



COMMUNITY SERVICES – RECREATION & CULTURE  
TOWN OF NEWMARKET  
395 Mulock Drive  
P.O. Box 328  
Newmarket, ON L3Y 4X7  
www.newmarket.ca  
info@newmarket.ca  
905.895.5193

October 25, 2015

**COMMUNITY SERVICES REPORT – RECREATION & CULTURE  
DEVELOPMENT AND INFRASTRUCTURE SERVICES – PUBLIC WORKS  
JOINT REPORT # 2015-32**

TO: Committee of the Whole  
SUBJECT: Artificial Turf Field Agreement  
ORIGIN: Community Services – Recreation and Culture  
Development and Infrastructure Services – Public Works

---

**RECOMMENDATIONS**

**THAT Community Services – Recreation & Culture, Development and Infrastructure Services – Public Works Joint Report # 2015-32 dated October 25, 2015 regarding an agreement with the York Region District School (YRDSB) for an Artificial Turf Field be received and the following recommendation(s) be adopted:**

- 1. THAT Council delegate authority to staff to enter into an agreement with the YRDSB for the construction and operation of an artificial turf sports field located at Dr. Dennison High School as outlined in this report.**
- 2. AND THAT as part of the 2017 Operating Budget, an additional \$50,000 in annual expenses be added within the Public Works Services Budget to support the addition of an Artificial Turf Field.**
- 3. AND THAT as part of the 2017 Operating Budget, an additional \$10,000 in revenue to be generated through facility permitting be added within the Recreation & Culture Budget (noting this is where all field revenue is recorded).**

**COMMENTS**

***Background***

In April 2015, Staff was directed by Council to continue discussions with YRDSB to develop a framework for an agreement to partner in building an Artificial Turf Soccer Field to be located on School Board Property. Staff and representatives from YRDSB have met numerous times to develop a draft framework for the agreement.

### ***Benefits of an Artificial Turf Sport Field***

An artificial turf sport field provides many benefits to the community. A variety of sports would be accommodated on an artificial turf field including soccer, football, lacrosse, and ultimate frisbee. Each user group representing those sports has expressed a desire to see such a facility located within Newmarket. Specific benefits cited include:

- Increased playing season – play can begin as soon as snow has melted and can continue until snow is gone. This would increase availability of play for all sports by approximately 3 months annually.
- Ability to play in inclement weather – an artificial turf field will not be damaged by play during rain and wet conditions. This would alleviate considerable pressure for all the user groups when faced with cancellations as a result of the weather.
- A facility that allows for consistent conditions – elite levels of play in all sports require conditions that are more consistent in nature. An artificial turf remains constant in its playing conditions, regardless of wetness or dryness, heat and humidity, etc.

### ***Community Need***

There are over 6,000 participants currently registered with local sport organizations that would benefit from an artificial turf sport field. Through the Recreation Playbook Consultation process, all sport user groups were invited to an information gathering session. Each of these sport organizations was represented at the meeting. The need for an artificial turf field was expressed overwhelmingly by all of these user groups, on behalf of their membership in this information session.

An artificial turf sports field was included in the Council adopted Development Charges Bylaw (Appendix B.5; Table 2). The targeted year identified in the table for this to be included within budget planning was 2015. This inclusion and timing coincides nicely with the development of the Recreation Playbook.

An online survey was conducted through the Recreation Playbook Consultation process. Almost 1,000 Newmarket residents participated in the survey. Full results of the survey will be shared through the Recreation Playbook. However, of particular relevance to this topic was a question around priorities of respondents. Specifically, respondents were asked where they felt tax dollars should be allocated in areas of Recreation. Over 50% of respondents rated sport field and diamond enhancement rated this as important.

Sport user groups have been expressing a need for an artificial turf field for a number of years. Prior to including an artificial turf sports field in development charges bylaw, The Town of Newmarket commissioned a field study in 2010 to study the need. In that study, the findings concluded that while quantity of grass fields located within Newmarket was sufficient to meet the needs of the user groups, it was recommended that the Town of Newmarket consider the conversion an existing field to an Artificial Turf Field in order to provide a longer season, meet the growing needs during the traditional shoulder seasons and ensure that quality of fields remains comparable to surrounding municipalities. Conversion of an existing field would not qualify fully for development charges support; however a partnership with the school board would result in a new field being introduced into the Town's inventory. In conducting their

review for the Recreation Playbook, Monteith/Brown Planning Consultants reviewed the 2010 study and concurred that an Artificial Turf Field would be a strong addition to the inventory.

### ***Terms of the Agreement***

The following represent the draft framework for an agreement:

- The Term of the Agreement will be for 10 years with the option to extend the agreement should the quality of the field permit a longer life.
- The Town and YRDSB each will contribute 50% of total project costs to a maximum of \$1,000,000 per party. \$900,000 of Town funding will be done so out of Development Charges and the remaining \$100,000 will be funded out of Operating Capital.
- This funding will include an artificial turf field lined for soccer and football, appropriate goal standards, and a small washroom and storage building.
- Any capital repairs required during the life of the agreement will be split evenly between both parties.
- YRDSB will manage the construction project, with the Town having a staff representative on the project team. All decisions around budget and scope will be mutually agreed upon.
- The Town will have exclusive right to permit the field outside of traditional school hours (from 6 pm onward and all day during school breaks). The Town will collect all revenues associated with permitting the field (estimated to be \$10,000 per year).
- The Town will be responsible for maintaining the field (estimated to be \$60,000 per year).
- The Town will be responsible for paying hydro (noted in the above cost estimate) as all use of lights will occur during Town permitted hours.
- A Management Committee comprised of Town Staff and YRDSB Staff will meet quarterly to address issues including maintenance and scheduling.

### ***Maintenance of an Artificial Turf Sport Field***

There is a perception that maintenance is less on an artificial turf field. The following table is a listing of costs associated with maintenance of an artificial turf field. These budget figures were collected by partners within York Region that currently have an artificial turf surface. Maintenance Requirements

	Equipment/Supplies/contract	Labour	Total
Irrigation start up and blowout	\$1000	\$1000	\$2000
Grooming and Sweeping	\$3000	\$3500	\$6500
Field Lighting	\$8500		\$8500
Top Dressing and Infill	\$2000	\$3500	\$5500
Disinfecting	\$1000	\$2000	\$3000
Carpet Repair	\$5000- 10,000		\$10000
Painting of lines and removals	\$2000	\$3000	\$5000
Security to lock up facility		\$3000	\$3000
Irrigation of field	\$10,000	\$2000	\$12,000
Total	\$37,500	\$18,000	\$55,500

Please note the above chart does not include the equipment required to purchase to maintain this field. This would be an additional capital cost ranging between \$10,000 and \$30,000 that can be funded through development charges.

Based on past experience, in Newmarket it costs approximately \$50,000 per year to properly maintain a natural turf field. Using the assumption provided above that costs are comparable and that staff resources are at capacity, staff will be seeking an additional \$60,000 in expenses in order to fund maintenance of the field within the 2017 Operating Budget. This will be offset by the \$10,000 in revenue that is expected to be achieved through facility permits.

### **BUSINESS PLAN AND STRATEGIC PLAN LINKAGES**

#### **Living Well**

- Emphasis on active lifestyles and recreational opportunities

#### **Well Balanced**

- Recreational facilities and services
- Events that help shape identity and contribute to community spirit

### **CONSULTATION**

Staff have met with representatives from the various Sport Organizations to inform all discussions with YRDSB.

### **HUMAN RESOURCE CONSIDERATIONS**

Staffing levels will need to increase with additional contract seasonal staff to perform necessary maintenance.

### **BUDGET IMPACT**

#### **Operating Budget (Current and Future)**

As identified in the report, it is anticipated that additional costs of approximately \$60,000 will be incurred with approximately \$10,000 in new revenues.

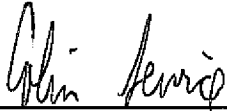
#### **Capital Budget**

As identified, the Town's portion of this capital project is \$1 Million. This will be funded through Development Charges (\$900,000) and Operating Capital (\$100,000).

---

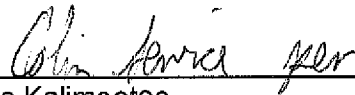
**CONTACT**

For more information on this report, contact: Colin Service, Director Recreation & Culture, at ext. 2601 or [cservice@newmarket.ca](mailto:cservice@newmarket.ca) or Chris Kalimootoo, Director Public Works Services, at ext. 2551 or [ckalimootoo@newmarket.ca](mailto:ckalimootoo@newmarket.ca).



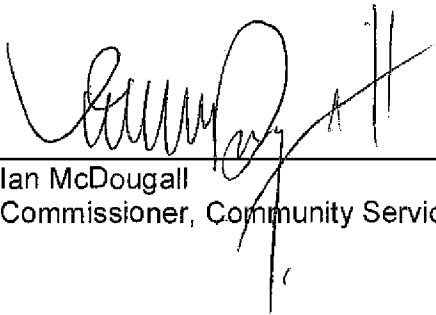
---

Colin Service  
Director, Recreation and Culture



---

Chris Kalimootoo  
Director, Public Works Services



---

Ian McDougall  
Commissioner, Community Services



---

Peter Noehammer  
Commissioner, Development & Infrastructure  
Services