



Capital Regional District

625 Fisgard St.,
Victoria, BC V8W 1R7

Notice of Meeting and Meeting Agenda Peninsula Recreation Commission

Thursday, January 26, 2023

6:00 PM

Panorama Boardroom
1885 Forest Park Drive
North Saanich, BC V8L 4A3
[Via Teleconference](#)

R. Imrie (Chair), P. DiBattista, K. Frost, S. Garnett, P. Jones, C. McNeil-Smith, P. Murray, N. Paltiel,
R. Windsor

1. Territorial Acknowledgement
2. Election of Vice-Chair (*Pursuant to Section 215 of the Local Government Act*)
3. Approval of Agenda
4. Adoption of Minutes of October 27, 2022

4.1 Minutes of the October 27, 2022 Peninsula Recreation Commission meeting

Recommendation: That the minutes of the Peninsula Recreation Commission meeting of October 27, 2022 be adopted as circulated.

Attachments: [Minutes](#) – October 27, 2022

5. Chair's Remarks
6. Presentations/Delegations
7. Commission Business

7.1 Centennial Park Multi Use Sport Box

Recommendation: That staff be directed to bring back a detailed project plan to the Peninsula Recreation Commission, including terms with the District of Central Saanich for the grant transfer, procurement approach, fieldhouse condition assessment, schedule, property tenure details and borrowing and budget implications.

Attachments: Staff Report: Centennial Park Multi-Sport Box

7.2 2022 Operating Surplus

Recommendation: That the Peninsula Recreation Commission approve the transfer of 50% of the 2022 operating surplus to the capital reserve, 25% of the operating surplus to the equipment replacement fund and 25% to the operating reserve fund.

Attachments: Staff Report: 2022 Operating Surplus

7.3 Programs and Services Report

Recommendation: There is no recommendation. This report is for information only.

Attachments: Staff Report: Programs and Services Report

7.4 Peninsula Recreation Commission Meeting Dates for 2023

Recommendation: There is no recommendation. This report is for information only.

Attachments: Staff Report: Peninsula Recreation Commission Meeting Dates for 2023

8. Correspondence

8.1 Correspondence from the District of Central Saanich and the Town of Sidney Re: Funding for Peninsula Soccer Association Turf Field Project

9. BCRPA Symposium Dates

10. New Business

11. Adjournment

The next meeting is February 23, 2023



**Minutes of a Meeting of the Peninsula Recreation Commission
Held Thursday, October 27, 2022, in the Panorama Boardroom
1885 Forest Park Drive, North Saanich BC**

Present: **Commissioners:** R. Imrie (Chair), K. Frost, J. McClintock, C. McNeil-Smith, P. Murray, G. Orr, N. Paltiel, C. Rintoul, R. Windsor
Staff: L. Brewster, Senior Manager; A. Sharp, Manager, Administrative Services; M. Curtis, Manager, Facilities & Operations; K. Beck, Manager, Program Services; D. Toso (recorder)
Regrets: H. Gartshore (Vice-Chair)

The meeting was called to order at 6:02 pm

1. Territorial Acknowledgement

K. Frost provided a territorial acknowledgement.

2. Approval of Agenda

MOVED by Commissioner Windsor, **SECONDED** by Commissioner McNeil-Smith,
That the agenda be approved.

CARRIED

3. Adoption of Minutes of September 29, 2022

MOVED by Commissioner Windsor, **SECONDED** by Commissioner Murray,
That the minutes of the September 29, 2022 meeting be adopted.

CARRIED

4. Chair's Remarks: There were none.

5. Presentations/Delegations: There were none.

6. Commission Business

6.1 Statement of Operations

A. Sharp provided an overview of the report. Discussion ensued regarding pass sale cycles and admissions attendance trends.

6.2 Programs and Services Report

K. Beck provided an overview of the report. Discussion ensued regarding the preschool waitlist and possibility of expansion of the preschool into other spaces in the facility; and recruitment strategies currently being developed in house.

Peninsula Recreation Commission Minutes
October 27, 2022

6.3 Maintenance Update

M. Curtis provided an overview of the report. Discussion ensued regarding:

- Jumpstart has committed to rectifying the issue with the moveable basketball hoops, covering the cost of transitioning to in-ground hoops.
- Arena projects identified in the Strategic Plan, including discussions with staff regarding design, engaging with stakeholders and reporting to the commission, will start in the new year.

7. New Business

8. Adjournment

MOVED by Commissioner Rintoul, **SECONDED** by Commissioner Paltiel,
That the meeting be adjourned at 6:33 pm.

CARRIED

CHAIR

RECORDER

**REPORT TO PENINSULA RECREATION COMMISSION
MEETING OF THURSDAY, JANUARY 26, 2023**

SUBJECT **Centennial Park Multi-Sport Box**

ISSUE SUMMARY

To provide the Commission with a proposed approach for building and operating the Centennial Park Multi-Sport Box project.

BACKGROUND

The District of Central Saanich was successful in obtaining grant funding of \$2,012,908 from the Investing in Canada Infrastructure Program to build a multi-sport facility that will replace a 40-year-old lacrosse box.

At the June 16, 2022, Peninsula Recreation Commission meeting, staff from the District of Central Saanich provided a presentation on the multi-sport facility. The Commission passed the motion "That the Peninsula Recreation Commission endorse staff to enter discussions with District of Central Saanich staff regarding partnership options for the Centennial Multi-Sport Box up to and including operations, leasehold agreement and potentially ownership."

In discussions with District of Central Saanich staff, it was agreed that:

- the proposed facility is a regional recreation service.
- the grant funding could be transferred to the Capital Regional District (CRD), provided there is an agreement in place between the District and the CRD for the commitment to the project.
- the CRD would build and operate the multi-sport box, entering into a long-term lease for the sport box as well as the existing fieldhouse.

ALTERNATIVES

Alternative 1

That staff be directed to bring back a detailed project plan to the Peninsula Recreation Commission, including terms with the District of Central Saanich for the grant transfer, procurement approach, fieldhouse condition assessment, schedule, property tenure details and borrowing and budget implications.

Alternative 2

That staff be directed to evaluate additional options.

IMPLICATIONS

Intergovernmental Implications

The Investing in Canada Infrastructure Program grant, which was obtained through the District of Central Saanich, can be transferred to the CRD, provided there is an agreement in place between the District and the CRD for the commitment to the project.

Prior communications with local First Nations indicated an interest in the use of the sport box and, if the project is approved, staff would engage with W̱SÁNEĆ Nations to assess interest and collaboration on the multi-sport box.

Financial Implications

The District of Central Saanich requested a consultant to provide an update to the cost estimate dated August 28, 2020, to reflect the current construction industry costs. The revised cost estimate dated April 18, 2022, is \$4,202,100 which includes an asphalt surface. The consultant indicated there would be an additional cost of approximately \$300,000 for changing to a concrete surface.

Since the consultant's revised cost estimate of April 18, 2022, staff have prepared an updated cost estimate which includes an asphalt surface from a low range of \$4,010,000 to a high range of \$4,900,000 based on a typical capital project (Appendix A).

Based on the forecasted borrowing rate of 5.19% over a 10-year repayment period, the annual budget increase is estimated to range from a low of \$464,245 to a high of \$588,375, and the annual debt payments are estimated to range between \$286,527 to \$410,305. The increase to the capital reserve fund is based on the capital reserve guidelines, and ranges between \$76,836 to \$77,188 annually. (Appendix B)

Operating costs will be brought back to the Commission once the project plan is complete. Anticipated costs include wages and benefits for maintenance, repairs and cleaning of the facility and utilities. Additional staff resources would be required to administer and maintain the sport box.

Staff recommend having a condition assessment done on the fieldhouse to ensure the commission is aware of any significant elements that will need to be addressed in the future.

Service Delivery Implications

The CRD would be responsible to build, operate and maintain the facility as an extension of Peninsula Recreation's service delivery. The District of Central Saanich would transfer the grant funding and enter into a long-term lease for the multi-sport box and the existing fieldhouse.

Alignment with Existing Plans & Strategies

The 2022-2026 Strategic Plan recommends considering the feasibility of developing a multi-sport facility in Central Saanich.

CONCLUSION

The District of Central Saanich was successful in obtaining grant funding from the Investing in Canada Infrastructure Program to build a multi-sport facility that will replace a 40-year-old lacrosse box. CRD staff worked closely with the District of Central Saanich staff to look at partnership options for the Centennial Park Multi-Sport Box, up to and including operations, leasehold agreement and potentially ownership. The preferred project delivery model is for the CRD to build and operate the multi-sport box and enter into a long-term lease for the sport box and existing field house.

RECOMMENDATION

That staff be directed to bring back a detailed project plan to the Peninsula Recreation Commission, including terms with the District of Central Saanich for the grant transfer, procurement approach, field house condition assessment, schedule, property tenure details and borrowing and budget implications.

Submitted by:	Lorraine Brewster, Senior Manager, Panorama Recreation
Concurrence:	Larisa Hutcheson, P. Eng., General Manager, Parks & Environmental Services

ATTACHMENTS

Appendix A: Capital Project Budget Estimate

Appendix B: Estimated Increase to Annual Operating Budget

Capital Regional District - Parks & Environmental Services Department
Facilities Management & Engineering Services Division
STANDARD CAPITAL PROJECT ESTIMATING FORM

PROJECT NAME: Central Saanich Sport Box

DATE PREPARED: January 9, 2022

		Low Range		High Range	
		% Selected	Amounts	% Selected	Amounts
1.0	PHASE 1: PRE-TENDER				
1.1	Architect and Engineering Design Fees (4%-6% of Item 2.1)	4%	\$128,000	6%	\$192,000
1.2	CRD Project Management Costs (2%-5% of Item 2.1)	2%	\$64,000	5%	\$160,000
1.3	First Nations Consultation Fees (0%-1% of Item 2.1)	0%	\$0	1%	\$32,000
1.4	Environmental Assessment (0%-2% of Item 2.1)	0%	\$0	0.5%	\$16,000
1.5	Sub-Total Phase 1		\$192,000		\$400,000
2.0	PHASE 2: POST-TENDER				
2.1	Preliminary Construction Cost Estimate (See Notes 1 & 2 Below)		\$3,200,000		\$3,200,000
2.2	Inflation Since Estimate (2%-10% per year of Item 2.1)	5%	\$160,000	10%	\$320,000
2.3	Permits and Fees (1%-2% of Items 2.1 + 2.2)	1%	\$33,600	2%	\$70,400
2.4	Contingencies (3%-30% of Items 2.1 + 2.2)	5%	\$168,000	10%	\$352,000
2.5	Changes in Scope by Owner (Per Bylaw - 0%-2% of Items 2.1 + 2.2)	0%	\$0	2%	\$70,400
2.6	Architect and Engineering Design Fees (3%-6% of Items 2.1 + 2.2)	3%	\$100,800	6%	\$211,200
2.7	CRD Project Management Costs (5%-10% of Items 2.1 + 2.2)	3%	\$100,800	5%	\$176,000
2.8	First Nations Consultant and/or Monitoring Fees (0%-2% of Item 2.1 + 2.2)	1%	\$33,600	2%	\$70,400
2.9	Sub-Total Phase 2		\$3,796,800		\$4,470,400
3.0	TOTAL PROJECT DELIVERY COST (1.5 + 2.9)		\$3,988,800		\$4,870,400
3.1	Grant or other funding amount		\$1,900,000		\$1,900,000
3.2	TOTAL AMOUNT FOR BORROWING (As Required)		\$2,088,800		\$2,970,400
4.0	BORROWING COST - MFA Cost of Issue, Interim Finance Costs and Finance Dept Charge (1% of Item 3.0)	1%	\$20,888	1%	\$29,704
5.0	TOTAL CAPITAL PROJECT BUDGET ESTIMATE		\$4,010,000		\$4,900,000

Items not included in item 2.1 above

a	Concrete surface upgrade cost	\$	300,000.00
b	Enclose walls - Herold Estimate	\$	330,000.00
c	Fire Suppression		unknown
d	HVAC - Herold Estimate	\$	300,000.00
e	*Acrylic glass upgrade	\$	40,000.00

* Acrylic glass upgrade price only (no engineering or structural considerations for wind loads)

Notes

- 1 Estimate provided by Herold Engineering based on similar project constructed in recent years.
- 2 Reliability of the estimate is impacted by the number of bids received.
- 3 Less than 3 bids has an increased probability of high bids, with potential of a single bid being extremely high.

Appendix B
Estimated Increase to Annual Operating Budget

Increase to operating budget	Low Range	High Range
Direct and indirect operating costs		
Program supplies	\$ 5,400	\$ 5,400
Operating supplies	5,000	5,000
Repairs & maintenance	10,000	10,000
Utilities	25,000	25,000
Wages & benefits	102,982	102,982
Total annual increase to operating costs	<u>\$ 148,382.00</u>	<u>\$ 148,382.00</u>
Rental revenue	<u>\$ 50,000.00</u>	<u>\$ 50,000.00</u>
Net contribution (deficit)	-\$ 98,382.00	-\$ 98,382.00
Transfers & debt		
Annual increase to capital reserve	76,836	77,188
Annual increase to equipment replacement fund	2,500	2,500
Annual debt interest payments	106,408	154,164
Annual debt principle paymnets	180,119	256,141
Total transfers & debt	<u>\$ 365,863</u>	<u>\$ 489,993</u>
Net increase to requisition	<u>\$ 464,245</u>	<u>\$ 588,375</u>

**REPORT TO PENINSULA RECREATION COMMISSION
MEETING OF THURSDAY, JANUARY 26, 2023**

SUBJECT 2022 Operating Surplus

ISSUE SUMMARY

To seek approval to transfer any 2022 operating surplus to reserves to meet the February 9, 2023 deadline.

BACKGROUND

Historically, the Peninsula Recreation Commission has transferred the year-end operating surplus to the capital reserve fund to help fund capital infrastructure projects. It is anticipated there will be an operating surplus for 2022 but the exact figure will not be finalized until closer to the February deadline, as accrued payroll, internal interest and other payables are yet to be determined.

There are over \$8.19 million in capital projects and equipment replacement planned for 2023 through 2027. Staff will continue to search for grant opportunities, but without a guarantee of these funds, the planned projects must be funded from reserves or debt borrowing. The balance of the capital and equipment replacement reserve funds are estimated to be \$4.98 million at December 31, 2022.

The balance in the reserve fund relies on contributions as budgeted and is supplemented by surpluses from sinking funds as debt issues expire and operating surpluses occur. Any injection of additional funds to the reserves will help to alleviate a potential capital infrastructure deficit.

ALTERNATIVES

Alternative 1

That the Peninsula Recreation Commission approve the transfer of 50% of the 2022 operating surplus to the capital reserve, 25% of the operating surplus to the equipment replacement fund and 25% to the operating reserve fund.

Alternative 2

That the Peninsula Recreation Commission not approve the transfer of the 2022 operating surplus to the capital reserve, the equipment replacement fund and the operating reserve fund.

ECONOMIC IMPLICATIONS

Transferring operating surplus to the capital reserves helps to provide an additional source of funding to the reserve. Reserves are necessary to ensure the long-term sustainability of infrastructure, to help match grant funding for large capital projects and to be available in cases of unscheduled emergency replacement of major equipment or infrastructure.

Transferring operating surplus to the equipment replacement fund helps to provide an additional source of funding to ensure the long-term sustainability of equipment replacements, given rising costs due to supply chain challenges.

The operation continues to recover gradually to pre-pandemic levels and there continues to be a level uncertainty relating to the pandemic. Transferring a portion of the 2022 operating surplus to the operating reserve helps to provide an additional source of funding to lower future requisition if required.

Carrying forward operating surplus into the next year's operations, and reducing requisition by the same, causes fluctuations on tax requisition, takes away funds from the capital reserves and encourages spending of operating funds at year-end so as not to 'lose' the surplus.

Applying the surplus towards debt is not an option available for long-term debt, except in the event of early debt repayment that may occur at a rate reset date. Generally, a rate reset occurs at the 10-year mark of a loan, and every five years thereafter. Current debt was issued in 2007 and 2017 and neither of these debts are eligible for rate resets.

CONCLUSION

The practice of building capital, equipment and operating reserves for funding ongoing infrastructure renewal and to address the continuing uncertainty due to the pandemic is essential to ensuring the long-term sustainability of infrastructure-dependent services such as Panorama Recreation. As with all capital reserve funds, the resources to build the proposed reserve funds can either be part of the respective service's budget or result from an operating surplus. It is common for operations with large capital assets to allocate operating surplus to their capital reserves. Historically, the Peninsula Recreation Commission has followed this practice.

RECOMMENDATION

That the Peninsula Recreation Commission approve the transfer of 50% of the 2022 operating surplus to the capital reserve, 25% of the operating surplus to the equipment replacement fund and 25% to the operating reserve fund.

Submitted by:	Lorraine Brewster, Senior Manager, Panorama Recreation
Concurrence:	Larisa Hutcheson, P. Eng., General Manager, Parks & Environmental Services

**REPORT TO PENINSULA RECREATION COMMISSION
MEETING OF THURSDAY, JANUARY 26, 2023**

SUBJECT Programs and Services Report

ISSUE SUMMARY

To provide the Commission with information on Panorama Recreation programs and services.

BACKGROUND

Panorama Recreation program and service delivery evolved throughout 2022 in response to the ongoing COVID-19 pandemic. The emergence of the Omicron variant in late 2021 resulted in several changes to the Events & Gatherings Order, and a requirement for businesses to re-implement COVID-19 safety plans. Restrictions in January 2022 included the closure of indoor fitness facilities and the suspension of adult exercise, fitness or dance classes and sport tournaments, Proof of Vaccination (PoV) requirements, and the limitation of 50% capacity for indoor events including recreation programs.

Since then, programs and services steadily resumed operations, and uptake from the community increased throughout 2022. Registered programs saw the strongest recovery, while interest in drop-in programs and services was more measured. Local community events also resumed with the easing of pandemic restrictions. Staff embraced participating in local community events to further the Panorama brand of living well and having fun. The Play in the Park program also returned for its 8th season in 2022, after a 2-year hiatus during the pandemic.

Several projects and initiatives were completed in 2022. The Jumpstart Multi-Sport Court opened in March, and the Inclusive Outdoor Space at Greenglade Community Centre was completed in December. Aquatic staff successfully transitioned to the Lifesaving Society Swim for Life lesson programming, as the Canadian Red Cross wound down its swim and lifeguarding programming to focus on surging humanitarian demands in other areas.

Weight Room

Weight room usage resumed in mid-January with reservable sessions and the requirement to wear masks. There was a resulting decrease in attendance numbers with reserved sessions 64% full on average. Since restrictions were lifted, attendance increased progressively, reaching 60% of pre-pandemic levels by Fall 2022. Of note, youth access to the weight room has increased substantially, and was at 245% of 2019 usage prior to year-end.

Fitness/Rehabilitation

During the indoor fitness class suspension, staff offered outside fitness classes when weather permitted, as well as some free virtual programming, which was well received. As restrictions lifted, the return to reservable drop-in fitness was strong, with 43 classes per week offered in Fall.

Arena

Normal Arena operations continued throughout 2022, with a small number of cancellations in January and February due to restrictions on indoor events. Arena drop-in attendance saw the strongest recovery from pandemic impacts, with arena attendance at 87% of pre-pandemic levels

from 2019. Recruitment of new Arena staff was ongoing, with a total of 10 new staff hired to facilitate Learn to Skate and drop-in programs.

Youth Programs

Youth program delivery was not impacted by the Provincial Health Order. Programs include preschool, out of school care, day camps, pottery, music, and dance programs. Childcare and summer camp programs were in high demand throughout 2022 with both the preschool and out of school care program operating with waitlists. Staff recruitment was a priority to support the high demand for programs, with four new staff hired to support programs during the school year, and 24 staff hired to facilitate summer camps.

Adult Community Recreation

In early 2022, indoor adult programs (pottery, art, technology) were required to operate at 50% of room capacity with PoV required for attendees. As restrictions lifted, demand for adult programming increased. By year end revenue for adult programs surpassed budget expectations and 2019 revenue figures.

Racquet Sports

Tennis, squash, and pickleball usage was strong throughout 2022, with a combination of seasonal block bookings of indoor and outdoor courts, reservable drop-in pickleball, registered group lessons and private lessons. A new tennis and basketball summer camp was introduced in 2022 to make use of the new Jumpstart Multi-Sport Court and was well-received by the community.

Aquatics

Pool use has recovered well from pandemic impacts, with both lesson registration and drop-in attendance at 80% of 2019 levels. Community demand for swimming lessons is particularly high, a result of pent-up demand while program offerings were limited by ongoing Provincial Health Orders. Advanced aquatic programs were also impacted by restrictions, reducing the number of prospective aquatic workers obtaining the required credentials. Program coordinators undertook significant efforts to reduce service disruptions and recruit new staff. Ten advanced aquatic programs were offered throughout the year, and 18 new aquatic workers were hired.

CONCLUSION

Panorama Recreation continues to provide programs and services that are desired by the community, with attendance and registration returning to pre-pandemic levels.

RECOMMENDATION

There is no recommendation. This report is for information only.

Submitted by:	Katherine Beck, Manager of Program Services
Concurrence:	Lorraine Brewster, Senior Manager, Panorama Recreation

**REPORT TO PENINSULA RECREATION COMMISSION
MEETING OF THURSDAY, JANUARY 26, 2023**

SUBJECT Peninsula Recreation Commission Meeting Dates for 2023

ISSUE SUMMARY

To provide the Peninsula Recreation Commission with 2023 meeting dates.

BACKGROUND

The Commission has traditionally met on the fourth Thursday of each month (July, August and December excepted.) Following this precedent, the following dates are proposed for 2023:

- January 26
- February 23
- March 23
- April 27
- May 25
- June 22
- July 27 – Call of the Chair
- August 24 – Call of the Chair
- September 28
- October 26
- November 23
- December 7 – Call of the Chair

RECOMMENDATION

That the Peninsula Recreation Commission approve the proposed 2023 Commission meeting dates.

Submitted by:	Lorraine Brewster, Senior Manager
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December 6, 2022

File No. 0360-20-05/22

Lorraine Brewster
Senior Manager, Panorama Recreation Center
Capital Regional District
625 Fisgard Street, P.O. Box 1000
Victoria, BC V8W 1R7

Via email: lbrewster@panoramarec.bc.ca

Dear Ms. Brewster,

Re: Blue Heron Turf Field Project – Peninsula Recreation Commission Referral

At their Regular Council Meeting on November 28, 2022, in response to a letter received from the Peninsula Soccer Association related to the Blue Heron Turf Field Project, Council passed the following motion:

That staff be directed to refer the request to the next Peninsula Recreation Commission meeting as the project is of mutual benefit to all three municipalities on the peninsula and that the resolution be shared with the District of North Saanich and the Town of Sidney.

We request that the letter be included on the January 2023 Peninsula Recreation Commission meeting for consideration.

Should you require any further information, please do not hesitate to contact me at 250-544-4202 or by email at Emilie.Gorman@csaanich.ca.

Yours truly,

Emilie Gorman
Director of Corporate Services/Corporate Officer

Encl.



Peninsula Soccer Turf field project

November 22nd, 2022

Melissa Drolet on behalf of the Peninsula Soccer Association

10714 McDonald Park Rd

North Saanich, BC

V8L 3J2

Dear Mayor, councillors, and staff,

The Peninsula Soccer Association is requesting your support and financial contribution towards the Blue Heron turf field project. This project will improve the quality of the soccer programs offered locally all year round for the Saanich Peninsula residents and help keep young families active. The District of North Saanich is already supporting the project with a financial contribution, and we are hoping the Town of Sidney and the District of Central Saanich will follow with their own contribution.

Thank you for taking the time to consider our request, we look forward to hearing from you. Please note that we would be happy to come and present the project in front of the council.

Sincerely,

Melissa Drolet

Peninsula Soccer Association

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Peninsula Soccer Turf field project

1. Peninsula Soccer

The Peninsula Football Club (PFC) is a not-for-profit volunteer organization established in 1974 and legally incorporated under the Society Act of British Columbia in 1989 as The Peninsula Soccer Association. Our organization's primary goal is to promote the participation and enjoyment of the sport of soccer throughout the Saanich Peninsula and Vancouver Island.

Participation in soccer is on the rise and players are looking for good quality programs. PFC needs to have the facilities in place to meet the demands of our blossoming membership. We currently utilize grass fields throughout the Saanich Peninsula, one in each of the 3 member municipalities, including our 'home base' at Blue Heron Park in North Saanich, BC. Blue Heron Park is nestled between Parkland High School and SMONEĆTEN campground.

PFC is currently leasing the land of Blue Heron Park from the Saanich Peninsula Memorial Park Society - a non-profit organization. Our current lease extends until 2070. Over the years PFC has financed ongoing improvements to Blue Heron Park with the installation of outdoor lighting, a clubhouse, outdoor washrooms, and upgraded grass fields for use by the public.

While we are a not-for-profit organization, we remain cognizant of the positive impact that our activities can have on the local economy through our annual tournaments such as the LISA (Lower Island Soccer Association) Mini Festival which brings close to 1000 players and their families to our fields on the Peninsula.

2. Project Background

Our current grass playing fields are subject to frequent unexpected closures. In the spring and fall months, heavy use and harsh weather conditions affect grass growth causing large bare patches. In the winter, when the fields are waterlogged due to rain, fields are easily damaged when played on and often become a very unsafe muddy surface. In order to fix all of the damage, our fields need remediation and re-seeding in the late spring and through the summer. All of these factors lead to the fields being closed which in turn leaves players without anywhere to play.

Unfortunately, the frequent field closures leave the greater Saanich Peninsula soccer community unable to host any games or practices. In the past, Blue Heron and the club's other fields have been closed for multiple weeks. This is a huge disadvantage to the PFC members as every other soccer club on Vancouver Island has access to a turf field. It is also a hindrance to our player's development and a distraction to our players and parents alike. Furthermore, the Blue Heron field has become bumpy and undulating which could result in potential injury and liability issues for PFC.

Recognizing this is a problem, the Peninsula Soccer Board of Directors has been actively planning for the installation of a turf field. While the initial target was to install turf on both playing surfaces, the actual financial situation of the club has resulted in a new target of installing turf on only one of the fields (the one closest to the clubhouse).



Peninsula Soccer Turf field project



Figure 1: The original plan was to convert both playing fields to turf.



Figure 2: The new smaller-scale project is now to convert only one field to turf.



3. Community Benefit

Peninsula FC is a community club, serving all three municipalities on the Saanich Peninsula as well as members of four W̱SÁNEĆ communities. We see this turf field project as allowing us to increase participation and engagement beyond our current members. Soccer is often considered one of the most affordable sports for families to enjoy and PFC's turf project is to build a turf facility that would allow community members to play soccer year-round regardless of weather conditions.

The durability of turf fields allows for an increase of between 50%-100% in playing time compared to natural grass. Turf's weather-resistant qualities will allow us to eliminate field closures during the regular season. It will also allow us to have the fields available during the spring and summer months when regeneration has historically taken place. For example, summer camps could be offered which would provide healthy activity for our youth and also encourage new participants to try soccer when the weather is more pleasant!

The turf project would provide us with certainty over the quality of our playing surface throughout the year which would also allow us to encourage increased participation through out-of-season tournaments. Tournaments can involve anything from 100 to 2500 youth participants. A family with one child playing in a weekend-long tournament can bring \$1000 into the local economy. Sports events can play a significant role in generating tourism activity, with positive economic and social benefits for our community. A turf playing surface would also open up the possibility of partnering with a high school that is located immediately adjacent to our fields to develop a soccer academy.

Finally, it is important to acknowledge the current geographic inequity our community faces when trying to access fulsome and quality soccer programming without an all-weather field. Much of our Fall-Spring season is cut short or cancelled due to poor field conditions. Many families of privilege choose to drive the 30-40km into the City of Victoria and other neighbouring communities, to access the all-weather fields present in those communities and join soccer clubs located there, depleting our already smaller membership numbers. This is an inequitable solution as a large portion of our membership does not have the means, financial or otherwise, to make this choice and thus miss out on the sense of belonging, inclusion, and opportunity that comes with being part of a community-based sport. This is an equity issue that funding all weather fields in our home community will address.



Peninsula Soccer Turf field project

4. Project costs

	1 field	2 fields
Design and Engineering (JE Anderson civil engineering and Finlayson Bonet Architecture)	In-kind	In-kind
Development permit District of North Saanich	\$1,000	\$1,000
Building permit District of North Saanich % of project total cost so it will be higher for 2 fields	\$10,000	\$20,000
Estimated turf cost (area of 83,291 sq.ft.) Prepared by FieldTurf on August 3rd, 2022	\$574,707 (excluding taxes and bonds) (\$604,000 for calculations to include GST)	\$1M for the calculation (\$696,495 from 2020 included pads)
Field preparation cost	\$730,000 quote from Bickford (\$766,500 used for calculations) Rodd Excavating is providing the project management and will do the field prep as part of an in-kind donation	\$1M for calculation
Fence cost 108.5 m x 76 m Sides 4' tall Ends 12' tall 4 gates	\$90,000 (plus GST) Quote from Tower Fence (\$95,000 used for calculations)	\$120,000 (\$126,000 used for calculations)
Sweeper/Matt* from FieldTurf for field maintenance	\$5,000	\$5,000
GroomRight* from FieldTurf for field maintenance	\$8,000	\$8,000
Set of goals on wheels	\$48,000 1 set of full field size 2 sets of Super8 size (as quoted by KwicGoals Aug 3, 2022)	\$84,000
Total	\$1,537,500	2,238,000



Peninsula Soccer Turf field project

5. Revenue

Peninsula Soccer Turf Field Account	\$408,000
District of North Saanich (needs new resolution passed at August 15th, 2022 council meeting)	\$647,500
Turf field line item from 2022/23 budget + field maintenance line	\$65,000
Capital Project Grant (applied for in Aug 2022, results in Nov/Dec 2022)	(\$250,000)
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Peninsula Soccer Turf field project

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8. Our request

The Peninsula Soccer Association and its members are requesting that the Town of Sidney and the District of Central Saanich follow the lead of the District of North Saanich and confirm their support of the Blue Heron turf project so that Saanich Peninsula residents can enjoy the quality of the programs offered locally. If the Town of Sidney and the District of Central Saanich, each contribute up to \$250,000, PFC will be able to convert one of its grass fields to a turf surface.



TOWN OF SIDNEY

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Email: admin@sidney.ca Website: www.sidney.ca



December 6, 2022

VIA EMAIL

Kristen Morley
General Manager of Corporate Services
Capital Regional District
Peninsula Recreation Commission

Dear Ms. Morley:

Subject: Blue Heron Turf Field Project

This is to advise you that Town Council, at a meeting on December 5, 2022, considered a funding request from the Peninsula Soccer Association regarding the above subject matter, and passed the following resolutions:

1. *That the letter from the Peninsula Soccer Association, dated November 22, 2022, be received and that the request for a funding contribution to the Blue Heron Turf Project be referred to the 2023 budget deliberations, and that the Association be invited to make a presentation.*
2. *That the Peninsula Soccer Association, with their presentation, provide information respecting the composition of the proposed materials being used for the turf project.*
3. *That staff be directed to refer the request from the Peninsula Soccer Association to the next Peninsula Recreation Commission meeting as the Blue Heron Turf Project is of mutual benefit to all three municipalities on the Peninsula.*

Attached is a copy of the correspondence from the Soccer Association. Town of Sidney Council respectfully requests this be referred to the Peninsula Recreation Commission for consideration.

If you have any questions, please contact the undersigned at snelson@sidney.ca.

Best regards,



Sandi Nelson
Corporate Officer

Attachment



Peninsula Soccer Turf field project

November 22nd, 2022

Melissa Drolet on behalf of the Peninsula Soccer Association

10714 McDonald Park Rd

North Saanich, BC

V8L 3J2

Dear Mayor, councillors, and staff,

The Peninsula Soccer Association is requesting your support and financial contribution towards the Blue Heron turf field project. This project will improve the quality of the soccer programs offered locally all year round for the Saanich Peninsula residents and help keep young families active. The District of North Saanich is already supporting the project with a financial contribution, and we are hoping the Town of Sidney and the District of Central Saanich will follow with their own contribution.

Thank you for taking the time to consider our request, we look forward to hearing from you. Please note that we would be happy to come and present the project in front of the council.

Sincerely,

Melissa Drolet

Peninsula Soccer Association

melissa.drolet@gmail.com

250-857-5009



Peninsula Soccer Turf field project

1. Peninsula Soccer

The Peninsula Football Club (PFC) is a not-for-profit volunteer organization established in 1974 and legally incorporated under the Society Act of British Columbia in 1989 as The Peninsula Soccer Association. Our organization's primary goal is to promote the participation and enjoyment of the sport of soccer throughout the Saanich Peninsula and Vancouver Island.

Participation in soccer is on the rise and players are looking for good quality programs. PFC needs to have the facilities in place to meet the demands of our blossoming membership. We currently utilize grass fields throughout the Saanich Peninsula, one in each of the 3 member municipalities, including our 'home base' at Blue Heron Park in North Saanich, BC. Blue Heron Park is nestled between Parkland High School and SMONEĆTEN campground.

PFC is currently leasing the land of Blue Heron Park from the Saanich Peninsula Memorial Park Society - a non-profit organization. Our current lease extends until 2070. Over the years PFC has financed ongoing improvements to Blue Heron Park with the installation of outdoor lighting, a clubhouse, outdoor washrooms, and upgraded grass fields for use by the public.

While we are a not-for-profit organization, we remain cognizant of the positive impact that our activities can have on the local economy through our annual tournaments such as the LISA (Lower Island Soccer Association) Mini Festival which brings close to 1000 players and their families to our fields on the Peninsula.

2. Project Background

Our current grass playing fields are subject to frequent unexpected closures. In the spring and fall months, heavy use and harsh weather conditions affect grass growth causing large bare patches. In the winter, when the fields are waterlogged due to rain, fields are easily damaged when played on and often become a very unsafe muddy surface. In order to fix all of the damage, our fields need remediation and re-seeding in the late spring and through the summer. All of these factors lead to the fields being closed which in turn leaves players without anywhere to play.

Unfortunately, the frequent field closures leave the greater Saanich Peninsula soccer community unable to host any games or practices. In the past, Blue Heron and the club's other fields have been closed for multiple weeks. This is a huge disadvantage to the PFC members as every other soccer club on Vancouver Island has access to a turf field. It is also a hindrance to our player's development and a distraction to our players and parents alike. Furthermore, the Blue Heron field has become bumpy and undulating which could result in potential injury and liability issues for PFC.

Recognizing this is a problem, the Peninsula Soccer Board of Directors has been actively planning for the installation of a turf field. While the initial target was to install turf on both playing surfaces, the actual financial situation of the club has resulted in a new target of installing turf on only one of the fields (the one closest to the clubhouse).



Peninsula Soccer Turf field project



Figure 1: The original plan was to convert both playing fields to turf.



Figure 2: The new smaller-scale project is now to convert only one field to turf.



Peninsula Soccer Turf field project

3. Community Benefit

Peninsula FC is a community club, serving all three municipalities on the Saanich Peninsula as well as members of four W̱SÁNEĆ communities. We see this turf field project as allowing us to increase participation and engagement beyond our current members. Soccer is often considered one of the most affordable sports for families to enjoy and PFC's turf project is to build a turf facility that would allow community members to play soccer year-round regardless of weather conditions.

The durability of turf fields allows for an increase of between 50%-100% in playing time compared to natural grass. Turf's weather-resistant qualities will allow us to eliminate field closures during the regular season. It will also allow us to have the fields available during the spring and summer months when regeneration has historically taken place. For example, summer camps could be offered which would provide healthy activity for our youth and also encourage new participants to try soccer when the weather is more pleasant!

The turf project would provide us with certainty over the quality of our playing surface throughout the year which would also allow us to encourage increased participation through out-of-season tournaments. Tournaments can involve anything from 100 to 2500 youth participants. A family with one child playing in a weekend-long tournament can bring \$1000 into the local economy. Sports events can play a significant role in generating tourism activity, with positive economic and social benefits for our community. A turf playing surface would also open up the possibility of partnering with a high school that is located immediately adjacent to our fields to develop a soccer academy.

Finally, it is important to acknowledge the current geographic inequity our community faces when trying to access fulsome and quality soccer programming without an all-weather field. Much of our Fall-Spring season is cut short or cancelled due to poor field conditions. Many families of privilege choose to drive the 30-40km into the City of Victoria and other neighbouring communities, to access the all-weather fields present in those communities and join soccer clubs located there, depleting our already smaller membership numbers. This is an inequitable solution as a large portion of our membership does not have the means, financial or otherwise, to make this choice and thus miss out on the sense of belonging, inclusion, and opportunity that comes with being part of a community-based sport. This is an equity issue that funding all weather fields in our home community will address.

**Peninsula Soccer Turf field project****4. Project costs**

	1 field	2 fields
Design and Engineering (JE Anderson civil engineering and Finlayson Bonet Architecture)	In-kind	In-kind
Development permit District of North Saanich	\$1,000	\$1,000
Building permit District of North Saanich % of project total cost so it will be higher for 2 fields	\$10,000	\$20,000
Estimated turf cost (area of 83,291 sq.ft.) Prepared by FieldTurf on August 3rd, 2022	\$574,707 (excluding taxes and bonds) (\$604,000 for calculations to include GST)	\$1M for the calculation (\$696,495 from 2020 included pads)
Field preparation cost	\$730,000 quote from Bickford (\$766,500 used for calculations) Rodd Excavating is providing the project management and will do the field prep as part of an in-kind donation	\$1M for calculation
Fence cost 108.5 m x 76 m Sides 4' tall Ends 12' tall 4 gates	\$90,000 (plus GST) Quote from Tower Fence (\$95,000 used for calculations)	\$120,000 (\$126,000 used for calculations)
Sweeper/Matt* from FieldTurf for field maintenance	\$5,000	\$5,000
GroomRight* from FieldTurf for field maintenance	\$8,000	\$8,000
Set of goals on wheels	\$48,000 1 set of full field size 2 sets of Super8 size (as quoted by KwicGoals Aug 3, 2022)	\$84,000
Total	\$1,537,500	2,238,000

**Peninsula Soccer Turf field project**

5. Revenue

Peninsula Soccer Turf Field Account	\$408,000
District of North Saanich (needs new resolution passed at August 15th, 2022 council meeting)	\$647,500
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