

Municipality of Lakeshore - Report to Council

Community & Development Services

Recreation Services



To: Mayor & Members of Council

From: Frank Jeney – Manager of Recreation & Leisure

Date: April 23, 2021

Subject: Atlas Tube Recreation Centre Park Master Plan Phasing Plan

Recommendation

Approve the Atlas Tube Recreation Centre Park Master Plan Phasing Plan for the development of the Atlas Tube Recreation Centre regional park as presented in the Atlas Tube Recreation Centre Park Master Plan - Phasing Plan report, at the May 11, 2021 Council meeting.

Background

Within the Municipality of Lakeshore's Parks Master Plan, the Atlas Tube Recreation Centre is identified as one of two Regional Parks in the Municipality. Section 6.4.1 identifies Regional Park master design upgrades for the Atlas Tube Recreation Centre (ATRC) as a component of focus. Section 4.7.4 of the Lakeshore Parks & Recreation Master Plan mentions that the ATRC site presents an opportunity for the Municipality to provide a destination and regional park to further enhance the recreational opportunities in Lakeshore while promoting sports tourism.

On May 6th 2019, the Municipality of Lakeshore entered into an agreement with Stantec Consulting Ltd. in the amount of \$98,240 to undertake a Master Plan for the park.

This agreement outlines four parts:

- Part A – Project Initiation and Visioning
- Part B – Conceptual Design- *Currently here.*
- Part C – Final Conceptual Design
- Part D – Project Management & Coordination

Stantec engaged members of the public on July 12, 2019 and held a Public Information Session #1 on September 26, 2019 at the ATRC. Attachments 1 and 2 contain summaries of the public comments received. On November 5th 2019, Stantec had public engagement meetings at the Atlas Tube Recreation Centre with Soccer and Baseball stakeholders. (Attachments 3 and 4, Stantec Lakeshore Stakeholders Meeting Baseball/Soccer). The

outcome for both Stakeholder meetings was clear that more space is required to continue to grow these outdoor sports in the future, and technological upgrades to the Lakeshore outdoor sports facilities will help increase safety and longevity of our athletes using our facilities. For example, upgrades such as synthetic turf fields and improved drainage will extend the playing of sports during the winter months.

Comments

Lakeshore is a growing community, and there is a significant demand for newer outdoor sports fields and amenities. This regional park development would enhance the daily usage of our outdoor sports fields, as well as allow our great sports organizations the opportunity to bid on Provincial and National Championship tournaments, further increasing sport tourism in our area. Updating the technologies involved in our sports fields would also increase the usage seasons for Lakeshore organizations, further growing athletic development opportunities for all stakeholders.

A phased approach would be used over a 15-20 year time frame. This is the approach that was espoused in the presentation of the 5 Year Parks Plan presented at the Strategic Planning Update Special Meeting on March 31, 2021. Using a phased approach will allow Lakeshore the opportunity to phase in the new fields, with the goal of focusing recreational activities in one location. Phasing would allow informed decision making on which current sports fields in other parks could be decommissioned or re-used.

The phasing of the Atlas Tube Recreation Centre Master Plan would take into consideration that the Municipality has a lease agreement with Belle River Minor Soccer until August 2032.

Phasing plan draft.

1. **Phase One.** Expanded tennis courts and pickle ball courts.

This expansion would not only meet demand, but would allow organizations to host leagues and tournaments, which would increase tourism to our facilities. Courts would be oriented at the industry standard of North/South to minimize the effect of sun on play, particularly in the early morning and late afternoon.



2. **Phase Two.** Development of natural grass diamonds and pitches. Pitches would be installed at the industry standard of North/South to minimize the effect of sun on play, particularly in the early morning and late afternoon. Diamonds would be installed with home plate to pitchers mound on a North-Northeast orientation, to minimize the effect of sun on play, particularly in the early morning and late afternoon. Fences would be installed around these fields for protection and rental use.

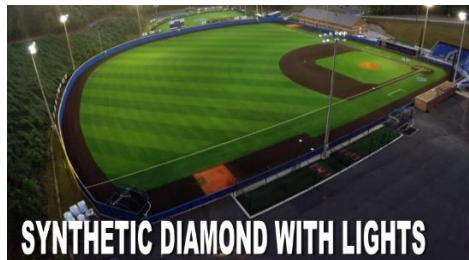


NATURAL PITCHES



NATURAL DIAMONDS

3. **Phase Three.** Install synthetic turf baseball diamond and soccer pitch. This would increase the playability of Lakeshore outdoor athletics further into the year, as well as limit rainouts. Lights would also be included at these two fields to allow bookings to go into the evenings.



SYNTHETIC DIAMOND WITH LIGHTS



SYNTHETIC PITCH WITH LIGHTS

4. **Phase Four.** Develop more natural grass fields and civic pavilions for events and tournaments.
5. **Phase Five.** Develop the most Northern land at the park. This area could include a skate park, bicycle pump track, parking, and an indoor synthetic turf fieldhouse located to the West of the Atlas Tube Recreation Centre.



FIELDHOUSE



SKATE PARK



PUMP TRACK

6. **Phase Six.** Possible expansion on the Atlas Tube Recreation Centre adding a fourth Ice Skating Rink. (Not included in costing)

All phases would include smaller amenities such as maintenance sheds, restrooms, park trails, trees, batting cages, storm water management, parking, and more.



This proposal is based on the goal to focus recreational activities in one location. This would not completely eliminate all other sports field parks in Lakeshore. The sports fields currently in use at other locations should also have a plan for increased capabilities and technology, in keeping with the schedule of improvements set out in the Parks and Recreation Master Plan and the 5 year plan for Parks improvements.

Others Consulted

Lakeshore user groups

Stantec Consulting

Financial Impacts

The total cost of all phases described above is expected to be approximately \$41.5M (in 2021 dollars). This includes a 35% contingency. These costs could appreciate with inflation over the years.

Below is a summary of the costs for each phase

Phasing Plan (Attachment: Stantec – Phase Costing)

Phase 1 OPC with 35% contingency: \$1,268,750.25
Phase 2 OPC with 35% contingency: \$19,185,052.50
Phase 3 OPC with 35% contingency: \$10,817,836.88
Phase 4 OPC with 35% contingency: \$3,644,041.50
Phase 5 OPC with 35% contingency: \$6,534,222.75

The Municipality does not have a dedicated funding source for this project. Should Council wish to proceed with the project a long term funding strategy would need to be developed. This would be brought forward to Council as part of the 2022 budget.

Alternatively, Council could approve the master plan in principle and direct Administration to proceed as grant opportunities become available.

Attachments:

Attachments 1 and 2: Summaries of comments from the public.

Attachments 3 and 4: Stantec Lakeshore Stakeholders Meeting Baseball/Soccer

Attachment 5: Existing Conditions map

Report Approval Details

Document Title:	Atlas Tube Recreation Centre Park Plan Phasing Plan.docx
Attachments:	<ul style="list-style-type: none">- Attachment 3 Stantec - Lakeshore Stakeholders Meeting BASEBALL.pdf- Attachment 4 Stantec - Lakeshore Stakeholders Meeting SOCCER.pdf- Attachment 5 Map Existing Conditions.pdf- Attachment 1 Comment Summary - July 12, 2019.pdf- Attachment 2 Comment Summary - PIC No. 1 September 26, 2019.pdf
Final Approval Date:	May 5, 2021

This report and all of its attachments were approved and signed as outlined below:

Rosanna Pellerito

Kristen Newman

Truper McBride