

Presented To: Community Services Committee

Presented: Monday, Apr 03, 2017

Report Date Thursday, Mar 16, 2017

Type: Managers' Reports

Request for Decision

Indoor Turf and Multi-Purpose Facilities

Resolution

WHEREAS the City of Greater Sudbury has been approached regarding possible support and/or partnership for the development of indoor turf facilities and multi-purpose facilities, and;

WHEREAS there is a need to determine the demand of such facilities and to develop a framework for receiving and evaluating initiatives that involve City of Greater Sudbury support;

THEREFORE BE IT RESOLVED THAT, the City of Greater Sudbury retain Monteith Brown Planning Consultants to determine demand and feasibility for indoor turf and multi-purpose facilities relative to the Parks, Open Space and Leisure Master Plan and in consideration of public private partnerships;

AND THAT a report be brought back to the Community Services Committee in June, 2017.

Finance Implications

There are no capital funds committed for an indoor turf facility or new multi-purpose recreation facility, nor are there any funds identified in the five year capital outlook for such facilities.

Funding for the consultant will come from an existing Capital Budget for Leisure Studies/Consultant Costs. Estimated cost of this service is \$20,000. A non-competitive purchase of services with Monteith Brown Planning Consultants is being recommended as per previous services provided to complete the City's Parks, Open Space and Leisure Master Plan and the Multi-Use Recreational Complex Feasibility Study.

Health Impact Assessment

The addition of indoor turf facilities provides year round opportunities for sports such as soccer, baseball, field hockey, football, lacrosse and rugby, having a positive impact on recreational access. A multi-use recreational complex also increases the life of recreational infrastructure and a multi-sport site offers efficiencies and conveniences.

Background

The Sudbury Regional Soccer Association Inc. (SRSA) occupied an indoor location at the Exhibition Centre on Falconbridge Road for more than a decade and was given notice in April 2016 that their lease would not be renewed. Up until 2012, the City of Greater Sudbury (City) had been providing SRSA with an operating grant on a yearly basis in the amount of \$25,000.

Since the expiry of the Exhibition Centre lease, groups requiring an indoor facility for soccer and similar sports have utilized school gymnasiums.

In 2007, the City completed a Multi-use Recreational Complex Feasibility Study that recommended the development of a facility containing two ice pads, gymnasium, outdoor soccer and/or football fields, indoor pool and/or library, and other supporting spaces. This complex would serve to simultaneously address latent demand and modernize the City's infrastructure. This project did not proceed.

Potential Projects

The City has fielded inquiries and unsolicited proposals from various groups about the possibility of indoor turf and multi-purpose facilities in the Greater Sudbury area. The following provides an update regarding known potential projects.

Signed By

Report Prepared By

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Division Review

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Sudbury District Soccer Club (SDSC)

The SDSC has sent in a proposal to the City of Greater Sudbury stating their desire to build, finance and operate an indoor turf facility at the Gerry McCrory Countryside Sports Complex site. The proposed facility would include a FIFA grade artificial turf sports field, a three lane running track, indoor courts for basketball and futsal, a sports dome and a new club house with change rooms and washrooms.

The SDSC has indicated that they would be requesting the City land to be granted or leased at a nominal rate. The group may also be seeking assistance with taxation costs and development charges. The group is interested in possible Provincial grants that may be available.

Staff met with the group who requested further information about the property, development charges and taxes. Leisure Services has shared a site survey of the Gerry McCrory Countryside Sports Complex site with the group and has shared a copy of the Class C estimate that was prepared for the Canada Summer Games. The Parks, Open Space and Leisure Master Plan recommends the development of a soccer complex at the Gerry McCrory Countryside Sports Complex site consisting of three fully lit fields. The plan also indicates that consideration should be given to one field being artificial turf with a support building which would include dressing rooms, storage, concession and washrooms.

Fabio Belli Foundation

A group that represents the interest of the late Fabio Belli had also contacted the City of Greater Sudbury and has been in discussion with different potential partners including Cambrian College and the Rainbow District School Board. The group is exploring potential Provincial and Federal grants for soccer bubbles that may be available for the construction of the facility.

True North Strong

Developers of the True North Strong project, the events centre proposed for the Kingsway location, have publicly discussed other recreational developments for the site, including a "soccer bubble". Representatives from the True North Strong project have expressed interest to the City of Greater Sudbury in exploring a Public-Private Partnership (P3) model for the development and operation of a multi-purpose recreational facility planned for their complex.

Leisure Master Plan Implications

The Parks, Open Space & Leisure Master Plan Review (2014) notes that due to the popularity of soccer expanding into all seasons, there is a requirement for artificial turf indoor facilities. The Multi-use Recreation Complex feasibility study completed in 2007 identified demand for two indoor turf fields (200' by 100'), based on a broad target of one indoor turf field per 100,000 residents.

The Leisure Master Plan states that the financial viability of an indoor turf facility is heavily influenced by its size, type of construction, and operating model. The document indicates that many municipalities have chosen to forgo providing indoor field facilities, instead deciding to allow the private sector to fill this void.

The Leisure Master Plan recommends that the City refrain from becoming a direct provider or operator of indoor turf facilities. It suggests that at Council's discretion, the City may provide nominal support to local groups for access to non-municipal indoor facilities.

Analysis and Recommendation

The demand for an indoor turf or multi-purpose facility has not been recently quantified. The 2007 Multi-use Recreation Complex feasibility study indicates a demand for two indoor turf fields, however this was based on a broad target of one surface per 100,000 residents, and demand has likely changed since the feasibility study date.

The Parks, Open Space and Leisure Master Plan Review states that municipal development, administration, and/or operation of an indoor sports facility is not recommended. However, the City has been informally approached regarding participating in the development of such a facility whether it be through the granting/discounting of land or through a full P3 model. There is no existing framework or procurement process established for entertaining or evaluating such proposals.

If Council considers City support or involvement with the development of indoor turf or multi-purpose facilities, it is recommended that the City retains a third party for advice on these initiatives. The scope of work would include confirming the demand for indoor turf and/or multi-purpose facilities as well as providing a process to receive and evaluate proposals for the development of these types of facilities as well as a business model that requires City support.

As per the City of Greater Sudbury Parks, Open Space & Leisure Master Plan (2004), the consultant will develop a framework to guide decisions related to partnering for the delivery and provision of recreation services and facilities. A framework and decision process would include the following:

- Confirming if the service is consistent with the City's mandate and service policy.
- Determining if there is a municipal role to play in providing the service.
- Confirming that there is a demonstrated community need for the proposed service.
- Ensuring that operating specifications adhere to the City's guiding principles.

- Determining if financial and liability risks can be absorbed by non-municipal partners.
- Confirming that there are suitable and qualified partners willing to form a service alliance.

Next Steps

Upon Council's approval, a consultant will be retained to provide the scope of work described. It is recommended that Monteith Brown Planning Consultants be retained under a non-competitive purchase of services given their prior work with the Parks, Open Space and Leisure Master Plan and the Multi-Use Recreational Complex Feasibility Study.

An additional report will be brought back to the Community Services Committee for direction on indoor turf facility and/or multi-purpose facility opportunities if supported by the consultant's report and Leisure Master Plan.

References:

City of Greater Sudbury Parks, Open Space & Leisure Master Plan, 2004 (<https://www.greatersudbury.ca/linkservid/40537C24-CF10-3CF5-0892C954F08ADFBA/showMeta/0/>)

City of Greater Sudbury Multi-Use Recreational Complex Feasibility Study, 2007 (http://www.greatersudbury.ca/content/div_councilagendas/documents/Multi_Use_Recreational_Complex_Report_Nov_7_2007.p

City of Greater Sudbury Parks, Open Space & Leisure Master Plan Review, 2014 ([https://www.greatersudbury.ca/sudburyen/assets/File/Leisure%20Master%20Plan%20Review%202014\(1\).pdf](https://www.greatersudbury.ca/sudburyen/assets/File/Leisure%20Master%20Plan%20Review%202014(1).pdf))

The Sudbury Star, Accent: Sudbury's Crowded Field of Dreams, November 19, 2016 (<http://www.thesudburystar.com/2016/11/19/accent-sudburys-crowded-field-of-dreams>)