



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

January 11, 2016

**COMMUNITY SERVICES REPORT – RECREATION & CULTURE  
REPORT # 2016-03**

TO: Committee of the Whole  
SUBJECT: Artificial Turf Field Agreement Follow Up  
ORIGIN: Community Services – Recreation and Culture

---

**RECOMMENDATIONS**

**THAT Community Services – Recreation & Culture Report # 2016-03 dated January 11, 2016 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.**

**COMMENTS**

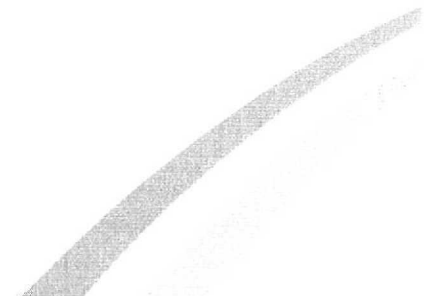
***Background***

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.

Staff brought back a report in October, 2015 outlining a framework for an agreement with YRDSB. Council directed staff to go back to YRDSB and explore a cost sharing arrangement on annual maintenance and revenue splitting.

Staff met with officials from YRDSB in November. YRDSB was not agreeable to a cost sharing and revenue sharing on operations. Their position was that they were providing land for the project and contributing 50% of capital. Further, they have agreements with 6 other municipalities in York Region in which they pay none of the ongoing maintenance expenses.

As such, the Town can pursue one of the following three options:



1. Proceed with the agreement as originally presented to Council in October, 2015.
2. Redevelop an existing Town of Newmarket field into an artificial turf field.
3. Do not build an artificial turf field in the Town of Newmarket.

Each option along with pros and cons is identified in the chart below:

Option	Pros	Cons
<p>1. Proceed with the agreement as originally presented to Council in October, 2015.</p>	<ul style="list-style-type: none"> <li>- allows the Town to share in the capital costs, having to pay only 50% of capital costs up to an agreed upon budget maximum and project scope</li> <li>- since this would represent an increase in the inventory of fields, 90% of the Town's portion of costs can be paid through Development Charges</li> </ul>	<ul style="list-style-type: none"> <li>- represents an annual net impact to the operating budget of approximately \$40,000. Whether it be a natural or artificial turf field, an addition of any field would represent an increase of approximately \$40,000 annually.</li> <li>-artificial turf surface would need to be replaced after approximately 12 years +/- at a cost of approximately \$200,000 (50% would be funded through ARF – the remainder is anticipated to be funded by YRDSB in a continuation of the partnership).</li> </ul>
<p>2. Redevelop an existing Town of Newmarket field into an artificial turf field.</p>	<ul style="list-style-type: none"> <li>- maintaining of the field could be done with existing resources representing little increase costs to the annual operating budget</li> <li>- reduce field remediation budget impacts on maintaining current natural grass inventory as this would result in different programming approaches across entire inventory.</li> </ul>	<ul style="list-style-type: none"> <li>- the Town would incur total cost of construction (approximately \$2 Million)</li> <li>- the Town could only fund about 30% through Development Charges as it would be a replacement of an existing asset (the only reason any funding can be utilized through development charges is because of the increase in length of season that represents a new asset).</li> <li>- no new increase in # of fields despite findings from the Playbook process, Places to Grow forecasts etc.</li> </ul>
<p>3. Do not build an artificial turf field in the Town of Newmarket.</p>	<ul style="list-style-type: none"> <li>- no capital expense</li> <li>- no increased operating expense</li> </ul>	<ul style="list-style-type: none"> <li>- all user groups have been consulted and have expressed a need for an artificial turf field in order to grow their respective</li> </ul>

		<p>sports and compete with neighbouring municipalities.</p> <p>- the Town of Newmarket is the only municipality in York Region that has no artificial turf field. User groups are losing participants to other municipalities who are able to provide additional services that cannot be provided in Newmarket (ie. Length of season)</p> <p>-lost partnership opportunity</p>
--	--	--

Staff are continuing to recommend option 1 – building an artificial turf field in partnership with YRDSB under the following terms:

**Terms of the Agreement**

The following represent the draft framework for an agreement:

- The Term of the Agreement will be up for renewal every 10 years
- 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 allocated from Development Charges and the remaining \$100,000 will be funded from Operating Capital.
- This funding will include an artificial turf field lined for soccer and football, appropriate goal standards, lighting, 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
- The Town will be responsible for maintenance and hydro costs associated with lighting the field
- 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. However, annual costs for maintaining an artificial turf field and natural turf field are similar.

Based on past experience, in Newmarket it costs approximately \$50,000 per year to maintain a natural turf field. Using the assumption provided above that costs are comparable and that staff resources to maintain the current field inventory within existing service standards are at capacity, staff would include an additional



\$50,000 in expenses in order to fund maintenance of the filed within the 2017 Operating Budget. This will be offset by approximately \$10,000 in revenue that is expected to be realized 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**

Community sport organizations are aware of a potential partnership with YRDSB including the specific location. They are very supportive of the potential project. Community consultation would occur through a joint effort between YRDSB and the Town.

### **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 \$50,000 will be incurred with approximately \$10,000 in new revenues.

---

#### Capital Budget

As identified, the Town's portion of this capital project is up to \$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).



---

Colin Service  
Director, Recreation and Culture



---

Ian McDougall  
Commissioner, Community Services