is completed the recommendations of the Medium Term Recreation Facility and Sports Field Plan may need to be adjusted.

The sports field component of District Activity Parks includes major adult-configured sports fields complete with sports fixtures that can be booked and used by all ages. Each park provides sport fields for the district park and the schools that are on the site. Sports fields (excluding stadium facilities) are managed under the jurisdiction of the Joint Use Agreement and sport field allocations for each park site must be vetted through the various members of the Joint Use Agreement. A systematic approach to sports field planning allows rectangular fields to dominate one site and ball fields to dominate a site in a neighbouring Area Structure Plan. This focused development approach helps user groups in delivering specific types of programming (e.g., tournaments, special events, etc.). However, some of both rectangular and ball fields will be provided on each District Activity Park.

Sport organizations that access sports fields typically operate their seasons in April, May and June, creating a high demand for sports fields over a short time period. There has been some discussion with organizations to consider expanding their season through the summer, which would allow allocation over a longer playing season and reduce the peak demand.

Enhanced-level developments such as amenity buildings and 'home base' agreements are available if space permits and are funded by community organizations. The home base program is a partnership between an organization and the

City where the organization agrees to develop or upgrade desired sports fields to a premier level or better and maintain the fields at this level, in return for priority booking status on these fields. The home base program is extremely popular with several organizations requesting and waiting for sites. Home base agreements may be developed on new District Activity Parks if space permits.

The following table provides a summary of the outdoor sports field recommendations of the Medium Term Recreation Facility and Sports Field Plan.

### Summary of District Activity Park – Sports Fields

	Clareview	Meadows	West				
			Lewis Farms	Johnny Bright	Coronation	Callingwood	Grange
Rectangular Fields	✓	✓ Focus	✓	✓ Artificial turf at JB Bowl	Existing	Existing	✓ Focus
Diamonds	✓	✓	✓ Focus	Existing	Existing	Existing	✓
Track	✓	✓	✓	Existing	Existing	✓	✓
Tennis Courts		✓	✓	Existing	Existing	✓	
Amenity Building	✓	✓	✓	Existing	Existing	✓	✓
Basketball Courts	✓	✓	✓			✓ In progress	✓
Sand Volleyball Courts		✓					✓
Cricket					✓		

# Section 5: Implementation and Cost

The final section outlines activities to assist with implementation of the recommendations, the proposed timing for each facility and park development and provides **order of magnitude capital costs associated with each recommendation**.

## 5.1 Capital and Operating Costs

Each of the recommended facilities and district parks in the Medium Term Plan has been reviewed in great detail through this conceptual planning study. The Plan has confirmed the specific facility components, the size of those components, specific sites, high level estimates for development costs, and other elements that will influence site size (e.g., inclusion of outdoor facilities, land constraints).

This conceptual planning stage also provides more specific projections of capital costs and operating implications. The operating impacts are more highly influenced by the size and nature of elements included, future pricing determinants, and applicable operating model. Both capital and operating impacts are to be submitted to the long range financial planning process and updated as plans progress. The costs noted in the *High Level Capital Cost Projections Table*, at the end of the section, are order-of-magnitude costs of a facility if it were built today, in 2007 dollars. The *Table* also includes a preliminary schedule for projects in the medium term including new and expanded multi-purpose recreation facilities and district park developments (depicted in Map 3). The preliminary implementation schedule is based on the community needs assessment, current populations and population forecasts in each of the areas, timing of parkland assembly and servicing, partner funding and projected capital funding approvals, and capacity within the industry. The coordination and sequencing for each site's multi-purpose facility, parkland, and school developments is also considered.

The cost estimates in *Table 1: High Level Capital Cost Projections* (page 63) reflect each of the district level multi-purpose recreation facilities and District Activity Parks. The range includes enhancements to existing facilities as well as development of new multi-purpose facilities, with costs in the order of \$28 to \$115.8 Million, depending on the components. The range for park development is dependent on the existing development and size of the park, with costs in the order of \$.7 to \$2.5 Million. The figures in the *Table 1* reflect an order of magnitude in 2007 dollars that includes design and construction of the multi-purpose recreation facility, the district park, and parking requirements for each site. These estimates are based on cost per square metre for the facility and cost per hectare for the park development. These costs will be revised and confirmed as the projects proceed.

The facility and park recommendations have implications for the City's annual operating budget. The City's current practice of preparing business plans for major initiatives is important and this model should be applied to the planning and operation of all new and redeveloped facilities. Through the development of strong business plans, opportunities to improve cost recovery through new or innovative operating models can be explored. For example, skilful assembly of components into a multi-purpose recreation facility can generate economies of scale, and provisions for appropriate ancillary services that can add revenue potential, share costs, and increase user satisfaction (e.g., food, retail, etc.).

Operational cost-recovery across North America typically runs in the range of 50% to 100% (depending on a number of variables, including mandate and facility design). Where public service mandates emphasize affordability, accessibility and safety, it is not assumed that 100% cost recovery is achievable. Therefore, both the capital and operating impacts of facility projects should be incorporated into the City's Long Range Financial Planning (LRFP) processes.

## 5.2 Developing and Assessing Partnerships

The Recreation Facility Master Plan and the Urban Parks Management Plan recommend that, where possible and appropriate, recreation facilities and parkland venues are provided in partnership with other viable organizations and groups. Where a community or organization seeks shared-level developments or facilities that go *beyond* basic levels, either by virtue of enhancing the supply, adding unique or specialized facility components, or providing amenities beyond those required for basic programs and services, then partnerships are a necessity. Potential partners include incorporated community associations, not-for-profit agencies, other public sector service providers (e.g., boards of education, health provider), or private sector or commercial operators.

The City of Edmonton receives requests to provide or support new facility development/redevelopment. A process to assist in the development and evaluation of these requests has been created. Potential projects must be assessed for viability, and service relevance. The City must be able to efficiently identify appropriate partner projects and clearly defend its rationale for proceeding or not proceeding with a project and/or partnership. It will do this through measurable criteria that are easy to gather, document, and are reliable.

Edmonton's facility development process is guided by community needs, implications of capital development on annual operating budgets, infrastructure lifecycle needs, and municipal financing strategies. Capital projects recommended in the Medium Term Recreation Facility and Sports Field Plan will continue to explore partnership opportunities throughout the development of these parks and recreation facilities.

Partnerships evolve over time with developments that are mutually beneficial and meet the goals and objectives of all the partners involved. Both school boards, for example, have expressed interest in exploring opportunities for joint ventures with the municipality in sites throughout the city. Preliminary investigation of potential partners for the Medium Term Recreation Facility and Sports Field Plan include:

- Clareview – initial interest from several sport and community organizations to develop aspects of the park and/or facility, some of these groups include the Clareview Community League, North Edmonton Community Sports Field Association, Edmonton Wildcats, Northeast Minor Soccer, Clareview Area and District Council. Edmonton Public Library is also exploring possible locations for their northeast branch including the Clareview District Park site, possibly within the recreation facility.



- Meadows – initial interest from several sport and community organizations to develop aspects of the park and/or facility has been expressed during the development of the plan.
- West Planning Area – initial interest from several sport and community organizations to develop aspects of the parks and/or facilities in the west planning area has been expressed. The well established parks of Callingwood, Coronation and Johnny Bright Sports Park have several existing partners that are interested in enhancing aspects of each of these parks. At Callingwood Park, several Community Leagues are supporting the planned development of the skate board park, basketball courts and spray park, there is also interest from the South Jasper Place Minor Ball Association, West Zone Soccer Association and the Callingwood/Lymburn Community League to explore the development of a joint amenity building. At Johnny Bright Sports Park, the City of Edmonton and Edmonton Catholic Schools have been exploring a field house joint venture. As well, West Edmonton Raiders Football Association is interested in partnering to improve the amenity building under the stands and place artificial turf in Jasper Place Bowl. At Coronation Park, the TELUS World of Science has plans for an expansion, cricket organizations are interested in the establishment of a permanent pitch, and Commonwealth Lawn Bowling is working to secure funds for an indoor green. West Edmonton Mall and Enoch First Nations have also been contacted to explore possible opportunities.

### 5.3 Funding the Plan

The costs of major new facility development/redevelopment in the Medium Term Plan are in the order of \$28M to \$115.8M. The City's principle of *Focused Funding* will ensure that the City will focus municipal tax dollars and other tax based resources on the development of facilities and parks that respond to the City's key service target areas. This will ensure basic recreational opportunities for all residents. The capital costs reflect current overall costs, not necessarily the cost to the City. In some cases costs will be shared with partners or leveraged with other funding sources. Adopting the principle of *Shared Development*, the City will ensure that facility and park development that exceeds basic design standards and levels of provision will be developed through funding partnerships. These principles require the development and adoption of basic design standards and provision levels for which tax base funding is appropriate to ensure that all communities continue to receive basic levels of service in the absence of funding partners.

In addition to its own resources, the City will explore partnership opportunities and other sources of funding for all recreation facility redevelopment, new facility development and park development. There is a strong precedent for this in the City of Edmonton. Public recreation facilities and parks have historically been funded by leveraging tax levy dollars with other funding sources and/or with funding from partners. The City has a positive track record of partnerships and emphasis on the commitment to building relationships and the need to explore new, innovative and productive partnerships.

Future partnership funding opportunities for public recreation facilities and parks may include:

- *Partnerships with other orders of government* – Grant programs such as the Infrastructure Canada-Alberta Program (ICAP) or the Community Facility Enhancement Grant Program are examples of successful partnerships that have seen City facilities and parks receive much needed upgrades that have made them either more energy efficient (Confederation and Londonderry pools) or helped to maintain program delivery (Confederation and Londonderry Leisure Centres).



- *Partnerships with not-for-profit organizations* – Past partnerships with the YMCA and the Edmonton Soccer Association, for example, have seen much needed new facilities built with a combination of City and partner funds with the partner operating the facility with no annual City funding. These types of ventures will continue to be explored in the future.
- *Partnerships with the private sector* – The City has in the past received private donations for constructing publicly owned parks (e.g. Louise McKinney Riverfront Park, Churchill Square). This type of funding will be sought in the future to partner with other sources of funding on major capital projects.
- *Facility Name Sale* – Selling the name of a City of Edmonton facility to an external organization or corporation provides a means of generating new revenues and alternative resources to assist in the construction, support and/or provision of City of Edmonton facilities. While the City of Edmonton will not actively seek proposals for existing facilities, the City of Edmonton may proactively pursue name sale opportunities for new recreation facilities and for elements of current and future facilities.
- *Development levies* - For new development in growth areas, the City may have the opportunity to receive new development based funding. To assist in financing new facilities and parks in growing communities, the City should explore the opportunity to introduce a development levy for “soft” services such as multi-purpose recreation facilities and parks.
- *User fees or surcharges* – In accordance with principles from the Long Range Financial Plan, facility fees and charges are required to reduce the tax burden of providing recreation facility services. An additional component or surcharge may be considered as a source of capital funding for development. It should be noted that if this option is pursued then market analysis, optimal price points, and other factors (such as cost recovery targets) should be taken into consideration in setting the price to users.
- *Tax supported debt* - The principles of “smart debt” indicate that tax supported debt may be a reasonable and appropriate tool for meeting community infrastructure needs, especially where the benefits endure for future generations.
- *Dedicated tax levy* - This approach, used in other municipalities, would see collection of a dedicated contribution from each residential property in Edmonton that would be applied city-wide to implement the recommendations in the Plan. Alternatively, the Medium Term Plan could be funded from a dedicated contribution from general tax revenues which would include residential and commercial properties. Such initiatives would require City Council deliberation and approval.

The City will explore the range of potential funding sources for public recreation facilities and parks, including partnerships with other orders of government, not-for-profit organizations and the private sector; development levies, tax levy; user fees or surcharges; enterprise portfolio; tax supported debt and dedicated tax levy.



**Table 1: High Level Capital Cost Projections (to 2015)\***

Facility Development or Redevelopment of Multi-Purpose Facilities and District Activity Parks				
Recommendation Number	Location		Priorities 2009 - 2015	Cost (Millions) Order of Magnitude in \$2007
1	Northeast - Clareview	Add aquatic, fitness, gymnasias, multi-purpose spaces, and leisure ice to facility 16,984m <sup>2</sup>	Priority 1	\$81.3M
2		Park site development 21.4ha	Priority 1	\$2.1M (Funded)
3	Southeast - Meadows	New Meadows multi-purpose facility in Suburban Southeast 23,772m <sup>2</sup>	Priority 2	\$114.3M
4		Park site development 25.7ha	Priority 2	\$2.5M
5	West - Lewis Farms	New Lewis Farms multi-purpose facility in Suburban West 24092m <sup>2</sup>	Priority 3	\$115.8M
6		Park site development 19ha	Priority 3	\$1.8M
7	West - Grange	Park site development 19.1ha	Priority 2	\$2.3M
8	West - Callingwood	Park site development 2ha of enhancements/redevelopment	Priority 3	\$0.7M
9	West - Johnny Bright Sports Park	Expand Jasper Place Fitness and Leisure Centre and add fitness and multi-purpose spaces 3665m <sup>2</sup>	Priority 2	\$19M
10		Field House 3186m <sup>2</sup>	Priority 1	\$2.4M + Land (Partner Portion) \$8.9M (City Portion)
11		Park site developments	Priority 2	To Be Determined with Partners
12	West - Coronation Park	Develop Coronation Recreation Facility 14427m <sup>2</sup>	Priority 1	\$69.4M
13		Park site developments and roadway	Priority 1	To Be Determined
14		TELUS World of Science	Priority 1	Developer Funded
15	West - Fred Broadstock Pool	Redevelop pool with a sport training and competitive focus	Priority 1	\$5.4M (Funded)
<b>Projected Costs in 2007\$ (Approximated)</b>				<b>418M</b>

\* Notes: All costs are shown in 2007 dollars. M = million

**Assumptions:**

Facility Construction \$4000/m<sup>2</sup> (\$375/square foot) plus 15% Consulting and Project Management Fees, plus \$5000/parking stall  
Park Development \$65,000/hectare plus \$700.00/tree (45 trees/hectare)

Order of Magnitude Costs - +/- 50%

## 5.4 Cost Reduction Options

The City of Edmonton's Corporate Planning Framework approved by City Council in the spring of 2007 balances social and cultural, economic, environmental, and governance issues in decision-making. The City of Edmonton recognizes that a quality natural and built environment is the cornerstone in creating a successful city, which includes balanced infrastructure management. The job of building and maintaining these infrastructure assets is becoming increasingly difficult. The majority of Edmonton's recreation infrastructure is in the latter half of its life expectancy. Rapid growth has created significant demand for new infrastructure including multi-purpose recreation facilities and District Activity Parks identified in the Council-approved Recreation Facility Master Plan and Urban Parks Management Plan.

Substantial inflationary increases in the construction sector have diminished purchasing power. A substantial gap has developed between necessary infrastructure investment and available funding. These issues, along with other social and political factors, make infrastructure management a difficult task. Edmonton recognizes that it faces a delicate balancing act. It must maintain and replace existing infrastructure while dealing with increased demands to support growth.

The following provides cost reduction options for the Medium Term Plan given the infrastructure challenges faced by the City of Edmonton:

- Reduce the size or elements of facility components (e.g., flexi hall reduced to one or two gymnasias, fewer or smaller multi-purpose spaces/rooms, reduction of the aquatic elements smaller lane or leisure pool, smaller fitness centre);
- Eliminate facility components (e.g., remove flexi halls, remove various multi-purpose spaces such as indoor child play space, climbing walls, restaurant, etc.);
- Extend the implementation schedule by five years from 2008 – 2015 to 2008 to 2020;
- Eliminate one or more of the proposed multi-purpose recreation facilities.

# Appendices

**Appendix A:** Executive Summary of Public Involvement Research

**Appendix B:** Executive Summary of Community and Stakeholder Feedback on Proposed Recommendations

**Appendix C:** Preliminary Site Analysis for Location of West Multi-Purpose Recreation Centre



## Appendix A: Executive Summary of Public Involvement Research

This appendix summarizes the results of the random telephone surveys, on-line surveys, public meetings and stakeholder forums. The key results from the community needs assessment for the Medium Term Recreation Facility and Sports Field Plan are presented below (City of Edmonton Medium Term Recreation Facility and Sports Field Plan Needs Assessment, Fall 2006).

### ACTIVITY LEVEL

Half or more citizens residing in the catchment area for each of the new proposed and existing district park sites participate in organized or non-organized recreation activities at least once or twice a week, with **Southeast Edmonton residents** tending to be **slightly more active**. **Coronation Park** residents tend to participate in recreation activities **less frequently**.

	West	Northeast	Southeast
3+ times per week	33%	26%	32%
1 to 2 times per week	21%	24%	27%
2 to 3 times per month	17%	21%	17%
Less than once per month	15%	14%	16%
Never	13%	14%	8%
	Coronation	Johnny Bright	Callingwood
3+ times per week	25%	35%	36%
1 to 2 times per week	22%	22%	23%
2 to 3 times per month	23%	15%	16%
Less than once per month	18%	15%	14%
Never	13%	13%	11%

### PAST USE

In the past 12 months, a **majority** of citizens residing in the catchment areas for each of the new proposed and existing district park sites have used a **recreation facility** and **half** have used **outdoor sports fields**. Use of outdoor sports fields tends to be **slightly lower** among **Callingwood** residents.

	West	Northeast	Southeast
Used a recreation facility in past 12 months	78%	78%	83%
	YMCA (23%) Jasper Place (14%) Coronation (11%)	Londonderry (35%) O'Leary (11%)	Mill Woods (57%) Millennium Pl. (10%)
Used outdoor sports fields in past 12 months	50%	47%	51%
	Coronation	Johnny Bright	Callingwood
Used a recreation facility in past 12 months	75%	78%	81%
	Coronation (20%) Parks/trails (12%) YMCA (12%)	Jasper Pl. (28%) YMCA (15%) Private (11%)	YMCA (47%) Jasper Pl. (10%) Private (9%)
Used outdoor sports fields in past 12 months	48%	48%	43%

## CURRENT PARTICIPATION

Half or more citizens residing in the catchment areas for each of the new proposed and existing district park sites use outdoor leisure areas including a green space or park at least once or twice a week.

	West	Northeast	Southeast
Outdoor leisure, green or park space	53%	49%	55%
Indoor swimming pool	32%	34%	36%
Fitness & weight training	38%	33%	35%
Field house/Gymnasium	31%	26%	31%
Outdoor sports fields	28%	27%	29%
Indoor rink	17%	16%	20%
Indoor multipurpose	19%	15%	17%

Compared to residents near Johnny Bright and Callingwood, slightly lower proportions of Coronation district park residents indicate they use a field house, gymnasium or indoor sports centre, or an indoor rink at least once or twice a week.

	Coronation	Johnny Bright	Callingwood
Outdoor leisure, green or park space	55%	56%	51%
Indoor swimming pool	36%	35%	32%
Fitness and weight training	32%	32%	41%
Field house/Gymnasium	25%	32%	36%
Outdoor sports fields	24%	31%	25%
Indoor multipurpose	16%	20%	18%
Indoor rink	11%	18%	17%

## GENERAL LOOK AND FEEL

### *Indoor*

There is general consensus that an indoor recreation facility should be a safe, accessible and user friendly multi-use community facility that will allow for both competitive and leisure activities for all ages.

### *Outdoor*

There is general consensus that an outdoor environment should be a safe, well-lit and accessible green space area made up of park pace, pathways and sports fields with adequate parking and restrooms.

## PRIORITY OF PROGRAM COMPONENTS AND TOP ACTIVITIES

Citizens were asked if the district park in their area should be oriented primarily towards indoor activities, outdoor activities or a balance between the two. The majority of residents felt that a district park should be oriented equally towards indoor recreation activities and outdoor sports fields.

### *Indoor*

Across all parks within the plan areas - whether it was in a community that had an existing recreation centre or where a recreation centre is proposed, citizens identified an indoor swimming pool as their #1 priority over all other types of indoor amenities.

For each indoor program area, citizens indicated the activities their household would be likely to participate in if they were available in their area. Citizen rankings of activities for each program area are listed in the table on the following page.

Priority #1	Priority #2	Priority# 3		Priority #4 –
Indoor Swimming Pool	Fitness & Weight Training Centre	Gymnasia / Flexi hall	Multi-purpose Space	Indoor Rink
Public Swim or recreational water play including playing on a swinging rope, lazy river, slide or diving	Activities using fitness machines such as treadmills, stationary bicycles, stair climbers or elliptical machines	Running, walking, jogging	Visual arts activities such as painting & crafts	General indoor ice skating (Public skating)
Whirlpool	Weight training, lifting, stretching	Gymnasium activities such as volleyball, badminton, basketball	Drop-in space	Hockey, ringette, broomball or figure skating (including competitive, recreation or lesson based)
Fitness Swimming including lane swimming and aquacise	Instructor-led fitness classes such as yoga, Pilates, spinning or step aerobics	Climbing on an indoor wall	Performing arts activities such as singing, playing an instrument, dancing & acting	Dry floor activities(no ice) such as ball hockey, lacrosse or inline hockey
Steam Room		Indoor soccer	Child play space	
Swimming Lessons (all levels)			Facilities for celebrations, meetings, parties	
Children's Water Play Area			Events facilities for performing arts or guest lectures	

### ***Support and Other Services***

Citizens also rated additional support and services they would use in a multipurpose recreation centre. Citizens are likely to use:

- Food and beverage concessions;
- Dining restaurant;
- Physiotherapy, massage, sport medicine; and
- Retail stores for swimming and fitness accessories or skate sharpening.

### ***Outdoor***

Across all parks within the plan areas - whether it was in a community that had an existing recreation centre or where a recreation centre is proposed, citizen's identified **leisure areas, parks or green spaces** their **#1 priority** over outdoor sports fields.

For each outdoor program area, citizens indicated the activities their household would be likely to participate in if they were available in their area. Citizen rankings of activities for each program area are listed in the table below.

Priority #1 Leisure Areas, Parks or Green Space	Priority #2 Sports Fields
Running, walking, inline skating, fitness activities on outdoor trails	Soccer
Events, picnics, celebrations, gathering	Softball/Fastball
Swimming outdoors	Baseball
Outdoor ice skating	Slo-pitch
Tobogganing/sledding	Track and Field
Play at a playground	

## FRED BROADSTOCK OUTDOOR POOL

### Visitation Patterns

Approximately one-in-five West Edmonton residents have visited Fred Broadstock Outdoor Pool in the last two years. West Edmonton residents who have visited Fred Broadstock Outdoor Pool in the last two years tend to be repeat visitors and visit frequently.

Among West Edmonton residents who have not visited Fred Broadstock Outdoor Pool in the last two years, one-quarter indicate they haven't visited because don't know where it is or they haven't heard of it, suggesting opportunity to communicate and promote the pool. Other reasons for not visiting Fred Broadstock Outdoor Pool in the last two years include not having the time, an inconvenient location, and disliking outdoor pools.

### General Look and Feel

There is general consensus that the **environment** should be a family / youth oriented, fun, enjoyable, safe, and fully accessible with a beach and neighbourhood feel.

### Priority of Activities

West Edmonton citizens indicated the activities their household would be likely to participate in if they were available at Fred Broadstock Outdoor Pool. Citizen rankings of activities are listed in the table below.

Public swim or recreation water play including playing on a slide, lazy river or diving
Using a hot tub
Picnicking
Purchasing concession stand items
Children's water play area
Fitness swimming including lane swimming and aquacise
Sunbathing
Swimming lessons

Competitive water sports such as swimming, water polo, under water hockey and synchronized swimming; and competitive diving received the lowest rankings by west Edmonton residents.

## **Appendix B: Executive Summary of Community and Stakeholder Feedback on Proposed Recommendations**

The proposed recommendations of the Medium Term Recreation Facility and Sports Field Plan were presented to the community and stakeholders in April and May of 2007. Internal and external stakeholders, and citizens, were invited to provide feedback on the proposed recommendations and conceptual diagrams for each district park and recreation facility in the Medium Term Plan. Various consultation activities included:

**Citizen Review of Proposed Recommendations** - Open Houses were hosted in five locations throughout the City and feedback was collected through surveys available at each Open House. Approximately 161 people attended the Open Houses. On-line information about the proposed recommendations, and a survey were available on the City web site for city staff, community groups and citizens to review and provide input for each of the recreation facilities and parks in the Medium Term Plan. The total number of surveys completed was 316 (185 On-line and 131 Open House surveys). The number of feedback surveys collected does not allow for quantitative interpretation of the data, only qualitative or observational interpretations can be made.

**External Stakeholder Review of Proposed Recommendations** – The Community Advisory Committee reviewed and provided input into the proposed recommendations. Presentations that provided an overview of the Medium Term Recreation Facility and Sports Field Plan and highlighted the proposed recommendations were offered to several advisory groups and partners. Feedback from the groups was recorded at these meetings and considered in the development of the final recommendations. These groups included:

Community Services Advisory Board	Youth Council	Aquatic Council of Edmonton
Edmonton Federation of Community Leagues	Advisory Committee for Services for Persons with Disabilities	Edmonton Urban Aboriginal Advisory Committee
Edmonton Senior Coordinating Council	Edmonton Arts Council	Arena Users Committee
Edmonton Public Schools	Edmonton Sport Council	Next Gen
Edmonton Catholic Schools	Mill Woods Presidents Council	West Edmonton Communities Council
Joint Use Agreement Sports Field and School and Recreation Working Sub-Committees		

**Internal Stakeholder Review and Parkland Circulation Process** - A City of Edmonton staff open house was held to provide an opportunity for input from City staff on the proposed recommendations. The Proposed Program Statements were circulated to each Project Team, and through the Parks Planning circulation process to various City Departments, and key external stakeholders (i.e., EPCOR, ATCO, Edmonton Catholic Schools, and Edmonton Public Schools). Circulation responses were used to refine the recommendations and address concerns within the Proposed Program Statements.



**Findings** from the consultation process were used to refine the recommendations and conceptual diagrams presented in the Medium Term Recreation Facility and Sports Field Plan. The following represents an overall summary of the feedback:

- In general the internal and external stakeholder reviews have been supportive and interest was expressed for additional input opportunities in the next phases of development;
- There was support for multi-purpose recreation facilities and district activity park developments that meet a wide variety of recreation interests and skill levels, respond to the needs of all ages and abilities and contribute to a sense of community;
- The importance of community hubs and social gathering spaces that are environmentally friendly, architecturally interesting, attractive and unique were other common themes;
- The importance of multi-use trails, public transit, and good vehicular and pedestrian access and parking for each site was identified as critical to these parks and facilities;
- Addressing the needs of seniors, children, and individuals with disabilities in the design of facilities and parks was identified as a requirement;
- Finding the balance between meeting community needs and addressing specific sport, recreation, arts and cultural needs will continue to be a challenge and require collaboration to achieve;
- There were questions and discussion regarding the timing and funding of the multi-purpose recreation facilities and park developments identified in the Medium Term Plan, and encouragement to move forward on funding and implementation; and
- There was support for partnerships to be established with School Boards, not-for-profit agencies and the private sector.

There will be additional refinement of the preliminary conceptual diagrams through the development process. The City of Edmonton will continue to work with the partners on each site including Edmonton Catholic Schools and Edmonton Public Schools to address issues and identify solutions based on these preliminary conceptual diagrams.

**Appendix C: Preliminary Site Analysis for Location of West Multi-purpose Recreation Centre**

Scoring Matrix				
Currently unknown or does not meet criteria - 0		Meets criteria requirements - 1	Exceeds criteria requirements - 2	
Criteria	Lewis Farms Park Comments	Score	The Grange Park Comments	Score
1. Responds to a specific geographic area of approximately 40,000 to 80,000 in approximately a 5 km radius.	Projected growth: 2011 – 38,509 2016 – 52,588 2026 – 79,556	1	Projected growth: 2011 – 38,509 2016 – 52,588 2026 – 79,556	1
2. Preference of citizens (needs assessments survey and consultations).	Survey 39% Stakeholders 40% Community 45%	1	Survey 35% Stakeholder 30% Community 32%	1
3. Distance from other recreation facilities and sports fields.	Farther away from other developed District Parks and Recreation Facilities	2	Relatively close to Callingwood Park and SW Recreation Centre (Anthony Henday access)	1
4. Parcel of land city owned or will be available by target development date (assembled or purchased)	Area Structure Plan currently being amended, Land to be assembled in within next 3 years	1	Land to be assembled in 2007 - 2008	1
5. Parcel of land can accommodate a facility footprint and parking stalls adjacent to the facility as well as required sports fields and other requirements (e.g., schools). Standard District Park 33 – 35ha.	Approx. 19 Hectare Park <ul style="list-style-type: none"> <li>▪ Catholic High School</li> <li>▪ Potential site for Recreation Facility</li> <li>▪ Site only modestly undersized from standard</li> <li>▪ Park more rectangular configuration that UPMP standard ratio of 3:4</li> </ul>	2	19.1 Hectare Park plus 4.7 Hectare natural area <ul style="list-style-type: none"> <li>▪ Public High School</li> <li>▪ Catholic Elementary</li> <li>▪ Community League Site</li> <li>▪ Potential site for Recreation Facility</li> <li>▪ 15% deficiency from guidelines (undersized by 14 to 16 hectares)</li> </ul>	1
6. Parcel of land can accommodate a balance between indoor facility space and outdoor park space and sports fields.	Yes	1	Yes, more limited than Lewis Farms with 2 schools planned and a possible site for a community league building and licensed area, and natural area.	1
7. District Park located centrally within community to provide convenient access to entire area.	Centrally located within Lewis Farms Area Structure Plan by the planned Town Centre with good access from 87 Ave to Lewis Estates. Within walking distance of 4 other school/park sites.	2	Grange District park on edge of area structure plan on the City Limit boundary of Winterburn Road, not centrally located	1
8. High Visibility - Frontage onto one arterial road, ability to enhance visual street appeal.	Park frontage onto 87 Ave. within centre of community	2	Park frontage maybe accessible from Winterburn Road, development on other side of Winterburn Road unknown (Enoch Cree Nation Land)	1
9. Vehicular Transportation – Physical Linkages and Access to Site <ul style="list-style-type: none"> <li>▪ Access to Collector</li> </ul>	District Park to be locate on 87 Ave (collector road) and 2 arterial roadways	2	Access off Winterburn Road still to be determined	1

Criteria	Lewis Farms Park Comments	Score	The Grange Park Comments	Score
Roads <ul style="list-style-type: none"> <li>▪ Good Vehicle Access</li> <li>▪ Site can be accessed by more than 1 route</li> </ul>	Proposed layout has 60% of its perimeter on public roadway – less than the UPMP standard of 75%			
10. Public Transportation – Physical Linkages and Access to Site <ul style="list-style-type: none"> <li>▪ Major Transit Routes available</li> <li>▪ On site transit station</li> </ul>	The Town Centre adjacent to park is likely to have a transit centre and a large Park'n Ride Facility is proposed for Anthony Henday and 87 Ave.	2	Park will be on a bus routes but unlikely to have transit centre	1
11. Pedestrian and other non-motor Transportation – Physical Linkages and Access to Site <ul style="list-style-type: none"> <li>▪ Natural and hard surface trails and connectors available (proposed/available) from surrounding neighbourhoods</li> </ul>	Pathways on gasline and pipeline corridors – good walkability	1	Pathways planned	1
12. Compatible with adjacent land use. Development plans for surrounding area are complementary and compatible with District Park.	Town Centre planned adjacent to District Park	2	Residential – single dwelling adjacent to District Park	1
13. Utilities (Site Development Cost) are existing or planned.	Unknown at this time	0	Unknown at this time	0
14. Other Utilities including oil / natural gas / power / transmission lines, etc. do not impact site.	Active oil well close to park, and gas line on other side of 87 Ave. (currently investigating if line is high pressure)	0	Unknown at this time	0
15. Soil Testing (Site Development Cost) results are favorable for facility development.	To be completed once ASP approved by Council and master plan developed	0	To be completed once park master plan redrafted with Catholic High School relocating	0
16. Existing site features to remain do not create an unsafe environment or can be mitigated through utilization of CPTED	Yes	1	Yes	1
17. Environmental Site Assessment (ESA) support development (may not be required).	Unknown at this time	0	Unknown at this time	0
18. Site topography supports development.	Unknown at this time	0	Unknown at this time	0
19. Zoning supports recreation development.	Yes	1	yes	1
<b>Score</b>		<b>21</b>		<b>14</b>