



Communication : C 1
Committee of the Whole (Working Session)
May 31, 2023
Agenda Item # 3

City-Wide Sports Facilities Assessment Study

Interim Update – Soccer Facilities

Committee of the Whole (Working Session)

May 31, 2023



Agenda

- 1. Study Background and Community Engagement**
- 2. Active Together Master Plan**
- 3. Soccer CSO Engagement**
- 4. Methodology and Data Analysis**
- 5. Investment and Partnerships**
- 6. Recommendations**



1 - Study Background and Community Engagement



Partners and Stakeholders

Internal

Recreation Services

Parks, Forestry and Horticulture Operations

Infrastructure Planning & Corporate Asset Management

Development Finance

External

City Residents

Clubs, Associations, CSOs

School Boards





Business Drivers of the City-Wide Sports Facilities Assessment Study

- There are **upcoming deficiencies** (soccer, baseball, etc.) noted in the ATMP.
- Need to assess **opportunities and challenges** of meeting the level of service and provision targets recommended for sports facilities.
- **Identifying gaps** in standard level of service of existing sports facilities.
- Need updated information and data to assess **growth related capital funding and timing**, in particular projects partially and fully reliant on non-growth reserve funding.
- Need informed and efficient **decision-making** regarding recreation facilities, parks planning and wider infrastructure planning.
- Require a consistent and efficient approach regarding the assessment of planning applications **and shared-use/co-location/partnership opportunities**.
- Need **evidence-based decision-making matrices/toolbox** to provide efficient and consistent decision-making that addresses local and city-wide sports facilities provisions needs as identified in the ATMP.



Challenges and Opportunities

Challenges are anticipated in accommodating new soccer fields due to:

- **Land deficiencies and acquisition costs**
- Impact of **new legislation** (Bill 23)
- **Parkland constraints** in infill development and intensification areas
- Impact of **projected population to 2031 and 2051**
- **Reduced development charge** collections

Current reality:

- Limited ability to secure parkland of sufficient **size and suitability**
- **Less CIL funds** to acquire land for recreation purposes
- **Fewer** senior-sized soccer fields and baseball diamonds in new developments

As a result of the above, **community partnership opportunities** and alternative funding opportunities are becoming increasingly important to consider.

The City has been approached by external parties for potential partnerships.



Study Scope

In Scope

- Sports Fields (soccer, baseball)
- Sports Courts (volleyball, basketball, ball hockey)
- Comprehensive GIS mapping and attribute data
- Population Growth Forecasts
- Facility permitting data and forecasting
- Multiple City-Wide Sports Facilities Scenarios
- Potential Future Land Needs
- Consultation with Key Internal and External Stakeholders/User Groups (Sports User Groups and School Boards)

Out of Scope

- Indoor community centres
- Detailed facility fits
- Facility usage observation*
- Playgrounds and splash pads
- Development of sports programming/activation
- Outdoor recreational skating
- Stand alone open house event
- Skateboard and other action wheeled sports
- Off-leash dog parks*
- Tennis and Racquet Sports/Pickleball*

**separate study*

Public survey on Sports Facilities

Have Your Say website developed:

- Includes 15 question survey.
- Mapping tool to identify facilities used by participant.

Outreach touchpoints: PSA, website, digital signs, community centre TV screens, City social media, targeted social media campaign, council package, email blast to CSOs, clubs and associations

The screenshot shows the 'Have Your Say' website interface. At the top, there is a navigation bar with 'Home', a search bar, and 'Sign In' and 'Register' links. Below the navigation, the page title is 'City-wide Sports Facilities Needs Assessment Study > Which sports fields or courts do you use?'. The main content area features a map of Vaughan with several blue location pins. A sidebar on the left contains the following text:

Which sports fields or courts do you use?

The City of Vaughan offers approximately 220 sports fields and 210 sports courts across the city. We want to know which sports fields and courts you currently use and enjoy, and where you feel additional facilities are needed.

Click on the **Add Pin (+)** button in the menu and drag a pin to the sports field or court you currently use or to a location where you'd like to see a new sports facility added.

- Use the **blue pin** to tell us which sports fields or courts you currently use.
- Use the **green pin** to tell us where you'd like to see a new sports facility added.

Personal information in this form is collected under the authority of the *Municipal Act, 2001* and will be used for the purpose of confirming we have obtained feedback from a range of citizens and stakeholders to inform the City-wide Sports Facility Needs Assessment Study. Questions about this collection can be directed to Kevin Huang, Senior Planner, Parks Infrastructure Planning and Development at kevin.huang@vaughan.ca.

At the bottom of the sidebar are social media icons for Facebook, Twitter, LinkedIn, and Instagram.



The screenshot shows the 'City-wide Sports Facilities Needs Assessment Study' website. It features a blue header with the title and a 'Get Involved' button. Below the header, there is a section titled 'Help inform the planning of sports facilities in Vaughan' with a 'TAKE SURVEY' button. The text on the page reads:

The City of Vaughan is one of the fastest-growing communities in Canada, with a population of more than 341,000 people. To ensure that Vaughan continues to be a great place to live, work and play, the City must carefully plan for the facilities and services current and future residents need. That's why the City of Vaughan is currently completing the City-wide Sports Facilities Needs Assessment Study to help inform the planning of parks and outdoor sports facilities like baseball diamonds, soccer fields, basketball courts and tennis courts. The needs assessment will review the City's current inventory of sports fields and courts, explore opportunities to better utilize existing facilities and identify priority locations for new or upgraded facilities.

The City-wide Sports Facilities Needs Assessment Study will be guided by the 2018 Active Together Master Plan (ATMP). The ATMP originally prepared in 2008 and updated every five years by the City of Vaughan, provides guidance on the planning, distribution and decision making for new parks and recreational facilities, including service levels. To ensure the long-term growth needs of Vaughan's communities are met, this needs assessment will help ensure facility provision standards outlined in the ATMP recommendations remain relevant and support city building priorities.

Get Involved

How can I get involved?

Which sports facilities do you use and enjoy in Vaughan? What additional facilities do you feel are needed? Have your say by:

- using the [sports survey](https://www.vg.ca/sports) to tell us which sports fields and courts you use and where you'd like to see additional facilities.
- completing a survey to provide input on the need for additional sports facilities and improvements to existing facilities throughout Vaughan.

Your feedback will help the City understand the community's preferences and needs for sports facilities across the city of Vaughan. This feedback opportunity is available until **Sunday, Dec. 12**.

Take the survey! Which sports fields or courts do you use? **102 responses**

Help inform the planning of sports facilities in Vaughan

The City is working on the City-wide Sports Facilities Needs Assessment Study to inform the planning of parks and outdoor sports facilities across the city. The purpose of this survey is to collect your feedback on the City's current inventory of sports fields and courts while also helping to identify opportunities to utilize existing facilities better and recommend locations for new and upgraded facilities.

The survey will take approximately **10 minutes** to complete and will be available until **Sunday, Dec. 12**. If you have any questions about this survey, please contact Kevin Huang, Senior Planner, Parks and Infrastructure Planning and Development at kevin.huang@vaughan.ca.

For more information about this project, please visit vaughan.ca/SportsFacilities.

TAKE SURVEY

Page last updated: 07 December 2021, 09:40

The sidebar contains the following information:

Follow Project

STAY INFORMED
Subscribe for project updates

For more project information visit vaughan.ca/SportsFacilities

Learn More

Key Dates

City-wide Sports Facilities Needs Assessment is open for feedback
November 24 – December 12 2021

Timeline

- Phase 1: Background Research and Review (Winter 2020)
- Phase 2: Review and Verify Inventory of Sports Facilities (Spring 2021)
- Phase 3: Develop and Refine Methodology to Assess Current and Future Facilities Needs (Spring 2021)
- Phase 4: Conduct Mapping and Needs Assessment Analysis (Summer 2021)
- Phase 5: Community Engagement Survey and Stakeholder Consultation (Fall 2021)
- Phase 6: Draft Report/Recommendations and Presentation (Spring 2022)

Who's Listening

What the City has heard: Public survey on Sports Facilities

Number of Survey Responses: **122**

86% of respondents use **outdoor** sports fields or courts in Vaughan.

The most popular outdoor sports include **tennis, soccer, hockey and skating, basketball, softball/baseball**, followed by others.

There is a desire to increase supply of all these outdoor facilities.

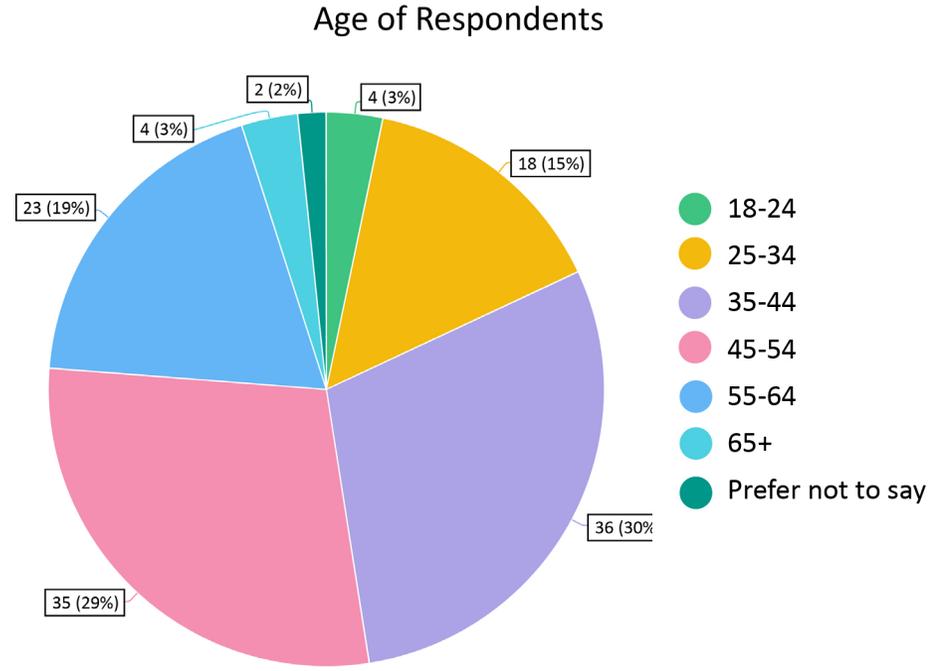
40% of respondents participate in **soccer**.

Over **half** of respondents expressed they are not able to participate in outdoor sports often as desired. The primary reasons are attributed to:

- **lack of facilities (61),**
- lack of sports programs (e.g. clubs, leagues) (23),
- program not offered (18),
- lack of transportation (6) or time (5),
- too expensive (3)
- unaware of sports opportunities (2).

Casual play is slightly preferred over organized play/programming.

Respondents are **more satisfied with outdoor facilities for children and youth** than they are for young adults, adults and older adults.



Respondents are supportive of:

- More indoor fields or courts to use over the **winter season** and **winterizing existing outdoor facilities.**
- Provision of **new** sports court and sports field, and some updates and improvements (e.g., lighting, fencing, surfacing, etc.).
- More sports courts and sports fields **closer to home.**

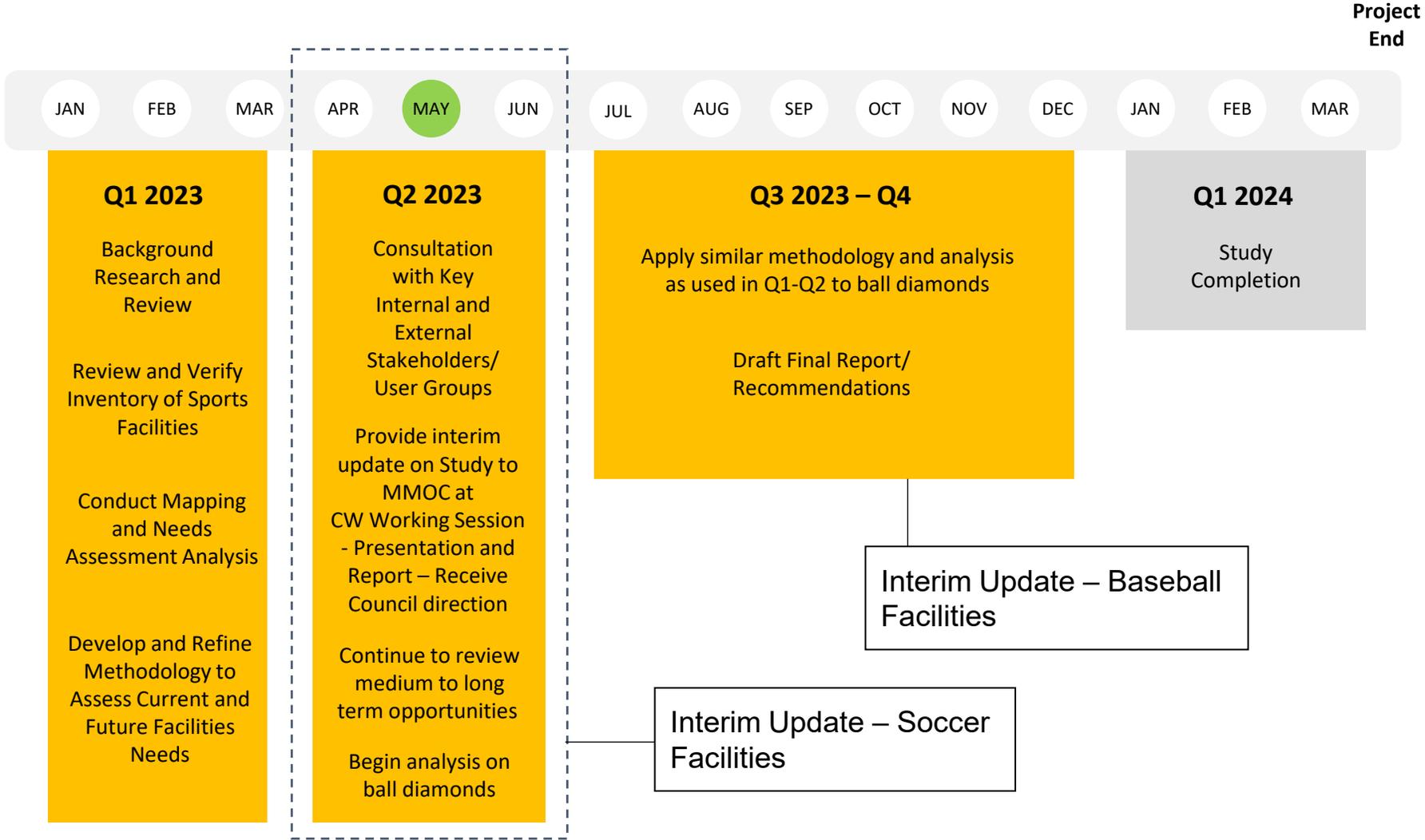
What the City has heard: Public survey

Respondents to the survey appear to be well distributed throughout the City



Sports Facilities Study Timeline

Project Milestones and Progress



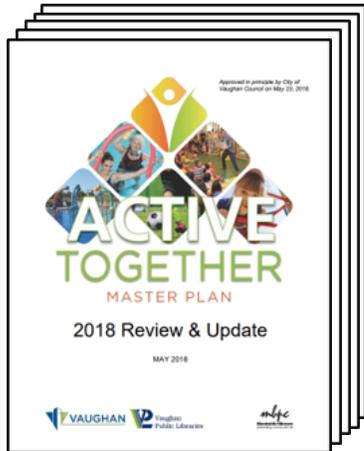


2 - Active Together Master Plan

Provision Standards Recreational Facilities - Soccer

Key Facility Provision Recommendations

33. Develop 12 additional soccer fields by 2031 (these are unlit equivalent fields, where every lit field is equal to 1.5 unlit fields and every artificial turf field is equal to 2.0 unlit fields). Future field development will require a range of sizes and should be clustered together to form multi-field complexes where possible. In addition to the fields proposed for North Maple Regional Park, three senior lit fields are recommended for District Parks in Blocks 18 and 59 in the short-term and one in Block 41 in the medium-term. Two (2) 9v9 fields are recommended for Neighbourhood Parks (e.g., Blocks 1, 27 and/or 41). At its discretion, the City may choose to provide more fields than are recommended based on geographic distribution and demand for casual use (e.g., mini fields). [short to medium terms e.g. 2018 to 2027]



Targeted Provision Rate



Table 9: Forecasted Demand for Outdoor Soccer Fields, 2016 - 2031

| Soccer Field Demand | 2016 | 2021 | 2026 | 2031 |
|--|--|------------|------------|----------|
| Estimated Youth Participants* | 10,165 | 11,044** | 11,882 | 12,609 |
| Soccer Field Provision Target | 1 per 80 registered youth participants | | | |
| Required Soccer Fields (unlit equivalents) | 127 | 138 | 149 | 158 |
| Existing Soccer Fields (unlit equivalents) | 146 | | | |
| Surplus (Deficit) | 19 | | (3) | (12) |
| Recommended Implementation | -- | 8.5 | 3.5 | 0 |

*This participant number includes football and rugby clubs as they will require use of soccer fields until such time as sufficient multi-use fields are provided.

** Actual number of participants was 9460; likely due to impacts of COVID-19.

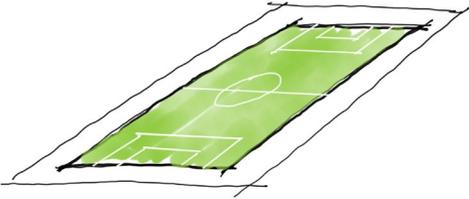
Opportunities to meet ATMP Recommendations

Intensification

Optimizing capacity of existing soccer fields along this scale of upgrades – the “Unlit Equivalent” (ULE) concept

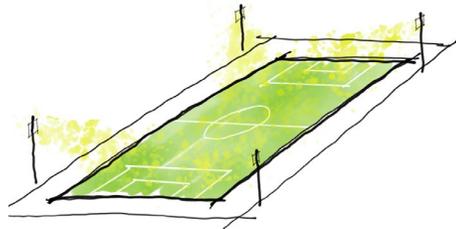
1 ULE

Natural
Unlit



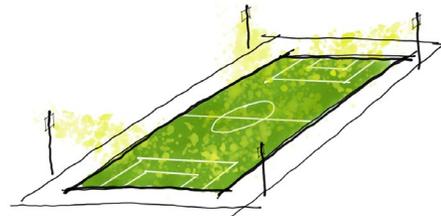
1.5 ULE

Natural
Lit



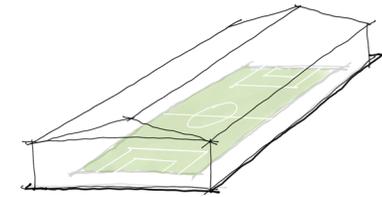
2.0 ULE

Artificial Turf



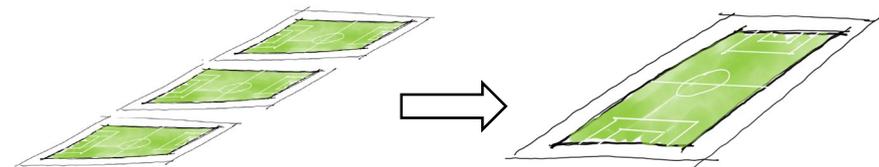
> 2.5 ULE

Indoor Dome
Seasonal or Permanent



Repurposing

Converting soccer or other sports facilities with low demand to a type of facility that is in higher demand (e.g. converting 2-3 mini fields to 1 senior field).



Update on ATMP Recommendation #33

Locations of ATMP Recommended Fields



Note 1:
 Short Term – 2023 to 2027
 Medium Term – 2028 to 2031
 Long Term – 2033+

Legend

- ★ Under Review
- ★ Not in Program
- ★ Complete
- Ward Boundary

| ATMP 2018 Recommendation | Field Location and Ward (W) | Total ULE | Timeline (Note 1) | Status of Field |
|--------------------------------|------------------------------|-----------|-------------------|-----------------|
| Two (2) artificial turf fields | North Maple Regional Park #1 | +2 | N/A | Complete |
| | North Maple Regional Park #2 | +2 | N/A | Complete |

Total ULE Fields Achieved = 4

| | | | | |
|---|---|-----------|--------------|----------------|
| Two (2) 9v9 fields in Neighbourhood parks | Martin Tavares District Park | N/A | N/A | Not in Program |
| | North Woodbridge District Park (Block 59) | +1.5 | Medium Term | Under Review |
| | Block 41 | +1.5 | Long Term | Under Review |
| | Block 1 | +1 | Long Term | Under Review |
| | Block 27 | | Long Term | Under Review |
| Block 41 | +1 | Long Term | Under Review | |

Total ULE Fields under review = 5

Progress on provision of Senior Soccer Fields since 2018

| + - | Soccer Field | Type | Ward | Change | Unlit Equivalent (ULE) |
|-----------------------------------|--------------------------------------|----------------|------|--|------------------------|
| + | North Maple Regional Park - Field #1 | Artificial Lit | 1 | New field constructed | +2 |
| + | North Maple Regional Park - Field #2 | Artificial Lit | 1 | New field constructed | +2 |
| + | Ontario Soccer Centre - Field #1 | Senior Lit | 2 | Added Field Lighting | +0.5 |
| + | Ontario Soccer Centre - Field #2 | Senior Lit | 2 | Added Field Lighting | +0.5 |
| - | Concord Community Park - Field #1 | Senior Unlit | 4 | Decommissioned | -1 |
| - | Concord Community Park - Field #2 | Senior Unlit | 4 | Decommissioned | -1 |
| + | Chatfield District Park | 9v9 | 3 | New field constructed | +1 |
| + | Langstaff Park | 9v9 | 4 | 3 mini minis converted to a 9v9 | +1 |
| + | Summit Park | 9v9 | 1 | New field constructed | +1 |
| + | Woodgate Pines Park | 9v9 | 1 | New field constructed | +1 |
| + | Vaughan Grove Sports Park – Field #1 | Senior Lit | 2 | Natural Grass to Artificial Conversion | +0.5 |
| - | Nashville Community Church (Calvary) | Senior Unlit | 1 | Lease expired | -1 |
| - | Nashville Community Church (Calvary) | Senior Unlit | 1 | Lease expired | -1 |
| Total Change (2018 – 2023) | | | | | +5.5 |

● **2018**

● **2023**

We are here

5.5 fields (ULE) accomplished

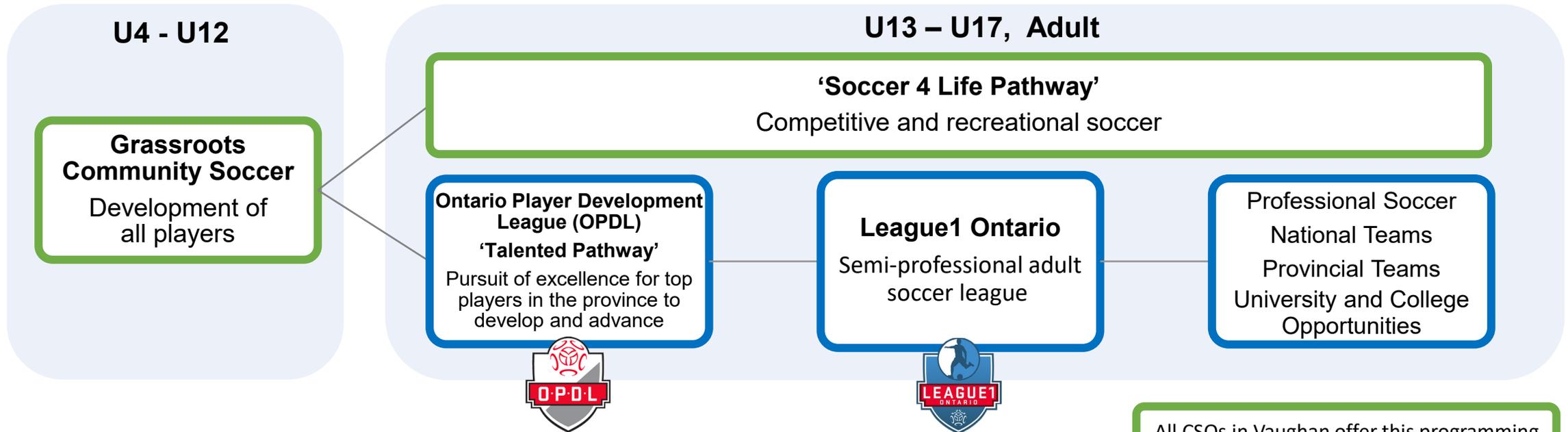
○ **2031**

6.5 fields (ULE) to be developed by 2031



3 – Soccer CSO Engagement

Pathways for organized soccer



All CSOs in Vaughan offer this programming

Select CSOs in Vaughan offer this programming



OPDL License Holders must follow Operational Rules such as:

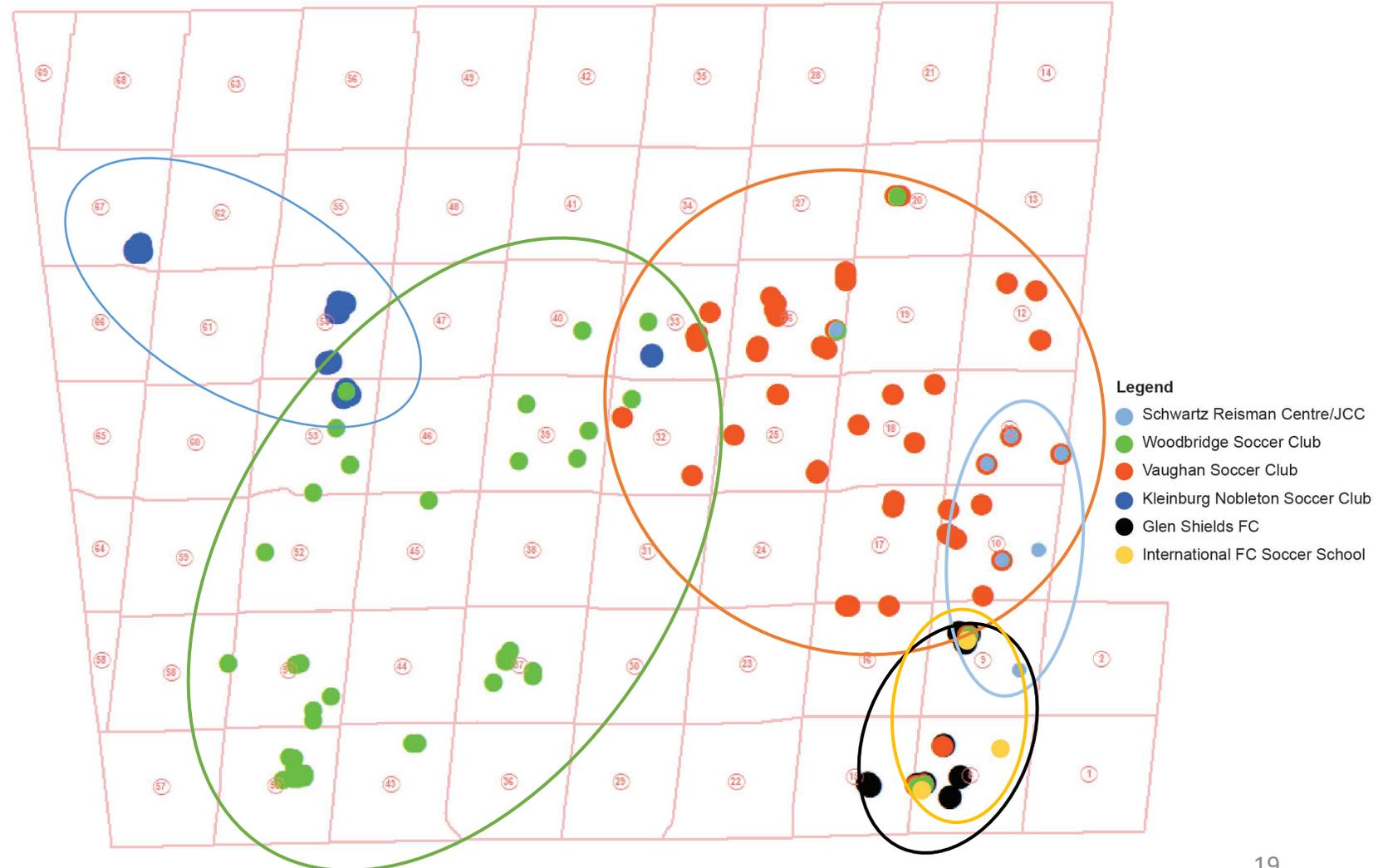
- OPDL teams shall play 11-a-side.
- Field dimensions and goal sizes shall be as per FIFA regulations.
- The OPDL competition season generally operates from **May to October**
- Unless otherwise approved by OPDL, games played in the months of May, October and November shall be on an **artificial surface**.
- Matches from June 1 through September 1 can be played on grass, although use of OPDL approved **artificial fields** during this time is **strongly encouraged**.
- Games must be hosted at approved OPDL Competition Hosting Facilities.
- There is a minimum training time required for players (approximately 4.5 hours per week).

What the City has heard: Soccer User Group Survey

Purpose of Survey

- To collect updated information on soccer field needs and user preferences
- Inform the evaluation criteria
- Follow up meetings to discuss specifics of the survey

Soccer Fields - User Group Geographical Distribution



CSOs surveyed

- Glen Shields FC
- International FC Soccer School
- Kleinburg Nobleton Soccer Club
- Schwartz Reisman Centre/JCC
- Vaughan Soccer Club
- Woodbridge Soccer Club

What the City has heard: Soccer User Group Survey

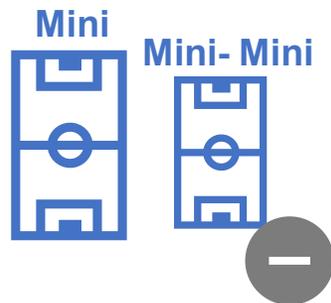
All organizations are anticipating **membership growth** to some extent over the next 5 years



Most clubs agree that there is a need for **more 9v9 fields**



Most clubs agree that there is a **sufficient supply of mini fields and mini-mini fields**, however the condition of these fields needs to be improved



Most clubs **prefer artificial turf** over natural grass for both practice and game play due to operational benefits, however a balance of surfacing is desirable



Some clubs are noticing an **increase in female membership**



Some clubs request an **increase in park patrolling** to discourage field vandalism, and non-permitted users playing on the field during times when clubs have a permit

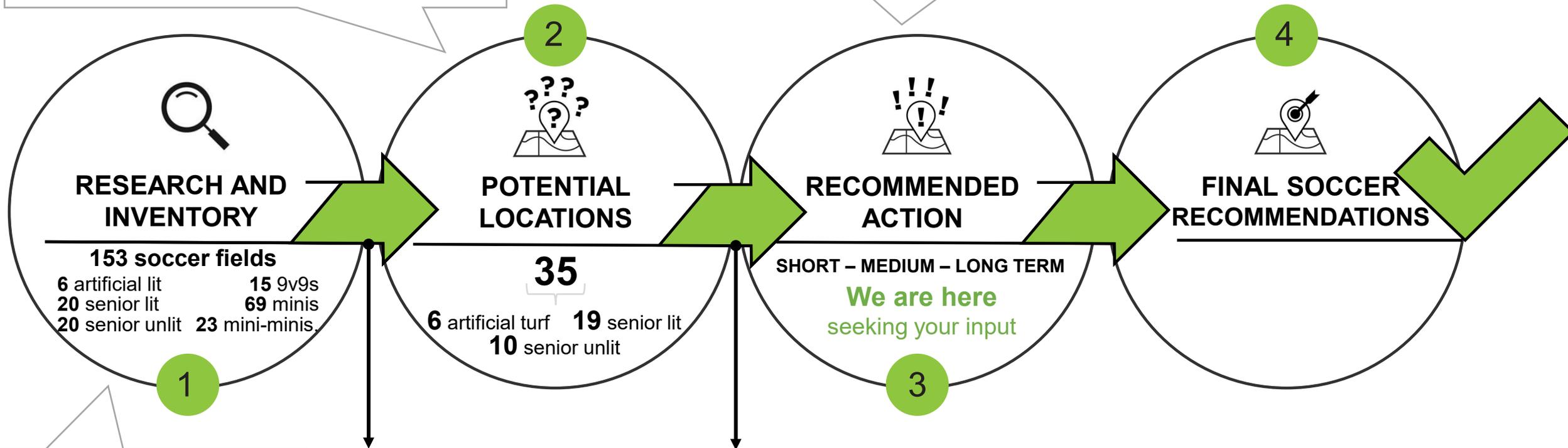


4 - Methodology & Data Analysis

Site Selection Methodology

- All 46 senior fields filtered using Tier 1 criteria to disqualify fields that are unsuitable for investment
- Advance those sites that were not disqualified due to Tier 1 criteria

- Review scoring based on Tier 2 criteria - each field received a score out of 100 percent
- Update scoring based on user group inputs (surveyed 6 CSOs)
- **Develop potential plan of action to meet ATMP recommendation No. 33 for soccer**



Confirm inventory of all soccer fields in Vaughan, including **all 46 senior fields** by typology:

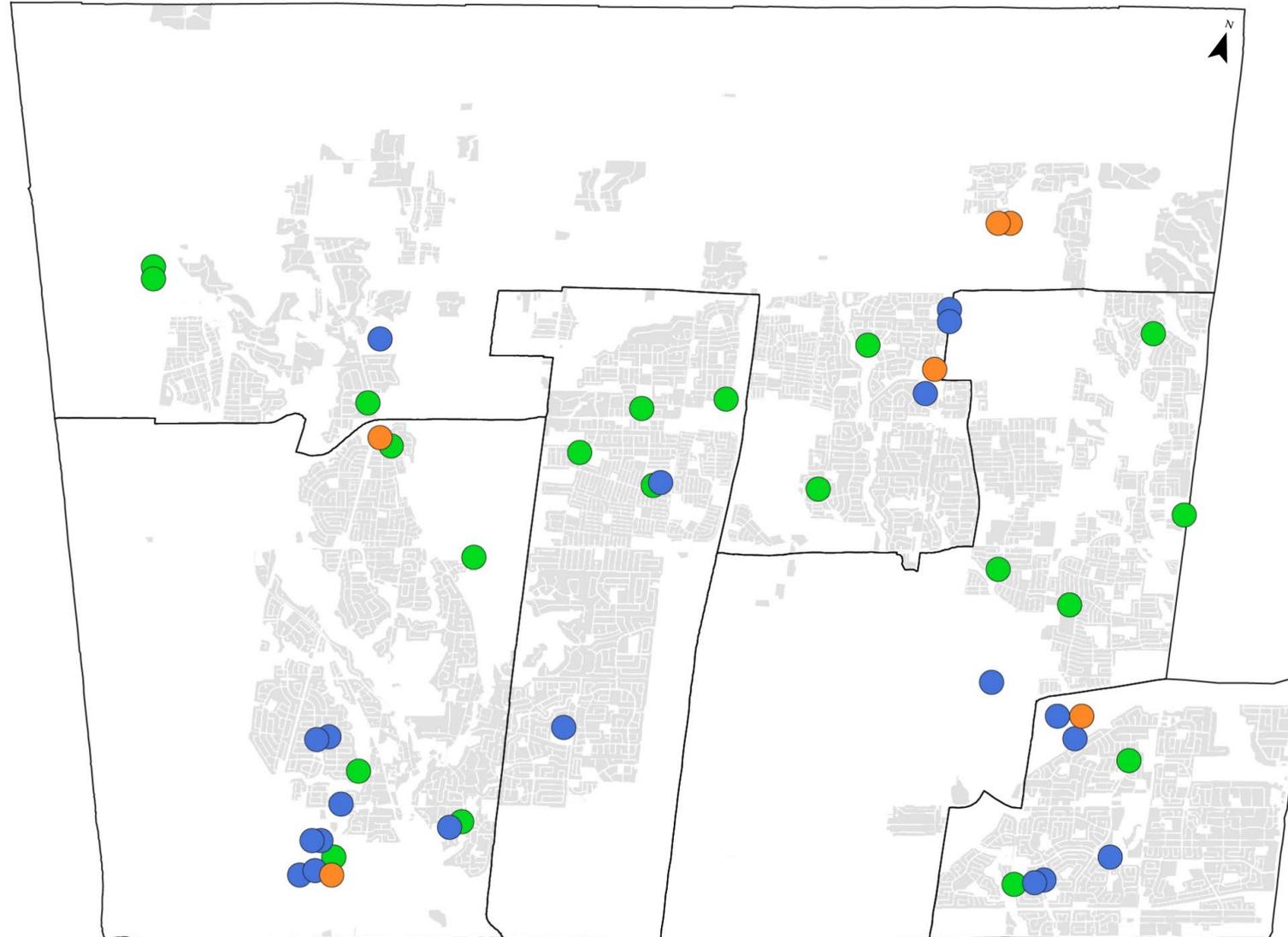
- Artificial Lit
- Senior Lit
- Senior Unlit

- TIER 1 CRITERIA applied:**
- Site Condition
 - Ownership
 - Orientation
 - Popularity
 - Proximity to residential

- TIER 2 CRITERIA applied:**
- User Base
 - Field Characteristics
 - Amenities

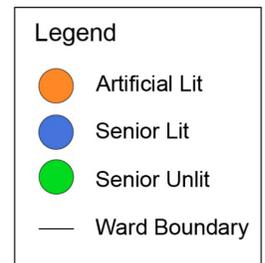
Existing Senior Soccer Fields

46 senior fields were evaluated out of 153 total fields currently under City ownership or management.



City inventory includes
153 soccer fields made
up of:

- 6 artificial lit
- 20 senior lit
- 20 senior unlit
- 15 9v9s
- 69 minis
- 23 mini-minis



Selection Criteria – Tier 1

- The Sports Facilities Study considers investment opportunities for all **46 senior soccer fields** in Vaughan.
- **Two** Tiers of site selection criteria are being used to determine ideal candidates for investments such as lighting, artificial turf, or indoor dome

Tier 1 Criteria

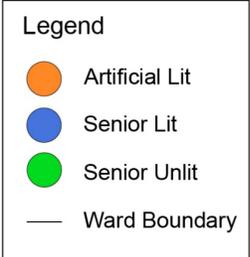
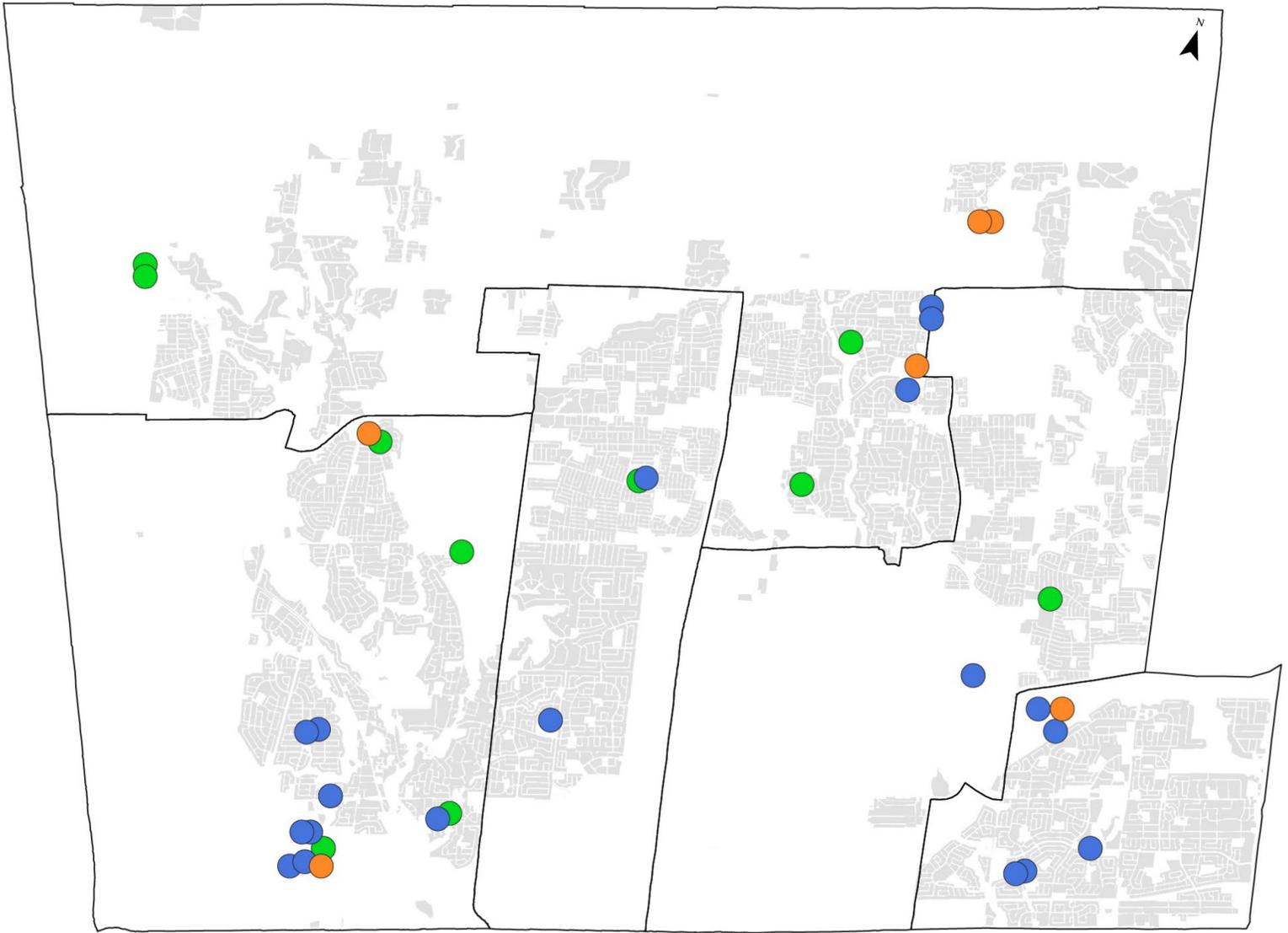
Disqualifies fields that are not ideal candidates for future investment:

- Poor physical site conditions (i.e. field drainage, grading)
- Private ownership (not including School Boards)
- Soccer field is oriented east-west
- The field is booked less than 20 percent of the time.
- In a neighbourhood park in a residential area

Applying the ‘Tier 1’ criteria results in **11 of 46 fields** being disqualified.



Tier 1 Filter: 35 Senior Soccer Fields



Site Selection Criteria – Tier 2

Tier 2 Criteria

Remaining **35 fields** are evaluated using the following site selection criteria:

User Base

1. User Group Feedback (including 2023 soccer club survey)
2. Amount of Field Time Booked
3. Number of user groups sharing the field

Amenities

1. Field lighting
2. Access to parking
3. Access to washrooms

Field Characteristics

1. Park Typology
2. Number of clustered senior soccer fields
3. Field condition
4. Field ownership
5. Field orientation
6. Proximity to intensification area
7. Equity distribution

Each criterion above is assigned a weight of 5, 10, or 15 based on level of importance from the perspective of:

- User groups (feedback obtained in the survey)

Site Selection Criteria – Tier 2

4 - Methodology and Data Analysis

| Criteria | Criteria Description | Criteria Assessment and Score Allocation Details | Weighting |
|--|--|--|------------|
| User Base | | | |
| User Group Feedback | A CSO or public agency expressed interest in seeing this field improved in the 2023 CSO Survey, or has directly expressed interest to the City. | 0: No 5: Yes | 10 |
| Amount of Facility Usage (2022) | Percentage (%) of desirable hours booked at this field. To be reviewed in conjunction with field type. | 0: Booked <20% of the time 1: Booked 20 to 39% of the time 3: Booked 40 to 59% of the time 5: Booked 60 to 79% of the time 7: Booked >80% of the time | 15 |
| Number of user groups sharing the field (2022) | Number of user groups sharing the field based on booking data. A more diverse range of users may benefit from converting a field with more users. | 0: 1 user 1: 2-3 users 3-: 4-5 users 5: >5 users | 5 |
| Field Characteristics | | | |
| Park Typology | Type of park which the field is located within, as per VOP 2010 Official Plan. District and Regional parks are most suitable for certain types of upgrades (e.g. lighting). | 0: Neighbourhood park 3: Neighbourhood park in an industrial or secluded area OR a high school property 5: Within or adjacent to a District or Regional park | 10 |
| Number of clustered senior soccer fields for tournament play | Number of available soccer fields on the property, including the subject field. Multiple co-located fields offers opportunity for tournament play. | 0: 1 soccer field 1: 2 soccer fields 3: 3 soccer fields 5: 4+ soccer fields | 5 |
| Field Condition (2022) | Existing condition of soccer field as per IPCAM data. Upgrading fields already in poor condition may align with planned life cycle replacements. | 0: Very Good 1: Good 3: Fair 5: Poor | 5 |
| Field Ownership | Ownership of lands which soccer field is located on. Facilities within City-owned lands should be prioritized for investment. | 0: Privately-owned 1: School Board owned 3: Shared ownership (City & School Board) 5: City-owned | 10 |
| Field Orientation | Existing orientation of soccer field. North-south orientation is preferred by industry professionals and local organizations to reduce impacts of sunlight on users. | 0: East-West 5: North-South | 5 |
| Proximity to Intensification Area | Field is located within or in proximity to an Intensification area (Regional, Primary and Local Centres) as per Official Plan Schedule 1. Upgrading a field in an intensification area has potential to serve a greater number of local users. | 0: >2.5 km outside of any intensification area 1: Within 2.5 km of a Local intensification area 3: Within 2.5km of a Primary intensification area 5: Within a Regional, Local or Primary intensification area | 15 |
| Equitable distribution | Ensure field investments are equitability distributed per type by community. | Geographic review | N/A |
| Amenities | | | |
| Park Facility Lighting | Are there existing lit sports facilities in the park? (E.g. adding new lighting will not significantly change existing conditions if adjacent baseball is already lit) | 0: No 5: Yes | 5 |
| Access to Parking | Is parking available on site? | 0: No 3: On-street parking only 5: Dedicated parking lot | 5 |
| Access to Washrooms | Are washroom facilities available on site? (e.g. dedicated park washrooms or washrooms in adjacent City community centre) | 0: No 5: Yes | 10 |
| Total Ranking / Weighted Ranking | | | 100 |

Tier 2 Filter: Scoring Results

Applying Tier 2 criteria, each of the **35 senior soccer fields** received a **score out of 100 percent** were **sorted by community**. A high score is indicative of a candidate site to be well suited for intensification or partnerships.

Field scores by type

| UNLIT | |
|---|-----------|
| Options to light/convert to artificial turf | |
| Field | Score (%) |
| Mackenzie Glen District Park ¹ | 61 |
| St. Jean de Brebeuf CHS | 59 |
| Sonoma Heights Community Park ¹ | 56 |
| Emily Carr SS | 43 |

| LIT | |
|--|-----------|
| Options to convert to artificial turf/dome | |
| Field | Score (%) |
| Ontario Soccer Centre – Field West #1 | 85 |
| Dufferin District Park | 74 |

| ARTIFICIAL TURF | |
|---------------------------------|-----------|
| Options to convert to dome | |
| Field | Score (%) |
| Concord/Thornhill Regional Park | 87 |
| North Maple Regional Park | 65 |

Notes

¹ Senior fields in District Parks should be lit. Addition of lighting will result in field meeting standard level of service.

Partnership Opportunities

Several Community Service Organizations (CSOs) and two School Boards expressed interest in entering into partnerships with the City or providing financial contributions to enhance existing service levels at City-owned soccer fields. Below is a list of the proposals or requests received to date.

| # | Location | Source of request | Nature of request |
|---|---|-------------------------------------|---|
| 1 | Emily Carr SS | York Region District School Board | Convert the existing senior unlit grass field to lit artificial turf |
| 2 | Ontario Soccer Centre – Field 1 or 2 | Woodbridge Soccer Club | Convert existing lit grass senior field to an indoor sports dome |
| 3 | North Maple Regional Park | Vaughan Soccer Club | Construct a new indoor domed turf field |
| 4 | Nashville Road Community Church (Calvary) | Church ownership | Requested the City enter into a long-term land lease and invest in parking, playground area, field improvements to allow use of a two senior soccer field and 2 mini fields |
| 5 | Dufferin District Park | IFC Soccer School | Convert an existing senior lit grass field (Field #1) to artificial turf |
| 6 | St. Joan of Arc CHS | York Catholic District School Board | Convert existing senior grass field to artificial turf or multi-use sports dome |
| 7 | St. Jean De Brebeuf CHS | | |
| 8 | Father Bressani CHS | | |
| 9 | St. Elizabeth CHS | | |

All field ‘Intensification’ opportunities based on scoring correlated with partnership interest

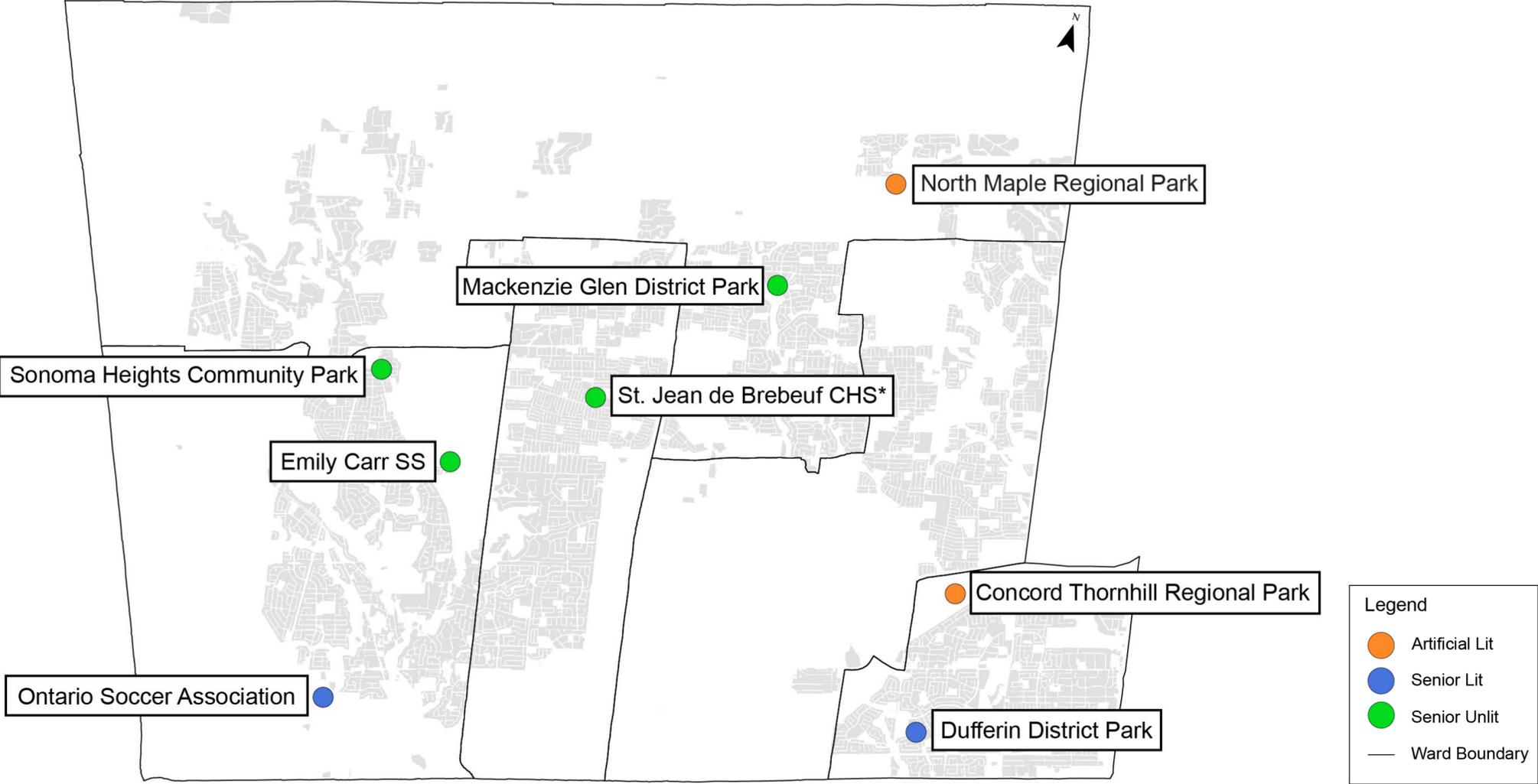
Top scoring fields matched with investment and partnership opportunities.

| Soccer Field | Ward | Score (%) | Field Type and ULE | Potential Change and ULE Increase | | | External Partnership Interest | Top Scoring Field by Community |
|--|------|-----------|------------------------|-----------------------------------|-----------------|------|-------------------------------|--------------------------------|
| | | | | Lighting | Artificial Turf | Dome | | |
| North Maple Regional Park – Net new | 1 | 65 | - | | | +2.5 | ✓ | ✓ |
| Mackenzie Glen District Park | 1 | 61 | Senior Unlit (1 ULE) | +0.5 | +1 | | | ✓ |
| St. Joan of Arc Catholic High School | 1 | N/A | Senior Unlit (1 ULE) | | | | ✓ | |
| Sonoma Heights Community Park | 2 | 56 | Senior Unlit (1 ULE) | +0.5 | +1 | | | ✓ |
| Ontario Soccer Association – Field 1 | 2 | 85 | Senior Lit (1.5 ULE) | | | +1 | ✓ | ✓ |
| Emily Carr Secondary School | 2 | 43 | Senior Unlit (1 ULE) | +0.5 | +1 | | ✓ | ✓ |
| St. Jean De Brebeuf Catholic High School | 3 | 59 | Senior Unlit (1 ULE) | | +1 | | ✓ | ✓ |
| Father Bressani Catholic High School | 3 | N/A | Senior Lit (1.5 ULE) | | | | ✓ | |
| Concord/Thornhill Regional Park | 5 | 87 | Artificial Lit (2 ULE) | | | +0.5 | | ✓ |
| Dufferin District Park – Field 1 or 2 | 5 | 74 | Senior Lit (1.5 ULE) | | +0.5 | | ✓ | ✓ |
| St. Elizabeth Catholic High School | 5 | N/A | Senior Lit (1.5 ULE) | | | | ✓ | |

Indicates a field that requires lighting to meet standard level of service

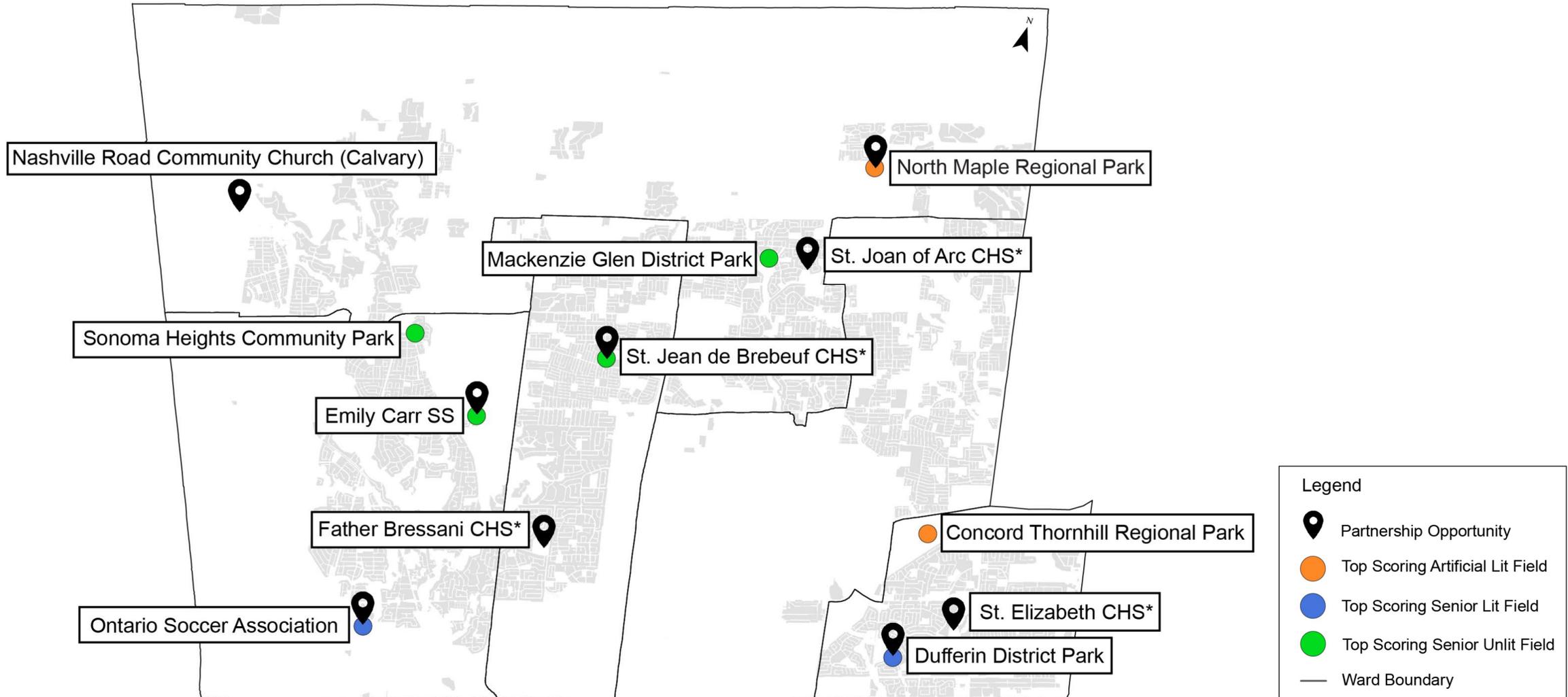
Indicates a field identified for a partnership opportunity

Tier 2 Filter: Top Scoring Results



Scoring results correlated with partnership opportunities

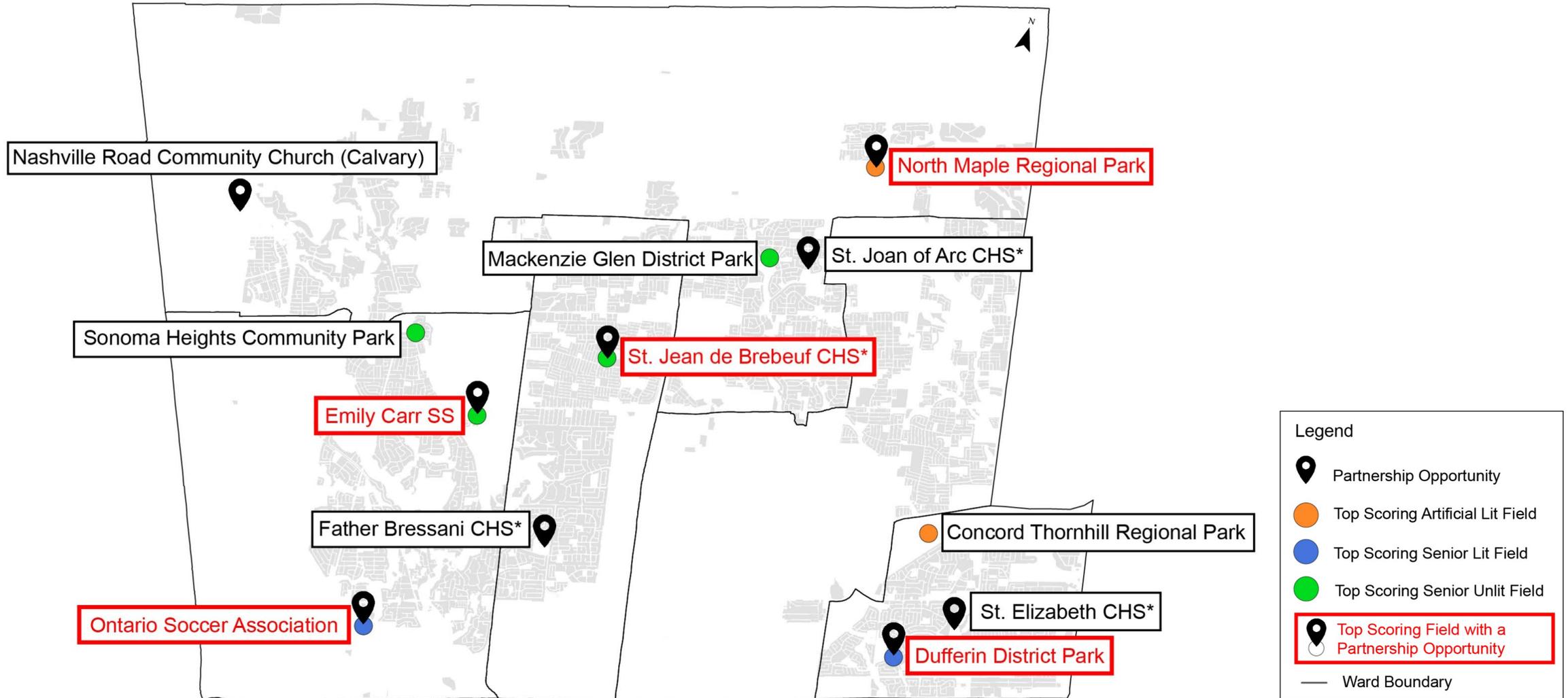
Top scoring fields and investment and partnership opportunities geographic distribution.



*YCDSB is interested in partnering on one of these fields.

Scoring results correlated with partnership opportunities

Top scoring fields and investment and partnership opportunities geographic distribution.



*YCDSB is interested in partnering on one of these fields.



5 - Investment & Partnerships

Field 'Intensification' Scenario to 2031

| + - | Soccer Field | Type | Ward | Change | Unlit Equivalent (ULE) |
|-----------------------------------|---------------------------------------|----------------|------|--|------------------------|
| + | North Maple Regional Park - Field #1 | Artificial Lit | 1 | New field constructed | +2 |
| + | North Maple Regional Park - Field #2 | Artificial Lit | 1 | New field constructed | +2 |
| + | Ontario Soccer Centre - Field #1 | Senior Lit | 2 | Field was lit | +0.5 |
| + | Ontario Soccer Centre - Field #2 | Senior Lit | 2 | Field was lit | +0.5 |
| - | Concord Community Park - Field #1 | Senior Unlit | 4 | Decommissioned | -1 |
| - | Concord Community Park - Field #2 | Senior Unlit | 4 | Decommissioned | -1 |
| + | Chatfield District Park | 9v9 | 3 | New field constructed | +1 |
| + | Langstaff Park | 9v9 | 4 | 3 mini minis converted to a 9v9 | +1 |
| + | Summit Park | 9v9 | 1 | New field constructed | +1 |
| + | Woodgate Pines Park | 9v9 | 1 | New field constructed | +1 |
| + | Vaughan Grove Sports Park – Field #1 | Senior Lit | 2 | Natural Grass to Artificial Conversion | +0.5 |
| - | Nashville Road Community Church | Senior Unlit | 1 | Lease expired | -1 |
| - | Nashville Road Community Church | Senior Unlit | 1 | Lease expired | -1 |
| Total Change (2018 – 2023) | | | | | +5.5 |
| + | Sonoma Heights Community Park | Senior Unlit | 2 | Convert to Senior Lit | +0.5 |
| + | Mackenzie Glen District Park | Senior Unlit | 1 | Convert to Senior Lit | +0.5 |
| + | Emily Carr SS | Senior Unlit | 2 | Convert to Artificial Lit | +1 |
| + | North Maple Regional Park | - | 1 | Construct New Indoor Dome | +2.5 |
| + | Dufferin District Park – Field #1 | Senior Lit | 5 | Convert to Artificial Lit | +0.5 |
| + | Ontario Soccer Association – Field #1 | Senior Lit | 2 | Convert to Artificial Lit | +0.5 |
| + | St. Jean De Brebeuf CHS | Senior Unlit | 3 | Convert to Artificial Lit | +1 |
| Total Change (2023 – 2031) | | | | | +12 |

Short-Term Recommendations

Medium- to Long-Term Recommendations

● 2018

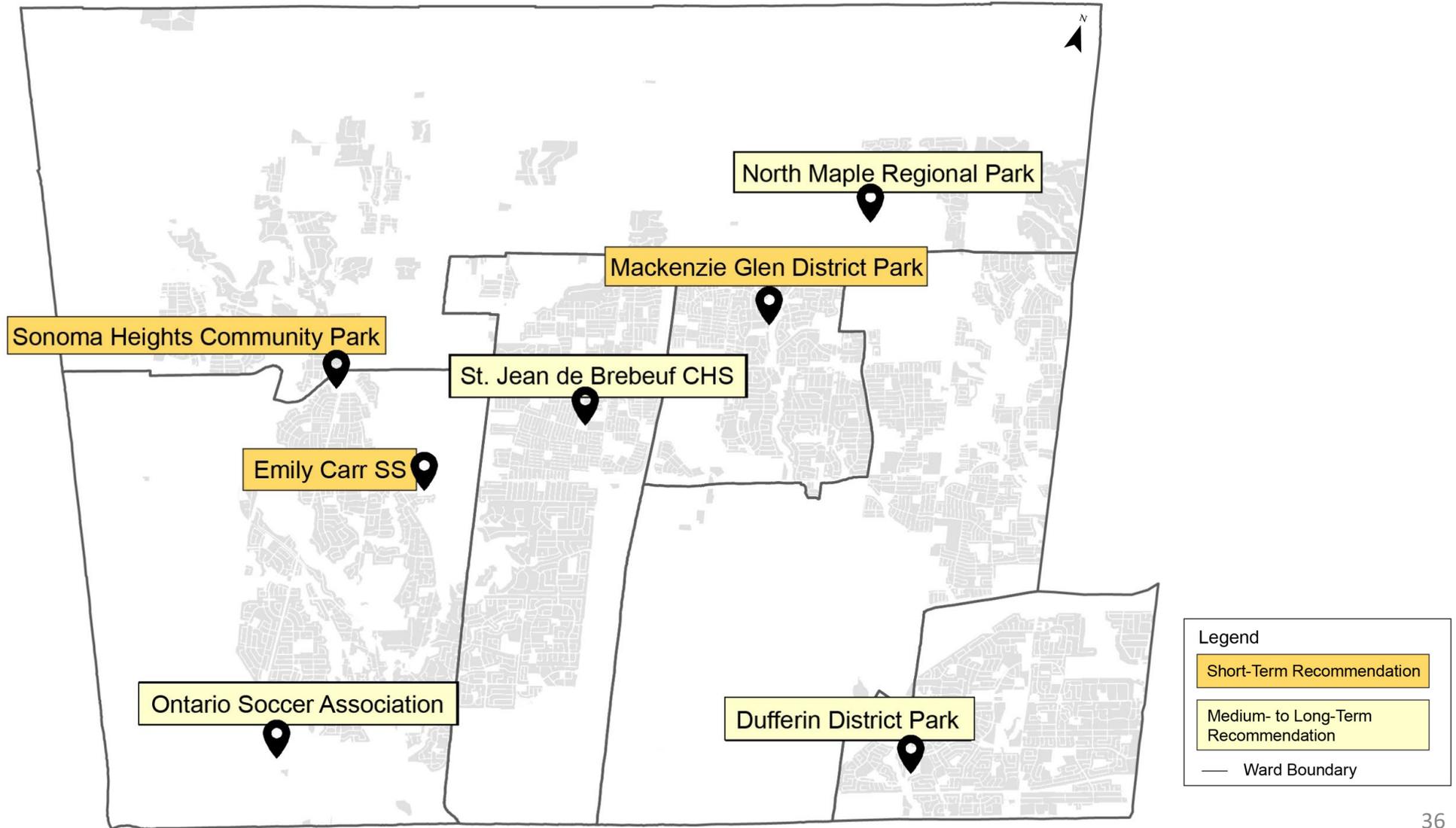
● 2023

○ 2031

5.5 additional fields (ULE) accomplished

Opportunity to provide all 6.5 remaining fields needed to reach 12 fields recommended by the ATMP

Field 'Intensification' Scenario to 2031



Cost of acquiring new parkland for soccer fields

‘Intensifying’ existing senior soccer fields using the above plan has the potential to ‘free up’ **6 to 10 hectares of future parkland** at a **value of up to \$80 M**.

| Land area required per senior field | Number of physical fields needed to meet gap of <u>6.5 ULE fields</u> | Amount of land required to accommodate fields | Approximate value of land ¹ |
|-------------------------------------|---|---|--|
| 1.4 ha | 4 to 7 senior fields | 6 to 10 ha | \$48 to \$80 million |

Notes

¹ Assumes land at \$8,030,640/hectare (\$3,251,271/acre) based on Development Charge Background Study 2022. Excludes capital costs of sports field construction and associated overall park construction to support visitors.

Costs and revenue rates of 'intensified' fields

| Type of Field Conversion | Estimated Capital Cost | Estimated Operating Cost increase | Permitting Revenue Increase |
|---|------------------------|-----------------------------------|--------------------------------------|
| Senior Unlit to Lit | \$350,000 | \$7,000 | \$5,500 - \$6,300 ¹ |
| Senior Lit to Artificial Lit | \$3.35 million | \$16,000 | \$117,000 - \$147,000 ^{1,2} |
| Senior Unlit to Artificial Lit based on 50/50 partnership | \$2.05 million | \$16,000 | \$117,000 - \$147,000 ^{1,2} |
| Construct New Indoor Dome | Third party lease | \$0 | TBD |

Notes:

¹ Excludes hourly lighting fees

² Permitting revenue directed towards turf renewal reserve fund

Intensification Scenario – aggregate costs to intensify

| Recommended Timing | Ref. No. | Soccer Field | Existing Field Type | Proposed Change | ULE Change | Est. Capital Cost | Est. Annual Operating Cost | |
|--------------------|----------------|-----------------------------------|----------------------------------|----------------------------|---------------------------|-----------------------------|-------------------------------|--------------------------------------|
| Short-Term | A | Sonoma Heights Community Park | Sr. Unlit | Lighting | +0.5 | \$350,000 | \$7,000 | |
| | B | Mackenzie Glen District Park | Sr. Unlit | Lighting | +0.5 | \$350,000 | \$7,000 | |
| | C | Emily Carr SS | Sr. Unlit | Artificial Turf + Lighting | +1 | \$2.05 million ¹ | \$16,000 | |
| Medium Term | D | North Maple Regional Park | - | Dome | +2.5 | Third party lease | \$0 | |
| | E | Dufferin District Park – Field #1 | Sr. Lit | Artificial Turf | +0.5 | \$3.35 million | \$16,000 | |
| | F | OSA – Field #1 | Sr. Lit | Dome | +1 | Third party lease | \$0 | |
| | G ² | | St. Joan of Arc CHS ³ | Sr. Unlit | Convert to Artificial Lit | +0.5 to +1 | \$2.05 million ¹ | \$16,000 |
| | | | St. Jean De Brebeuf CHS | Sr. Unlit | Convert to Artificial Lit | | | |
| | | | Father Bressani CHS | Sr. Lit | Convert to Artificial Lit | | | |
| | | | St. Elizabeth CHS | Sr. Lit | Convert to Artificial Lit | | | |
| | Totals | | | | | +6.5 – 7.0 | \$4.8 to \$6.1 million | \$46,000 to \$62,000 annually |

Notes:

1 Costs are based on 50/50 cost share with School Board for conversion to artificial turf.

2 1 of 4 fields listed is to be considered at this time.

3 Field is currently privately-owned and not part of the City's inventory. Any operating costs incurred on this field would be new as it is not currently maintained by the City.

In Summary

Investment and partnerships to “intensify” existing senior soccer field present the following key benefits

1. Cost avoidance of parkland acquisition towards providing soccer fields.
2. Secured parkland can be freed and directed towards other community priorities.
3. Optimized asset utilization and decreased burden to tax base.
4. Leveraging existing lands and assets for additional revenues.
5. Increased user group satisfaction and advancing local soccer programs.

6 - Recommendations

Recommendations

Short-term

1. Review scope and costing details for identified short-term soccer field improvements at:

- Mackenzie Glen District Park
- Sonoma Heights Community Park
- Emily Carr Secondary School (in partnership with York Region District School Board),

Funding for design and construction submitted for consideration in the 2024 capital budget process.

Medium to Long term

2. Consider additional soccer-related partnerships, funding contributions and development opportunities with local school boards and recognized Community Services Organizations for improving City-owned/managed infrastructure to support soccer growth demands to 2031.

3. A long-term land lease and related capital investments at the Nashville Road Community Church site not be considered at this time.

Up next: Comparable analysis on baseball diamonds.



Comments and Questions?

