

Committee of the Whole (1) Report

DATE: Tuesday, January 21, 2025

WARD(S): 2

TITLE: SPORTSFIELD INTENSIFICATION IMPROVEMENTS PROGRAM
EMILY CARR SECONDARY SCHOOL FIELD UPGRADE TO
ARTIFICIAL TURF WITH LIGHTING

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To provide Council with an update on the scope and costing details for short-term multi-purpose field improvements (the “Improvements”) at Emily Carr Secondary School (ECSS), in partnership with York Region District School Board (YRDSB), as part of the Sportsfield Intensification Improvements Program and to seek Council authority to execute the Construction, Shared Use and Maintenance Agreement with YRDSB to facilitate the design, construction, maintenance and shared-use of the multi-purpose field improvements at Emily Carr Secondary School.

Report Highlights

- Staff have reviewed the scope and costing details for the identified conversion of an existing soccer field to an artificial turf lit multi-purpose field at Emily Carr Secondary School (in partnership with York Region District School Board)
- Financial and operational impacts are relatively low to the City, with funding for design and construction approved in the 2024 capital budget process.
- The project was identified as a short-term project through the City-Wide Sports Facilities Needs Assessment Study to meet the 2018 Active Together Master Plan soccer facility recommendations.

Recommendations

1. THAT staff be authorized to negotiate and finalize terms of the Construction, Shared Use and Maintenance Agreement with York Region District School Board for the design, construction, maintenance and shared-use of the field improvements to Emily Carr Secondary School, which include a multi-purpose artificial turf field and field lighting (the “Improvements”), as further detailed in this report; and
2. THAT the Deputy City Manager, Infrastructure Development or designate be authorized to execute, amend, renew, and terminate the Construction, Shared Use and Maintenance Agreement and any related ancillary documents on behalf of the City outlining terms substantially similar to those provided for in this report, governing the design, build, maintenance and shared-use of the Improvements to the Emily Carr Secondary School multi-purpose field, in a form satisfactory to Legal Services.

Background

The City-Wide Sports Facilities Needs Assessment Study (the “Sports Facilities Study”) provided an evidence-based decision-making tool that enabled the City to make informed, efficient, and cost-effective decisions regarding sports facility recommendations listed in the Active Together Master Plan (ATMP).

The 2018 Active Together Master Plan (ATMP) sets out a vision for a more active community and identifies current and future facility needs to meet increasing user demand. Soccer continues to increase in popularity among Vaughan residents and with a forecasted increase in registration to Vaughan soccer organizations, the ATMP provided a recommendation, *inter alia*, for 12 additional soccer fields to be developed by 2031.

In October 2021, the Facilities and Parks Delivery department initiated a City-wide sports facilities needs assessment study (the “Sports Facilities Study”) to track the progress of the ATMP sports facility recommendations. The Sports Facilities Study identified short and medium-term investment opportunities to meet the ATMP soccer facilities recommendation by initiating field upgrades to existing assets to increase service levels.

In May 2023, the Sports Facilities Study identified three investment opportunities to upgrade existing soccer fields located at Mackenzie Glen District Park, Sonoma Heights Community Park and Emily Carr Secondary School (ECSS), which would involve partnering and leveraging co-funding with the York Region District School Board. This

investment would be consistent with Council's direction to 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.

In November 2024, the Vaughan Football Association (VFA) contacted Members of Council to reaffirm the need for the City to develop a multi-purpose field to accommodate uses other than soccer. The City's 2018 ATMP recommends developing two (2) multi-purpose fields, however, development of the fields identified in the report have been delayed due to non-availability of appropriate parklands.

York Region District School Board expressed interest in co-funding and partnering with the City to convert its existing unlit natural grass soccer field to a multi-purpose artificial turf field with field lighting, which would extend the soccer and football season and allow for extended permit hours for City use. Staff have been in discussion with YRDSB to establish terms of the proposed partnership.

Previous Reports/Authority

[City-Wide Sports Facilities Needs Assessment Study Interim Update - Soccer Facilities](#)
Item 3, Report No. 27, of the Committee of the Whole (Working Session) which was adopted without amendment by Council on June 20, 2023.

Analysis and Options

Partnership Opportunities

Previous studies identified significant and valuable partnership opportunities between the City and YRDSB. Partnering with the YRDSB to complete the improvements will allow for additional permit hours and an extended playing season. This partnership will help meet growth and user demand for both soccer and football and provide additional revenues to the City. Details of the Improvements and corresponding benefits include the following:

Field Lighting - Converting the existing unlit senior field to a lit field, which would provide users with extended permitting hours from 9pm to 11pm.

Artificial Turf - Converting the existing natural grass/sod field to artificial turf, which would provide users with an extended playing season beginning earlier in spring and ending later into autumn. Artificial turf also eliminates the need for weekly field rest and maintenance days. The extended playing season combined with the added days

previously reserved for weekly field rest amount, and extended evening play with lighting, increases prime hours offered with a natural grass field of 1060 prime to 2538 prime hours.

Multi-purpose field lining – Converting the existing natural grass/sod field from soccer centric to multi-purpose artificial turf, designed to support soccer, football and field hockey.

The above improvements would be consistent with an approach to intensify use of existing fields increasing the current Unlit Equivalent (ULE) field from one to two.

Subject to agreement on the terms, conditions, shared costing, scope details, and maintenance schedules, and subject to review and approval by Legal Services and other relevant interdepartmental stakeholders, an agreement between the City and YRDSB should be executed in order to enable the parties to proceed with the design, construction, maintenance and use of the upgraded multi-purpose artificial turf facility at ECSS.

Procurement for the design and construction of the Improvements will be led by YRDSB's procurement team, with the City maintaining oversight and approval rights throughout the tendering process. Additionally, Facility and Parks Delivery will coordinate with the relevant City stakeholders during the design and construction phases to ensure the City's interests are represented and reflected in the final design and review agreed reimbursements for capital works.

Should the number of youth participants grow as forecasted in the ATMP, and the City make no investments in increasing the supply of senior soccer facilities by 2031, the ATMP facility provision rate of 1 field per 80 youth participants will not be met and approximately 500 participants aged 13 to 19 years old (equivalent to 4 percent) will likely be without access to a soccer field.

Risks associated with non-investment in soccer facilities include but are not limited to reduced capacity for soccer organizations to accommodate additional members or expand their program offerings.

Additionally, if the City does not partner with YRDSB or other school boards to upgrade their soccer facilities, there is a potential for the City to lose access to the existing soccer inventory should any of the school boards elect to partner with private enterprise for their facility upgrades.

Financial Impact

City Staff have been in discussion with YRDSB to establish the ownership and responsibility for the various Improvements and have separated them into three categories, with the City being 100% responsible for financing improvements deemed as “City Improvements”; YRDSB being 100% responsible for financing improvements deemed as “YRDSB Improvements”; and the City and YRDSB being jointly responsible on a 50-50 basis for improvements deemed as “Shared-Party Improvements”. The full list and category of Improvements will be outlined in an agreement between the City and YRDSB, in a form satisfactory to Legal Services.

Construction cost estimate was prepared by the design consultant and submitted with the 90% detail design set. The below table outlines the costs for the YRDSB Improvements, the City Improvements and the Shared-Party Improvements:

City Improvement Cost	\$ 594,450
YRDSB Improvement Cost	\$ 932,480
Shared-Party Improvement Cost	\$ 1,895,912
Total Cost of Improvements	\$ 3,422,842

The total estimated cost for the City will be approx. \$1,863,000 and will be funded within the existing approved capital budget under PD-9588-24 - Sportsfield Intensification Improvements Program.

The following table illustrates the City’s total estimated costs for this project:

City Improvement Costs	\$ 594,450
Shared Party Improvement Costs (50% of total)	\$ 947,956
Design Consultant Costs (50% of total)	\$ 41,125
10% Contingency	\$ 158,353
Labour Recovery	\$ 35,000
Subtotal	\$ 1,776,884
Non-Recoverable HST (1.76%)	\$ 31,273
Subtotal	\$ 1,808,157
3% Administration Recovery	\$ 54,245
Total Estimated Project Cost for City	\$ 1,862,402
Total Estimated Project Cost for City (Rounded)	\$ 1,863,000

Should the City elect to proceed with its standard City specification of an Elastic Layer base, as opposed to the currently specified Shock Pad based on a cost benefit review with final cost determined through the tender process there will be a potential increase of approximately \$250,000 to the total project cost for the City.

The estimates outlined above are not actual tender costs, with plans for YRDSB to award the construction tender in Q1 of 2025. Should the awarded contract amount not align with the estimate, the design will be assessed and re-evaluated to meet design/budget criteria.

When compared to a natural grass field, the operational costs of an artificial turf field reflect the potential savings of 50% annually while significantly increasing annual revenue to cover operational costs.

The operating cost for the artificial turf and field lighting is estimated at \$16,000, inclusive for hydroelectricity, waste collection, provision of portable washroom, and outsourced field maintenance. The cost of maintaining a natural grass field each season is approximately \$30,000.

It is anticipated that the conversion from natural grass field to artificial lit turf multi-purpose field will increase revenue at Emily Carr Senior Field by approximately \$137,000 to \$151,000 annually when compared to other similar fields within the same area and an additional \$5,000 from lighting fees.

Operational Impact

Parks Forestry and Horticultural Operations will be responsible for the maintenance of the artificial turf field. Recreation Services will be responsible for permitting the field to interested user groups. Facilities Management will be responsible for the maintenance of the field lighting.

Any additional City impacts will be identified by the ECSS Artificial Turf & Field Lighting Management Committee, which will consist of (3) representatives from the City and (3) representatives from the YRDSB.

Broader Regional Impacts/Considerations

Completion of this project will demonstrate the City's commitment to supporting local sports and Community Service Organizations.

Conclusion

In alignment with the Sports Facilities Study and in order to progress towards achievement of the ATMP soccer and football recommendations, staff are seeking Council's approval to execute, amend, renew, and terminate the necessary agreements with YRDSB to proceed with the design, construction, maintenance and shared-use of the improved outdoor multi-purpose artificial turf facility at Emily Carr Secondary School.

For more information, please contact: Stefan Tzianetas, Director, Facilities & Parks Delivery, ext. 8196.

Attachments

None

Prepared by

Marc Varone, Project Manager, Facilities & Parks Delivery, ext. 3798

Michael Habib, Senior Manager, Facilities & Parks Delivery, ext. 8092

Stefan Tzianetas, Director, Facilities and Parks Delivery, ext. 8196

In Consultation With

Elizabeth Agbi, Legal Counsel, Legal Services, ext. 8385

Joseph Chiarelli, Special Advisor, Office of the City Clerk, ext. 8737

Blaze Co, Recreation Manager, Client Services, Recreation Services, ext. 8964

Carmine Mainella, Manager, Parks Forestry & Horticultural Operations, ext. 6500

Dino Macchiusi, Senior Manager, Real Estate, ext. 8489

Mike Menary, Project Leader, Partnerships & Infrastructure Financing, ext. 8186

Kay-Ann Brown, Manager, Financial Planning & Analysis, ext. 8354