
Indoor Fieldhouse Site Assessment Overview and Approval Request**Report Purpose**

To provide Council with an update on the Indoor Fieldhouse project, overview of the site assessment process, site options, and request Council to approve the site recommendation.

Recommendation

1. THAT the Buckingham site, as set out in the January 18, 2022 Recreation, Parks and Culture report, be approved as the site location for the indoor fieldhouse.
2. That an amendment to the 2021 Capital Budget to increase the scope of the Indoor Fieldhouse project in the amount of \$3,150,000 (from \$5,000,000 to \$8,151,000 million) to include a strategic land purchase, to be funded from Municipal Reserves, be approved.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 4 - Ensure effective stewardship of water, land, air and energy resources

Goal 6 - Provide facilities and services that are available and accessible to residents

Report

In October of 2018, the Sherwood Park District Soccer Association presented a report to the Priorities Committee proposing the need for an indoor, full-size, non-boarded turf field. Following this presentation, Council passed a motion directing administration to commence design of a multi-sport field.

During the first phase of the indoor fieldhouse planning process, administration completed the Recreation and Culture Strategy, undertook multiple forms of in-depth public engagement, and completed a comprehensive facility feasibility process. This included a market needs assessment, economic impact assessment, concept design, and operating and capital cost estimates.

The project team adopted an integrated project delivery (IPD) method for the design and site assessment phases. The IPD team is led by Chandos-Bird as the general contractor and Group2 Architecture as the lead architect. The detailed site assessment process has been led by Recreation, Parks and Culture, Planning and Development Services, and Facility Services with further direction by the Indoor Fieldhouse Steering Committee. Al-Terra Engineering and Hoggan Engineering and Testing have led the process from the IPD team. This has been a comprehensive site assessment process focusing on site suitability, geotechnical site conditions, offsite infrastructure requirements, and planning applications.

The project team completed a comprehensive site assessment process of three sites including North of Yellowhead, Cambrian and Buckingham. The completion of the site assessment process for the North of Yellowhead site resulted in more challenges than opportunities, including poor site geometry to support design, ability to accommodate accessible parking and lack of expansion capability. The Cambrian site presents opportunities including the potential for synergies with the future school and ability to incorporate a recreation facility into a new neighbourhood. Cambrian also comes with some challenges including that it may require the acquisition of additional land to support future high school and parks amenities and facility expansion. Lastly, the Buckingham site

presents opportunities that include the highest scoring on the phase I site assessment criteria, ability to support the development of a sports hub as a result of the proximity of other County recreation facilities and amenities, proximity to existing transit and other multi-modal transport, and potential for further development of complimentary outdoor amenities and park spaces. The Buckingham site would require the purchase of additional land and Strathcona County currently has a conditional offer on a private lot. Administration will require \$3.15 million from municipal reserves to increase the scope of the project to include this purchase. This additional funding would be part of the \$90 million budget for the project. If the full project funding for the project is not approved, this private lot could present other future opportunities such as re-sale, other municipal purposes or enhancing the existing Buckingham Park space (Sally Stewart Regional Park).

Based on the comprehensive site assessment process, administration recommends the Buckingham site, however, there are three viable sites to accommodate the indoor fieldhouse. The Buckingham site scored the highest on the first phase of the site assessment process and best aligns with the Recreation and Culture Strategy.

Following Council direction, administration's next step will be the validation (design) phase and engagement with the community on the design of the indoor fieldhouse.

Council and Committee History

January 19, 2021	Recreation, Parks and Culture, Planning and Development Services, Facility Services and RC Strategies presented a project status and site assessment update to Council.
November 24, 2020	THAT funding in the amount of up to 5 million, for the Gate 2 detailed design of the Indoor Fieldhouse, as set out in slide 12 of enclosure 2 to the October 27, 2020 Recreation, Parks and Culture Council report, be included as part of the proposed 2021 Capital Budget for Council's consideration.
October 27, 2020	Recreation, Parks and Culture and RC Strategies presented a project status update with facility concept options. Council approved Gate 1 and concept option 4; Fieldhouse + Track + Court Space + Social.
October 6, 2020	Recreation, Parks and Culture, RC Strategies and Facility Services presented a project status update to Priorities Committee.
October 22, 2019	Recreation, Parks and Culture and Facility Services Priorities Committee presentation: Multi-Sport Indoor Field Update.
December 6, 2018	Council Motion 2018/CB 38: THAT \$260,000 to fund the design for the multi-sport dome be added to the proposed capital budget for 2019.
October 23, 2018	Sherwood Park District Soccer Association: Indoor Soccer Center presentation to the Priorities Committee.

Other Impacts**Policy: n/a****Legislative/Legal: n/a****Interdepartmental:** Planning and Development Services, Facility Services, Economic Development and Tourism**Master Plan/Framework: n/a****Communication Plan**

Strathcona County residents and stakeholders will be informed via news release, indoor field house project webpage, and e-newsletter.

Enclosure(s)

1

Indoor Fieldhouse Site Assessment Overview and Approval Request