



Corporate Report

NO: R069

COUNCIL DATE: April 4, 2005

REGULAR COUNCIL

TO: **Mayor and Council** DATE: **March 23,
2005**

FROM: **General Manager, Planning
and Development** FILE: **6140-20
(South
General Manager, Parks,
Surrey)**
Recreation & Culture

SUBJECT: **South Surrey Athletic Park - Proposed
Location for Artificial Turf Sports Field**

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Authorize staff to proceed with detailed design and tendering of the artificial turf field in the South Surrey Athletic Park, based on it being located at the current location of Field No. 10, as illustrated on Appendix I to this report.

INTENT

The purpose of this report is to document the results of the planning and community consultation process related to the South Surrey artificial turf sports field and to obtain Council approval of the location for such a field.

BACKGROUND

In 1997, a public process was undertaken as part of the preparation of a Master Plan for the South Surrey Athletic Park. During the summer of 2000, after meetings were held with all user groups in the development of the preferred Master Plan, the Parks Recreation and Culture Commission approved the Plan. The Master Plan includes a multi purpose centre near the youth park, expanded parking, an artificial turf sports field, and a track and field facility. The multi-purpose centre and track and field projects are currently under construction with completion anticipated in the fall of 2005. A copy of the Master Plan is attached as Appendix II.

In 2004, Council approved funding for the construction of the first artificial turf playing field in South Surrey, in response to growing athletic needs in the South Surrey community. The field is proposed to be constructed in South Surrey Athletic Park in keeping with the Master Plan.

DISCUSSION

Following budget approval, staff issued a Request for Proposals for the planning, design, and contract administration for the project. Binnie and Associates were subsequently retained to provide these services.

The project is divided into four phases as follows:

- **Phase 1 – Preliminary Facility Planning;**
- **Phase 2 - Community Input;**
- **Phase 3 – Detailed Design and Tendering; and**
- **Phase 4 – Construction and Commissioning.**

Phase 1 – Preliminary Facility Planning

Staff of the Business Operations and Athletic Fields Section of the Parks Division consulted with community sport associations in January 2005, to understand the interests of these associations as a basis for giving direction to the project team. This consultative

process resulted in consensus between the South Surrey Athletic Park-based sports field users and the Outdoor Sports Advisory Committee, regarding a tentative location, size and designated sport allocations for the proposed artificial turf field. It was recommended that the field be constructed as a full size soccer field on the site of Field #10 in the South Surrey Athletic Park and that the field be designated for soccer and field hockey, with provision for rugby and football practice (a summary of this phase of the work is attached as Appendix III). With this preliminary direction, the consultant undertook appropriate analysis and prepared a preliminary plan of the proposed field.

Phase 2 - Community Input

An Open House was held on March 8, 2005, in the meeting room at the South Surrey arena. The time and location of the Open House was advertised in the local newspapers and notices regarding the Open House were forwarded to the owners of properties to the east side of 148 Street in the vicinity of the proposed field. Information presented at the Open House illustrated that the existing grass soccer field, known as Field #10, located immediately south of the main access to the South Surrey Athletic Park, off 148 Street, would be converted to an artificial turf field. City staff and the consultants were in attendance to answer questions. A comment sheet was available for those who attended the Open House to submit written comments to the City. A summary of the input gathered during the Open House and information displayed at the Open House is attached as Appendix IV.

The field proposed for South Surrey is similar to the artificial turf fields that have been constructed by the City at the Newton Athletic Park and the Cloverdale Athletic Park. This project will include the construction of a synthetic turf field, high-mast lighting, fencing, perimeter pathways and walkways, drainage and tree protection. Local user groups have also indicated an interest in sponsoring the construction of an artificial turf practice area. Staff is continuing discussions with these groups in this regard.

The public input received at and following the Open House, indicates significant support for the project from user groups and residents. Only a few neighbouring residents had any concerns. The following is a summary of the comments contained on the 47 comment sheets that were returned to the City at or following the Open House:

- 92% strongly support the plans as presented;
- 4% support the plans as presented;
- 2% oppose the plans as presented; and
- 2% strongly oppose the plans as presented.

The concerns related to increase in traffic in the area, parking problems and potential nuisance due to lights and noise. The concerns were generally raised by the neighbours to the east of the South Surrey Athletic Park.

Response to Concerns

The proposed artificial turf field is not an additional field, but rather the conversion of an existing grass soccer field. Such a conversion is not expected to have a significant effect on parking demand or traffic volume in the area. Parking for this facility, along with others in the park, will be monitored and in keeping with the Master Plan for the Park, there is space on the Park to expand parking lots in response to parking demand.

Existing tree buffer areas along the boundaries of the Park would be preserved. These existing treed buffer areas are 45 to 50 metres wide.

Field lighting is included as part of this project. Mast lighting will be installed on the south, east and west sides of the field with glare-mitigating hoods and fixtures that direct the light downward. The estimated spill area of the lights does not reach neighbouring streets or residences beyond the existing Park perimeter tree buffer.

Residents on 148 Street, east of the park, have a frontage road that separates these properties from 148 Street. The owners of these properties indicated some concern about headlight glare directed toward their properties from eastbound vehicles exiting the park on the Park driveway on 148 Street. To address this concern, staff of the Parks Division will arrange a neighbourhood meeting and will undertake renovations to the landscaping on the median area that separates the frontage road from 148 Street. This work will take place concurrently with the construction of the artificial turf field.

Next Steps

Subject to Council approval of the recommendations of this report, staff will authorize the consultants to complete the detailed design of the subject artificial turf field and proceed with tendering the project for construction. Following the tendering process, a report will be forwarded to Council seeking authorization to award the contract for construction of the field. It is expected that such a report will be forwarded to Council by May, 2005 and that construction of the field will be completed by the Fall of 2005.

CONCLUSION

Based on the above discussion, it is recommended that Council authorize staff to proceed with detailed design and tendering of the artificial turf field in the South Surrey Athletic Park, with such a field to be located at the current location of Field No. 10, as

illustrated on Appendix I to this report.



Laurie Cavan
General Manager,
Parks, Recreation and Culture

Murray Dinwoodie
General Manager,
Planning and Development

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Attachments:

- Appendix I Site Location Plan
- Appendix II South Surrey Athletic Park Master Plan
- Appendix III Summary of Stakeholder Input
- Appendix IV Public Open House Summary and Display Graphics

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Appendix I

Appendix II



Appendix III



INTER-OFFICE MEMO

TO: Manager, Civic Buildings and Park Facilities
FROM: Business Operations & Athletic Fields Manager
DATE: January 21, 2005 **FILE:** 6140-20/S

RE: South Surrey Athletic Park Synthetic Turf Field

The Athletic Fields Community Development Coordinator and Business Operations & Athletic Fields Manager have completed the consultation phase with community sport associations relative to the specifications for the South Surrey Athletic Park synthetic turf field. This phase included meetings in late 2004 and concluded with a meeting of SSAP based user groups on January 19, 2005. In addition, information has been requested from Surrey based field hockey and field lacrosse associations as well as their regional governing bodies. The below listed results of the consultative process were discussed at the January 20, 2005 OSAC meeting and there was no concern with the direction proposed.

The consultative process has provided consensus on the following points relative to specifications for the SSAP synthetic turf field:

1. The field will be constructed to soccer dimensions, similar to Newton Athletic Park (i.e.: 70m wide by 110m long – this includes 3m runouts on the sides & 5m runouts on the ends)
2. The field will be lined for soccer and field hockey.
3. The prime sport (from an allocation perspective) will be soccer.
4. The “designated minority sports” will be Rugby & Football during the Fall/Winter allocation season & Rugby & (girls) Field Hockey during the Spring/Summer season.

This will give a boost to girls' field hockey, which is experiencing growth in South Surrey and will provide a much needed lit practice facility for Bayside Rugby. This will provide Bayside with a quality practice facility and will allow them to reduce practice on the poor quality grass field #9 thus allowing it to accommodate more games during the season.

There was further discussion of the **SSAP track & field project** at this meeting, as the utilization of the grass field within the track (i.e.: SSAP field #4) has a bearing on the decisions that are made regarding sports to be accommodated on the synthetic turf field. White Rock/South Surrey Minor Football agreed that they would not pursue the construction of a football size synthetic field nor would they request the addition of football lines on a soccer size field, if they were designated as the primary user of the future SSAP field #4.

This was agreeable to all of the SSAP user groups and it makes intelligent use of resources by:

- Keeping all football facilities south of 20th Avenue.
- Providing minor football with a quality game field that they are currently lacking (in field #3)
- Compensating football for the loss of their existing practice facility caused by the relocation of baseball diamond #3.
- Precluding the need for a synthetic turf football field, which would have added considerably to the construction cost and have added unnecessary complexity to the synthetic field allocation process.
- Providing an opportunity for possible investment by WRSS Minor football in support facilities adjacent to the track (i.e.: fieldhouse).
- Increasing the level of activity on field #4 and thereby adding to security for track users

The Park Development Services Manager has indicated to me that it is likely that SSAP field #4 will be lit as part of a 3 phase “user activated” lighting system; this will further enhance the value of this field as a practice and occasional game field for football.

Richard Ryan

Business Operations & Athletic Fields Manager

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Appendix IV

SOUTH SURREY ATHLETIC PARK ARTIFICIAL TURF SPORTS FIELD PROJECT

Tuesday, March 8, 2005 6:00-7:30 PM

Meeting Room, South Surrey Arena, Surrey, B.C

Open House Attendance and Findings

49 residents (42 households) signed in at the Open House, and 47 comment sheets were returned by March 18, 2005. The percentages below are based on the 47 comment sheets alone:

43	Strongly support the plans as presented	(92%)
2	Supported the plans as presented	(4%)
1	Strongly oppose the plans as presented	(2%)
1	Opposed the plans as presented	(2%)

Provide Comments or suggestions:

- My children have played sports on the South Surrey fields for over 10 years. Using turf fields and all weather fields in the weather that we get sure makes a difference and allows the kids (& others) to play year round.
- Looks great
- Great project – long overdue. I'd strongly suggest ensuring FIFA specs are met! Warm up area of 25m on either end is important.
- Would like to see larger warm up 25m area – moved to north end (?); currently driving to Cloverdale and Newton so look forward to local facility.
- Fantastic! Looking forward to the grand opening. Thank you.
- Looking forward to it.
- Regarding the first two “turf” fields – my personal support is more towards having a similar turf field that Surrey installed at Cloverdale Athletic vs. Newton. I feel the Cloverdale field, with its combination rubber/sand base is a better field overall.
- I am in favour of adding the extension at the south end of the field as a warm up area, etc. – or north end if more feasible.
- Great, long overdue.
- Sports facilities like the one proposed are sorely lacking in S. Surrey. This is really needed.
- Coached soccer in South Surrey for 8 years and have been waiting for this turf for many years.
- A great idea. Thank you.
- I have 3 daughters playing soccer. We are very happy that the all weather field is being built.
- Need some parking around field.
- Can't wait!
- I support this because I practice on a gravel field and I would like a change for the better.
- So looking forward to these for both soccer and field hockey.
- Great idea! Long overdue and badly needed.
- This is absolutely needed to keep our children involved in healthy, positive activities.
- Just wondering about the parking and traffic flow. Glad that no new tree cutting is necessary. Looking forward to this for years.
- We need, need, need this facility. More facilities means more active children and adults.
- I'm a soccer player and I would enjoy this facility, so we really need it.
- Excellent plan. I hope White Rock soccer and baseball are both involved with these projects for the better long term affects of cooperation, scheduling, maintenance, etc.
- Parking – while there is adequate parking west of the ice rink, there could be parking issues adjacent to the field (illegal parking) and on 148 (possible resident concerns).
- I think that more of the fields should have at least turf lines, so they are accurate and visible.
- We desperately need this project as soon as possible.
- If possible, expand stands.
- A park like this is long overdue in this community.
- Need more parking directly related to the new turf field.
- Looking forward to more all-weather facilities.
- It will be good to have another all weather practice field for the soccer clubs. Registration is growing and the teams do not have enough space to practice at the moment. Turf is a better option than more gravel. Thanks.
- With the growing population in South Surrey it is a shame we only have two lit fields. Four teams need to share these fields every hour. It is difficult to develop kids with such limited space and poor gravel surface.
- These tiny fields are excellent in every way. I see many upsides to having one and cannot imagine a downside. My children have been on the others in greater Vancouver since they were first installed. I cannot over emphasize how much I support this project.
- Look at improving parking (angle) along 148 Street. Great plan, I look forward to my kids being able to use the facility. Nice to see money being spent in the South Surrey area to improve facilities.
- Would like to have seen running track incorporated into outer perimeter design to add to near impossible to find track and field

facilities in this community.

- “Very pleased” this is finally going to happen – all in favour of the extension being turf. When do we get the next one*
- Soft playing field, cuts up knees if rough.
- Only concern is traffic.
- Move field close to recreation/youth centre. No activities past 9:00 p.m. daily due to noise/traffic, etc.
- Primary concerns relate to frequent evening use: (1) Inevitable noise from referees' whistles and enthusiastic shouting from players; (2) Intrusive glare from lighting into late evening.

Suggestions

- Make it accessible to all sports, all groups, all year round.
- Expand practise area and move to the north end of the field
- Expand warm-up area on north end so room for teams to warm-up while another is playing.
- Make sure fencing is adequate to stop individuals from climbing onto the field
- Great – long overdue.
- Make the facility spectator-friendly.
- Main interest is in track. Currently train at Bear Creek. Only suggestion is to have writing on inside 2 to 3 lanes for runners and have walkers on outside lanes.
- Include some extra parking next to Softball City. Bathroom facilities too!
- Can any seating (bleachers) be incorporated?
- Move south to give more room.
- In addition, how about another all weather gravel field behind Crescent Park Elementary? The space is huge and it is bordered mainly by trees/park so would have minimal disruption to residents.
- Should be located much further away from residential area. I don't see any other solution to the noise issue. As you can see from my address, my home is only about 50m from the field.

Interest in this plan:

SS Resident	36	Other Sry. Resident	2	Sport User Group	36
Park Neighbour	3	Other:	3	<ul style="list-style-type: none"> ➤ White Rock resident ➤ 2 are coaches 	



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Appendix IV