



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: Wayne Ward
Position: Manager Parks, Recreation, Facilities & IT
Title / Subject: King Street Park
Date of Report: January 31, 2024
Date of Meeting: February 8, 2023
Report No: 2024-PRF-001

1.0 Issue / Origin

Beaverton Lions Club proposal for a track and sports pitch at King Street Park.

2.0 Background

The Beaverton Lions Club has proposed a running track with sprint section and sports pitch to be installed at the King Street Park in Beaverton. This track will be used for track and field purposes by the Beaver River School students as well as the general public. The sports pitch will be a half-sized soccer pitch for public use.

Preliminary costing for discussion purposes was obtained in January 2023, site unseen, with an estimated cost of \$150,000. The Beaverton Lions Club have initially committed \$75,000 to the project, which has been included in the 2024 budget. Subsequent to the budget being published, the Beaverton Lions Club increased their contribution by \$25,000, to a total of \$100,000.

3.0 Analysis

In 2023 the Township entered into an agreement with thinc design to complete a new Parks, Recreation and Culture Master Plan. This plan was presented to Council on December 18, 2023. After the presentation to Council the topic of the King Street Park running track was discussed. The consultants noted that this project was not identified as a recommendation as the data obtained by the consultants indicated there was not enough demand for an outdoor track to warrant including it in the Master Plan. The Beaverton Lions Club also confirmed that the only community consultations on the track were with the school.

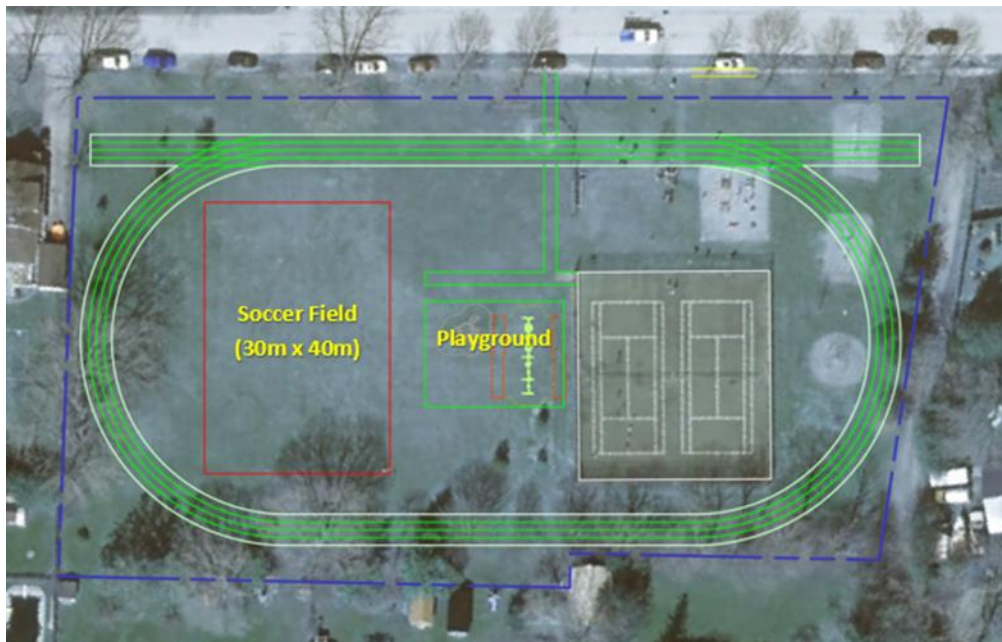
In early 2024 staff engaged in discussions with Envision Tatham to obtain a functional analysis of the property for this type of installation along with pricing for the proposed track and soccer pitch.

The installation of the track and soccer pitch will directly affect the entire greenspace due to the proposed size of the track and how it will be configured on the property. The affected areas include the removal of the existing baseball diamond and the playground structures including the swing sets. The play structures were identified in the Parks, Recreation and Culture Master Plan as needing to be replaced due to age and that they were starting to deteriorate in condition. The existing ball diamond, which is rarely used, would be replaced by the new soccer pitch. The existing tennis courts would not be affected by the installation.

It has been noted by Envision Tatham that the proposed 300m track (Image 1) would encompass the entire outer portion of the property and would not allow for the typical buffer of 15m between residential properties and recreational amenities. Additionally, the removal of several mature trees abutting the residential properties would need to be undertaken.

The playground would need to be located inside the track. This could be unsafe for families trying to access the playground, particularly during heavy use period of the track.

Image 1: 300m Trach and Half-Pitch Soccer Field

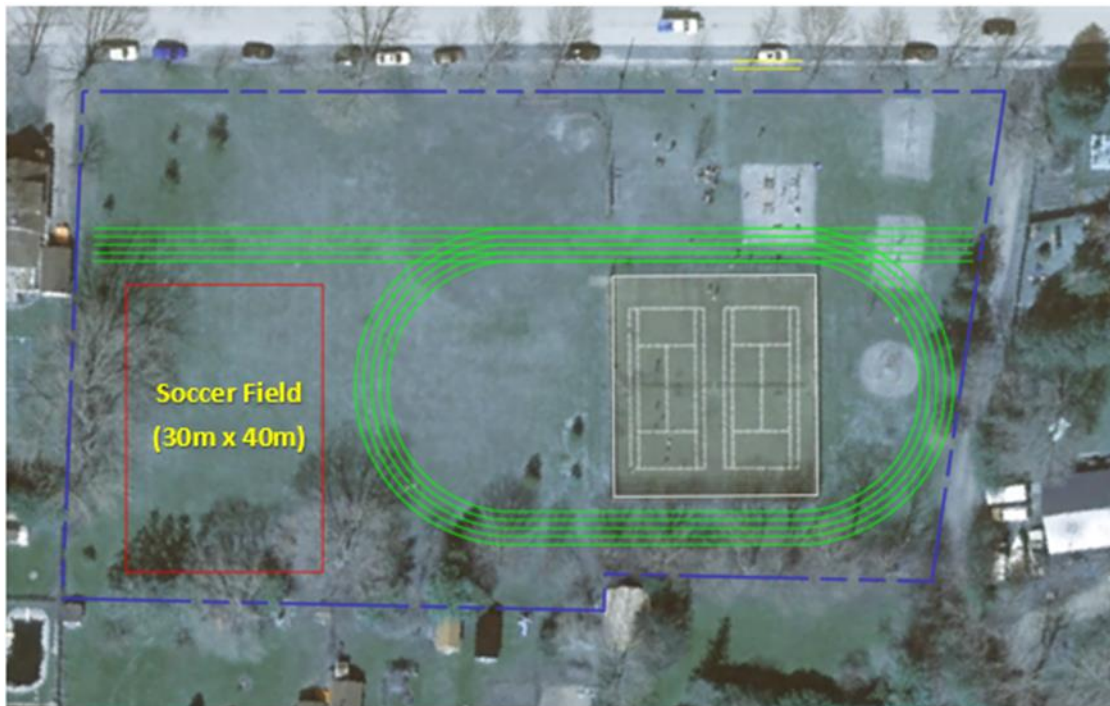


Envision Tatham also noted that a 300m track is not a typical length track. Outdoor tracks of similar nature are usually 400m in length while indoor tracks are 200m in length. These numbers allow for easier distance counting with even numbers. Further,

the original track located on the school grounds at Beaverton Public School was a length of 200m.

Envision Tatham indicated as an alternative a 200m track (Image 2) which would allow for less impact to the property and adjoining properties with the exception of the 100m sprint track which will still extend completely across the frontage of the property. This configuration allows for more green space outside of the track area which could be used for replacement play structures and any future uses.

Image 2: 200m Track and Half-Sized Soccer Pitch



The half-sized soccer pitch can be accommodated in both the 200m and 300m configurations as the size of the soccer pitch is 30m x 40m. This size accommodates one U10-U11 field or two U5-U9 fields.

Image 3 below demonstrates that a 250m track would not accommodate a half-sized soccer pitch without having to remove the tennis courts. The dashed purple line is the minimum runout distance recommended by FIFA for the soccer field which cannot be accommodated with the track and tennis courts.

Image 3: 250m Track and Half-Sized Soccer Pitch



This proposed track installation being financially supported by the Beaverton Lions Club would be considered to be a donated asset as per the Donated Asset Policy.

The ongoing maintenance and care for this track are unknown as the Township has not built or maintained this type of asset. Time on maintenance for the park along with time on maintenance of the track will need to be tracked to determine actual costs. Repairs and other unknowns also play a role in the proposal. We know historically a member of the Town of Beaverton would drag or grade the previous track on school property annually. However, this track may require different equipment to maintain. This would not be known until construction details of the track have been provided and reviewed by staff.

4.0 Related Policies / Procedures

The proposed track installation being financially supported by the Beaverton Lions Club would be considered a donated asset as per the Donated Asset Policy. The Policy highlights that the Township reserves the right to reject any gift or donation in whole or in part. The Policy also states that the Township is responsible for making any and all decisions related to the donated asset, including maintenance and replacement.

5.0 Financial / Budget Assessment

Envision Tatham has been asked for an updated project estimate, however, at the time of drafting this report, the estimate has not yet been provided.

While the final cost has not yet been determined, for illustration purposes, using a preliminary budget estimate of \$200,000, the project would be tentatively funded as follows:

Funding Source	Amount
Beaverton Lions Club	\$100,000
Development Charges (Soccer Pitch)	\$54,000
CN grant	\$25,000
King Street Trust	\$21,000
Total	\$200,000

There would be **no** levy impact or tax funding required for the capital construction and implementation of this track and sports pitch, however, it is anticipated that there will be **ongoing** operational costs involved, which will likely have a levy impact in future years.

5.1 Asset Management

As this would be a new asset this would be included in the asset management inventory and plan.

6.0 Climate Change Impacts

If the proposed 300m track is the preferred size there would be significant impact to mature trees located on the property. Some of these trees share a canopy with neighbouring residential properties. Drainage on the property may also require alteration which may have impacts which are currently unknown until a design is finalized.

7.0 Communications

None

8.0 Conclusion

Staff recommend that a landscape architecture firm be retained to complete a detailed budget estimate (design and costing) for the 200m track at a cost of \$3,000. As noted this track was not identified in the Parks, Recreation and Culture Master Plan and is a new asset that has not been previously identified through any plans. Adding new infrastructure based on a Donation could be precedent setting and should be approached with caution.

9.0 Recommendation

BE IT RESOLVED THAT Report No. 2024-PRF-01, entitled King Street Park, be received, and THAT Council approve an upset limit of \$200,000 with the funding sources as outlined in Report No. 2024-PRF-001, including all professional and consulting fees incurred; and

THAT Council authorize staff to proceed with design and costing with a landscape architect firm, for a 200m track and half-sized soccer pitch and proceed with the necessary procurement procedures to create and install the desired track.

OR

THAT Council respectfully decline the proposal of the Beaverton Lions Club for the King Street Park track.