

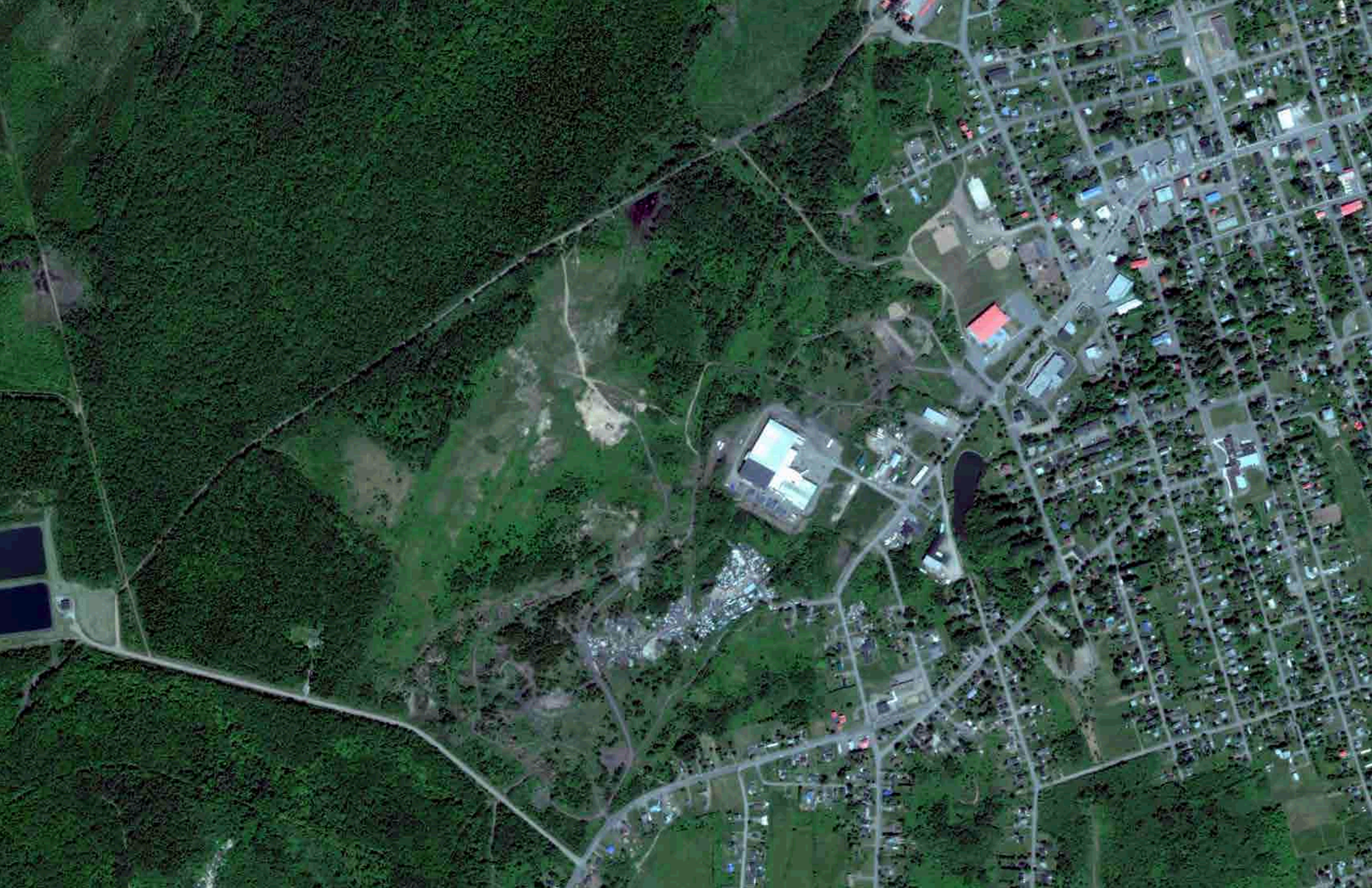


Outdoor Recreation and Multi-Sport Complex Master Plan

MUNICIPALITY OF THE COUNTY OF CUMBERLAND | ARCHITECTURE49 | MAY 14, 2018

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1 Introduction

The Active Heart of Cumberland County

The community of Springhill is located very near to the geographic centre of the Municipality of the County of Cumberland. The Municipality has identified the community of Springhill and the specific project site within the community as an ideal location for an outdoor recreation and multi-sport complex to serve the region, the Municipality, and the local community. What exactly is an outdoor recreation and multi-sport complex? A helpful title that emerged during this project is the “Active Heart of Cumberland County”. By locating the complex near the geographic centre of the Municipality, it can serve the entire population efficiently - much like a heart. By offering opportunities for people to participate in a range of recreation activities (ranging from more passive options like walking to more active options like organized field sports), it can support active living for a broad cross-section of the population. This report presents a master plan to guide the successful development of the Springhill Outdoor Recreation & Multi-Sport Complex over time. It also explains the community consultation and design process that resulted in the various details of the master plan as presented in this report.

Background

The site is composed of several Municipally-owned parcels of land adjacent to the Dr. Carson & Marion Murray Community Centre - located at 6 Main Street, Springhill. In total, the parcels compose approximately 50 hectares in area. Although not part of this project, the residual portion of these parcels (unused for the outdoor recreation and multi-sport complex) is proposed as the future site of the Springhill Geothermal Business Park - a development that will complement the existing businesses in the community, take advantage of the geothermal energy potential of abandoned coal mine shafts, and support the development of new environmentally conscious industries in the Municipality.

This report is timely in that there have been numerous changes in the structure of the Municipality. Within the span of five years, both the former Towns of Parrsboro and Springhill have dissolved and merged with the Municipality of the County of Cumberland. Both Towns provided Recreational programming through Recreation Departments - service not formally offered by the Municipality of the County of Cumberland. The Municipality therefore found itself in the position of providing a new service. The Springhill Outdoor Recreation & Multi-Sport Complex will serve as a significant and valuable step in the provision of recreation services in the Municipality.

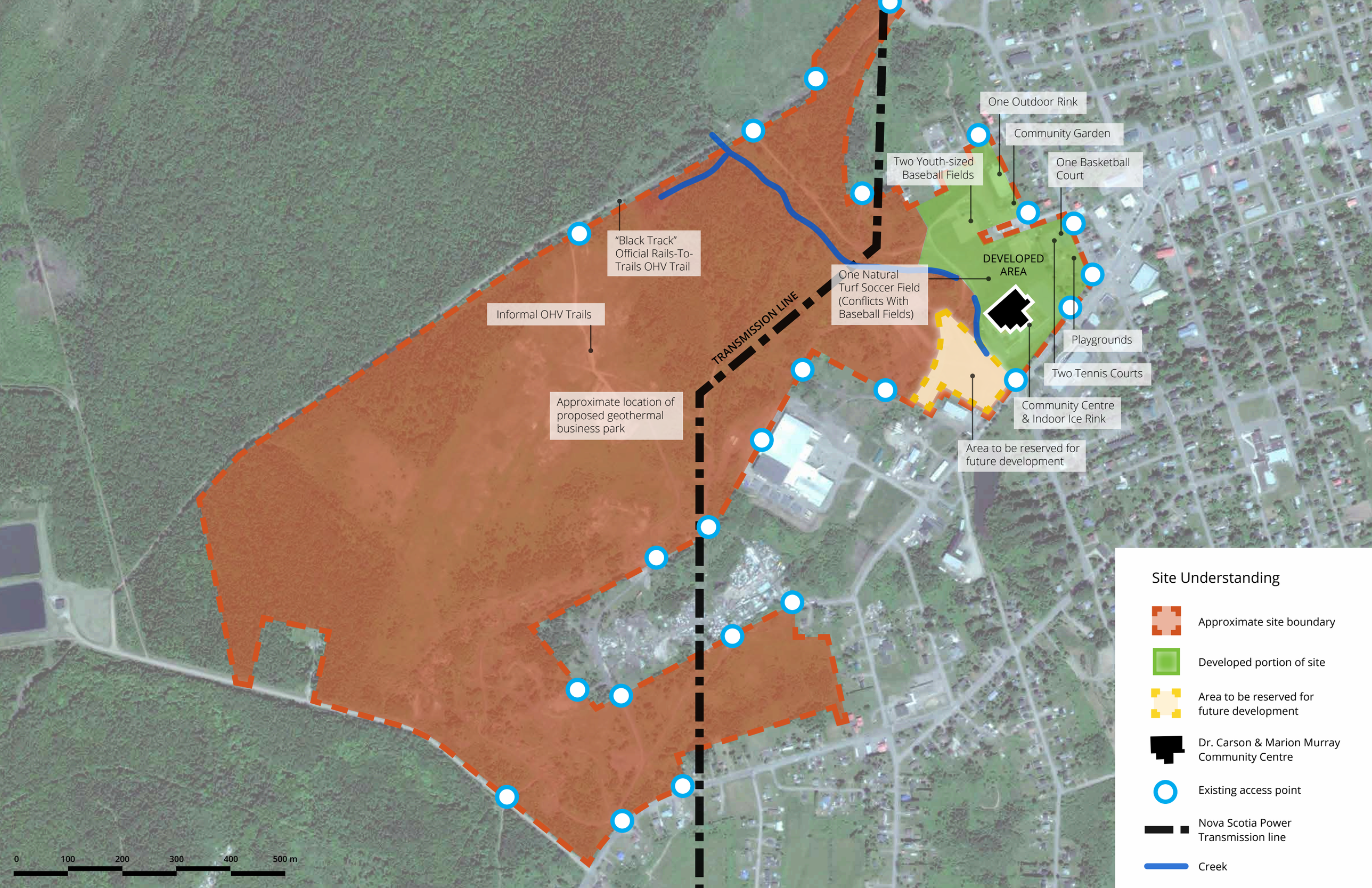
A precursor to this report was the *Cumberland / Amherst All-Weather Sports Field Feasibility Study* completed in 2013 by dmA Planning and Management Services in association with Genivar. Although the feasibility study was specifically focused on an all-weather field and commissioned in cooperation between the Municipality and the Town of Amherst, it demonstrated that as early as 2013 there was marked interest in the region regarding provision of more comprehensive sports infrastructure.

How to Use This Master Plan

This master plan is intended to be used to guide the development of the Springhill Outdoor Recreation & Multi-Sport Complex over time. The complex should be constructed in phases as community desires, political will, and budget considerations warrant. It is important to note that the master plan as shown and described in this report is a full build-out of the the complex. Which elements are developed - and in which order - is open to determination over time by residents, interest groups, municipal staff, and elected officials.

The master plan is intended not only to be a helpful tool, but also a source of community pride. The master plan has been prepared under the assumption that municipal governments should intelligently plan for the future they want, and not plan to maintain the existing conditions they see. In preparing the Springhill Outdoor Recreation & Multi-Sport Complex Master Plan, the Municipality of the County of Cumberland is making an ambitious and forward-thinking plan to help it achieve a more active future for its residents.

As described in later sections, this master plan has been meaningfully informed by input from an appointed Steering Committee, local stakeholder groups, and members of the public. In keeping with the idea that this complex will be a valuable asset to the whole Municipality as well as local residents, it has been designed according to universal design principles wherever possible to ensure that it can be enjoyed by all. The complex is designed with the goals of improving physical activity levels and quality of life for all residents of Cumberland County, benefitting the local economy, and enhancing the attractiveness of the community and Municipality as places to call home.


One Outdoor Rink
Community Garden
Two Youth-sized Baseball Fields
One Basketball Court
"Black Track" Official Rails-To-Trails OHV Trail
DEVELOPED AREA
One Natural Turf Soccer Field (Conflicts With Baseball Fields)
TRANSMISSION LINE
Informal OHV Trails
Playgrounds
Two Tennis Courts
Approximate location of proposed geothermal business park
Community Centre & Indoor Ice Rink
Area to be reserved for future development
0
100
200
300
400
500 m
Site Understanding
Approximate site boundary
Developed portion of site
Area to be reserved for future development
Dr. Carson & Marion Murray Community Centre
Existing access point
Nova Scotia Power Transmission line
Creek

2 Site Analysis

The project site includes the Dr. Carson & Marion Murray Community Centre and adjacent properties featuring existing ball fields, playing courts, playgrounds, parking areas, and natural green space. The project site is shown in the images shown at left. The site has significant potential to complement the success of the adjacent Dr. Carson & Marion Murray Community Centre, Richard Calder Arena, Naz MacDonald Walking Trail, Lions Park Playground, and existing outdoor playing fields by integrating these features into an overall master plan for future development.

Design considerations that came to light during the community consultation included unused underground mining infrastructure that could affect the suitability of the site for development, a Nova Scotia Power transmission corridor bisecting the site, a highly used off-highway vehicle (OHV) trail adjacent to the site (locally referred to as the Black Track due to coal content in the aggregate surface), important snowmobile access routes to the downtown of the community, and a culture of OHV use not restricted to officially sanctioned routes (evidenced by rutted informal paths throughout the interior of the site).

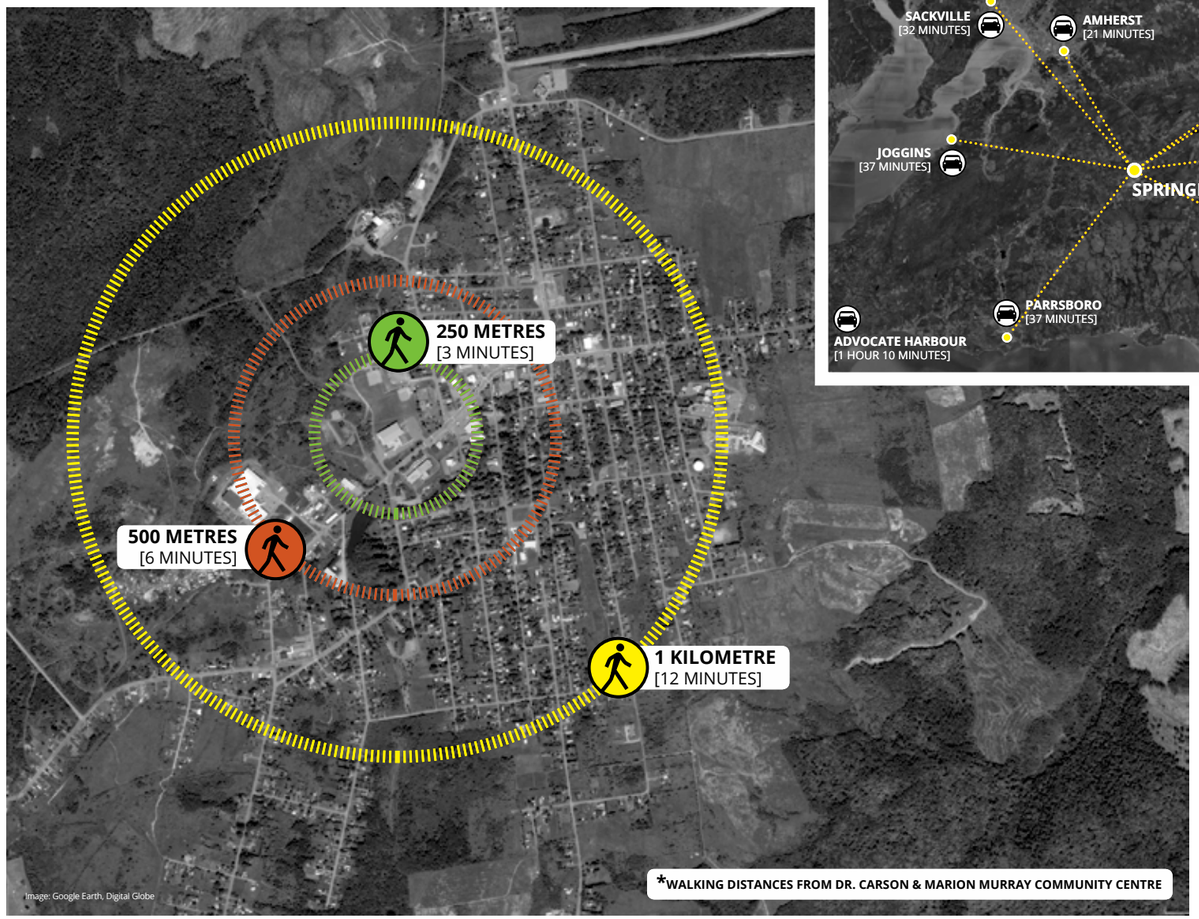
Regional Context

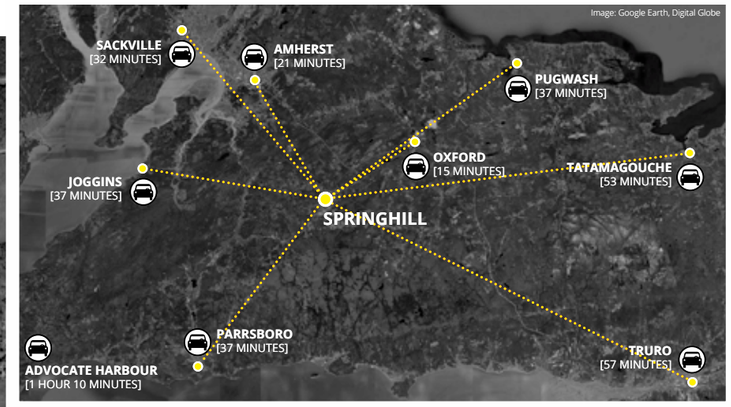
The estimated driving times shown at far right illustrate the strategic location of Springhill in relation to the rest of the Municipality and surrounding region. According to Google Maps, it takes 37 minutes to drive to Springhill from Joggins, Parrsboro, and Pugwash. No other community in the Municipality is so centrally located in relation to the rest of its other communities.

Local Context

In addition to its strategic location within the Municipality, the project site is also strategically located within the community of Springhill. The site is within view of the NSCC Cumberland Campus; central to the Junction Road Elementary School, West End Memorial, and Springhill Junior-Senior High School; adjacent to a designated OHV trail; and has a highly visible presence on the important Main Street/Industrial Park Drive corridor. Illustrated to the right, a one kilometre radius from the Dr. Carson & Marion Murray Community Centre encompasses almost all of the community. For reference, assuming a direct route and an average walking speed of five kilometres per hour, it would take twelve minutes to walk one kilometre.

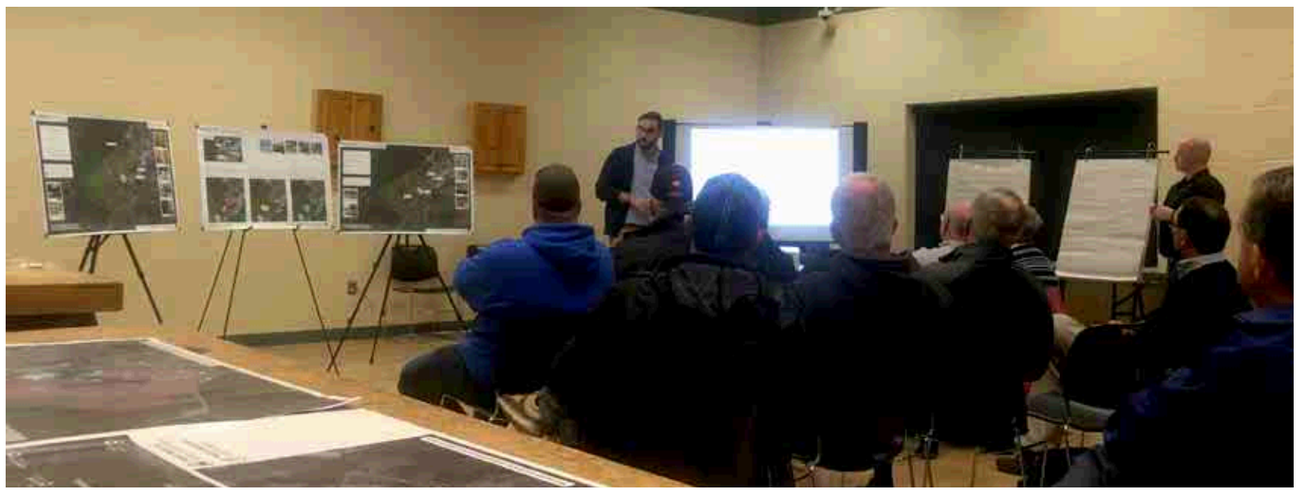
OUTDOOR RECREATION AND MULTI-SPORT COMPLEX | Estimated Travel Times





TRAVEL TIME BY CAR
GOOGLE MAPS ESTIMATE

TRAVEL TIME BY FOOT
5 KM/H ESTIMATE



Open House held on November 16 in the Dr. Carson & Marion Murray Community Centre



3 Concept Development

Public Input

If the Outdoor Recreation and Multi-Sport Complex has the potential to be the active heart of Cumberland County, it is important that it be designed with both public input and professional skill. It needs to be simultaneously functional, beautiful, and reflective of the desires of the community and municipality. The community consultation process was carefully crafted to provide the necessary balance between the professional skill of the A|49 team and the local knowledge of the public. At each step in the process, the A|49 team built a clearer idea of what was necessary for the master plan to be "right" for the community.

Community Consultation Process

The community consultation process relied on input from three groups: the appointed Steering Committee, local stakeholders, and the general public. The process followed the timeline below:

1. Steering Committee Input - October 11, 2017
2. Local Stakeholder Input - October 11, 2017
3. Open House - November 16, 2017
4. Steering Committee Input - (Subsequent to Open House)

This step-by-step process allowed the A|49 team to collect information at each step which could be refined in the following step. This cyclical approach was an efficient means of gathering a large amount of useful information in a limited amount of time.

The following section summarizes the outcomes of each step of the process. These outcomes have been summarized as *Information*, *Ideas*, and *Ideals*. *Information* input was fact-based, *Ideas* input was concept-based, and *Ideals* input was was desire-based. For example, an observation that the turf on an existing athletic field dies annually during the summer would be categorized as *Information*. A comment that an underground irrigation system could use recycled water from a local industry would be categorized as an *Idea*. A comment that someone wanted all new fields to feature underground irrigation systems would be categorized as an *Ideal*.

Steering Committee & Local Stakeholder Input

Initial consultations with the Steering Committe and Local Stakeholder groups took place on the same date - October 11, 2017. The Steering committee was composed of various Municipal staff members and community representatives. The stakeholder groups included representatives from the Cumberland OHV Club, Cumberland Snowmobile Club, Springhill Football Program (disbanded), Springhill Minor Baseball, Nova Scotia School Athletic Federation (NSSAF), and Dr. Carson & Marion Murray Community Centre Maintenance Department. Community input is summarized in the folllowing tables.

LOCAL STAKEHOLDER INPUT - OCTOBER 11, 2017

INFORMATION

- Springhill currently does not offer many options for accommodations. This may limit the community's ability to host large sporting events.
- A trail groomer is now based in Springhill for maintaining the snowmobile trail network. It may be available to groom cross-country skiing trails. The groomer has an 2.6m (8.5') blade and requires a 2.75-3.7m (9'-12') clear width. Any cross country skiing trails should be designed accordingly.
- Seven-on-seven rugby is becoming a popular sport in high school athletic programs. Rugby fields are the same size as soccer fields, so this trend may increase the potential user group for outdoor fields.
- A community football program has been disbanded for lack of a suitable field.

IDEAS

- A BMX track has already been constructed on the site. Although currently underutilized, it would make sense to enhance this feature if possible.
- A campground could help alleviate the need for accommodations. This could be as simple as a cleared area with a well-drained surface, bathrooms, regular patrolling, and an identified pump-out facility.
- Heating the outdoor field and/or track with geothermal energy could be a way to extend the playing season.

IDEALS

- OHV access should be maintained from the Black Track to Lisgar Street. This connection is a valuable asset to the community in that OHV riders can legally access downtown businesses from the official trail network.
- A full-sized combination soccer / football field is a priority.
- The existing Naz MacDonald walking trail should be improved. If not the whole loop, at least a portion of the trail should be paved for accessibility.
- There is strong desire to maintain or increase the number of baseball fields .
- An artificial turf field with artificial track is desired. If not feasible, the *minimum* requirement is felt to be a natural turf field with aggregate track.
- Outdoor athletic facilities should feature lights to extend playing time.
- A third (larger) baseball field sized for Midget and adult games would be desirable. An alternative would be to enlarge the outfield and dugouts of the existing fenced field to support these user groups.
- Lights, storage, bathrooms, and a concession area would be very useful.
- A domed sports facility would be the ultimate asset for the project.
- Year-round public access to washrooms should be provided for OHV users.
- Facilities should be accessible by seniors and people of all abilities.
- Consider the feasibility of an off-leash dog park.
- Consider enlarging the community garden with raised beds for accessibility.
- New parking areas should be provided (or better connections with existing).
- Consider outdoor fitness equipment (i.e. outdoor gym equipment).
- Sports fields should be kept close to the community centre.
- Parking is an important consideration. If the complex will be a venue for provincial competions, there may need to be parking for 10+ school buses.

STEERING COMMITTEE INPUT - OCTOBER 11, 2017

INFORMATION

- The project has the dual goals of 1.) improved recreation/physical activity opportunities and 2.) community economic development.
- Both the Town of Springhill and the Town of Parrsboro have recently dissolved and become part of the Municipality of the County of Cumberland. The Municipality is therefore undergoing a period of change in which it has increased its staff (previous Town employees) and scope of services (i.e. Recreation departments).
- A local energy consultant has pushed for greater use of geothermal energy in the community using abandoned coal mine shafts. The Dr. Carson & Marion Murray Community Centre currently uses this geothermal energy for heating and generates waste heat. There may be an opportunity to using geothermal energy in the project.
- Although the community has "made do" for a long time, the existing soccer field layout overlaps with one of the existing ballfields, limiting the usability of both fields.

IDEAS

- It was observed that economic development typically depends on a critical mass of 1.) People, 2.) Infrastructure, 3.) Access to programs and services, and 4.) Economic opportunities. This master plan is intended to help attract people, guide the development of infrastructure, and enable new active living programs and services.
- Street frontage should be preserved on Main Street / Miners Memorial Drive on the southwest side of the community centre. An adequate area should be preserved for future development (building and parking).
- Fundy Youth Soccer should be consulted as to whether they would be interested in relocating from Amherst to Springhill. If they are open to the possibility, it would be helpful to know the number, size, and features of the fields they would require.*

IDEALS

- There is a persistent idea that the Municipality of the County of Cumberland should be a showcase of green energy (wind, tidal, geothermal, etc.) This mindset should be incorporated in the project wherever possible.
- The community would like at the very minimum to have at least one dedicated, full size soccer field to resolve the current conflict between the soccer and baseballl fields.
- The design process should consider the possibility of providing an all-weather (artificial turf) field in the master plan - if deemed feasible.

* Following the Steering Committee meeting, the A|49 team contacted Fundy Youth Soccer and confirmed that there was no interest in moving summer operations to Springhill. Interest was expressed, however, in an indoor facility (such as a dome) that could support winter use.

Community Open House Input

The next step in the community consultation process was an Open House to present design options and acquire general feedback about what attendees thought the Outdoor Recreation and Multi-Sport Complex should include. The Open House took place on the evening of November 16, 2017.

To maximize efficiency, the A|49 team distilled the inputs from the Steering Committee and Local Stakeholder steps and devised a "Menu" system of design options to present during the Open House. The idea behind the "Menu" system was that it would facilitate discussion and help attendees provide clear direction in the design process. Much like people are accustomed to selecting items from a restaurant menu to build their meal, attendees could collectively select options from the Open House Menu to build their preferred master plan. Individual posters presented menus of design options in three categories based on input received from the Steering Committee and Local Stakeholders: Trails, Athletic Facilities, and Special Features. These posters are included in Appendix 1. The input received at the Open House has been summarized in the following tables. Under each menu category - as before - input has been organized into *Information, Ideas,* and *Ideals*.

OPEN HOUSE INPUT - NOVEMBER 16, 2017

TRAILS

INFORMATION

- Dog walking was identified as an activity that is currently under-supported in the community. Some local residents travel as far as the Amherst Point Bird Sanctuary to find suitable walking trails.

IDEAS

- Some of the issues related to irresponsible/unsafe OHV use may be due to lack of convenient access to OHV trail infrastructure. Perhaps if there were better connections to the official trails, OHV users would not drive on streets or create informal paths.

IDEALS

- Attendees expressed interest in focusing first on improving the Naz MacDonald Fitness Trail before creating new trails.
- Attendees felt it was important to advertise trails so visitors to the community would know where they are located.
- Year-round garbage receptacles as well as benches are desirable trail amenities.
- Parking was identified as an area of concern. Parking should be provided for OHV trailers so people can easily access the OHV trail network.
- Trails should be multi-use. OHVs should be allowed wherever safe or feasible.
- Attendees felt that a longer back country trail loop on the site would give limited "bang for the buck" due to a smaller user group of dedicated hikers who would want to experience it. The lower visibility of the trail in more isolated areas of the site may also mean increased OHV use.
- Attendees expressed a desire that the first priority of trails development should be on improving the existing Naz MacDonald Fitness Trail. The second priority should be creating a combination of trail circuits close to the ball fields. The last priority should be to create a longer back-country trail loop around the perimeter of the site.

OPEN HOUSE INPUT - NOVEMBER 16, 2017

ATHLETIC FACILITIES

INFORMATION

- Slo-Pitch National events require two full-sized fields (these events used to be hosted in Springhill before construction of the Community Centre on the site of the second full-sized field.)
- The existing tennis courts have recently been resurfaced, but net supports still require work to hold nets tight. Tennis lessons are not currently offered.
- The existing fenced field has drainage issues around the backstop area (some drains are already installed).

IDEAS

- Lighting existing or new fields would maximize playing time.
- Baseball fields should be oriented such that the setting sun is not in the batters' or spectators' eyes.
- The idea was expressed that it might be useful to run the existing stream underground through a culvert to reclaim land area.

IDEALS

- Attendees expressed a desire to keep the existing baseball fields in their current size and orientation and focus on developing a new full-sized baseball field and soccer/footbal field with perimeter track.
- Attendees were concerned about adequacy of parking if new fields are to be developed. In addition to a new parking area to service these fields, desire was expressed for providing a clear pedestrian link from the existing parking area by the old fields to the new fields.
- Attendees expressed a desire for fencing around fields to keep OHVs out. Some access through the fences is desired for players to get through to retrieve balls.
- The idea was expressed that a domed field (similar to the Cougar Dome in Truro) would be the ultimate facility to maximize playing time.

OPEN HOUSE INPUT - NOVEMBER 16, 2017

SPECIAL FEATURES

INFORMATION

- The existing outdoor rink is well used despite its cracked concrete base and lack of supporting infrastructure (lighting, benches, etc.)
- There is an existing paintball course at the end of Queen Street. It does not appear to be used regularly.

IDEAS

- A possible location for an accessory building was identified at the north-west corner of the community centre. This could take advantage of waste energy from the community centre, proximity to the street, and centrality to new athletic facilities.
- Parking was identified as a limiting factor for future use.
- If the paintball course is to be improved, inflatable barriers could be used that would be easy to remove or rearrange.

IDEALS

- Attendees considered a splash pad to be more important (and feasible) than an outdoor pool. People expressed their desire that the splash pad be located near the existing natural playground and integrated into the design of Lions Park as much as possible. It was explained that not all components of the natural playground design have been constructed and that there may be the possibility of integrating a splash pad into the natural playground design.
- People felt that any new pool or splash pad should be kept free for public use.
- Attendees expressed that they would like improvements to the existing outdoor rink including a shelter, more seating, and area lighting.
- People expressed that they would prefer at least two new accessory buildings as part of the master plan. One should be more basic and be focused primarily on storage. The other should be more elaborate and focus on improving the user experience (canteen, changing rooms, warming area, washrooms, etc.). This more elaborate building should be located as centrally to all sports fields as possible. The best location may be in the existing parking area above the existing ball fields. The community also has tentative plans for a volunteer-led project to construct a canteen building in this location.
- Attendees approved of the idea of providing dedicated parking for OHV trailers.

Steering Committee Input

Following the Open House, the Steering Committe provided supplementary input and design direction based on the inputs received at the Open House. The Steering Committee provided some general input as summarized below:

- The Outdoor Recreation and Multi-Sport Complex should be a *regional* facility that will also meet local community needs. As such, it should be ambitious in its proposed amenities and propose a design that will function at a regional scale.
- The Municipality of the County of Cumberland has an aging population. Proposed facilities should therefore be designed to be age-friendly and accessible to people of all abilities.
- Development of the master plan will be phased, with the order of phasing to be determined on an ongoing basis over time.
- Street access to the complex should be via two main points: a new access road using the existing right of way next to Ropak, and the existing access by the basketball/tennis courts.

The Steering Committee also provided specific input on the Open House menu categories: Trails, Athletic Facilities, and Special Features. This input is summarized in the following tables. As before, input has been organized into *Information, Ideas,* and *Ideals*.

STEERING COMMITTEE INPUT - SUBSEQUENT TO OPEN HOUSE
TRAILS
INFORMATION
• No new information presented.
IDEAS
• No new ideas presented.
IDEALS
• The local community is not particularly "walkable" (there are issues with sidewalk connectivity, maintenance, etc.) The master plan should provide opportunity for walking with designated and signed accessible trails.
• Controlled access points should be provided for OHV riders to travel through the property to access the community core and established trail networks.
• A minimum of three controlled access OHV routes should be provided across the property. These routes should be: 1. From the Black Track to the centre of the community, 2. From the existing industrial park to the Black Track, and 3. From the southwest corner of the site to the Black Track.
• The first priority for trail development should be improving the existing Naz MacDonald trail. This portion of trail should be fully accessible and illuminated.
• The second priority for trail development should be an accessible trail network to and around the new athletic facilities.
• The third priority for trail development should be developing a "backcountry" trail around the perimeter of the entire site.
• OHV control barriers should be designated for all points where walking trails intersect with motorized access routes.

STEERING COMMITTEE INPUT - SUBSEQUENT TO OPEN HOUSE
ATHLETIC FACILITIES
INFORMATION
• No new information presented.
IDEAS
• No new ideas presented.
IDEALS
• Access to the new athletic facilities should be made via the existing unused easement located adjacent to the Ropak Canada Inc. plant in the industrial park. The Steering Committee will recommend Council to take immediate steps to acquire a piece of property presently owned by Nova Scotia Business Incorporated (NSBI) northeast of this easement for future development.
• Include renovations (resurfacing, etc.) for the tennis courts and basketball courts as required.
• The master plan should provide the following athletic facilities: 1. A new full sized natural soccer/football field located towards the interior of the site with a perimeter 400m synthetic running track. The soccer/ football field should be natural turf with the understanding that it may be converted to artificial turf as demand warrants. 2. A new full sized baseball field located towards the community centre and oriented according to best practices for baseball facility design. 3. Space alocated for a second full sized natural turf soccer/football field to accommodate tournaments - in keeping with the regional scope of the master plan.
• Regarding parking for athletic facilities, the master plan should provide three primary parking areas: 1. The existing parking at community centre. 2. A new parking lot adjacent to the new access road. 3. Improved and expanded parking near the old arena/outdoor rink. This parking area should also accommodate OHV trailers for rallies as well as normal use.

STEERING COMMITTEE INPUT - SUBSEQUENT TO OPEN HOUSE
SPECIAL FEATURES
INFORMATION
• No new information presented.
IDEAS
• A possible location for an accessory building was identified immediately north-west of the community centre. This could take advantage of waste energy from the community centre, proximity to the street, and centrality to the whole complex.
• Parking was identified as a limiting factor for future use.
IDEALS
• Space should be reserved for a future off-leash dog park area (possibly near the end of Queen Street).
• A splash pad should be provided as near as feasible to the existing natural playground and preferably on the surface of the outdoor rink using a system that allows the surface to alternate between splashpad and rink based on the season.
• Space should be reserved for a future outdoor pool (25 metre) on east side of property as near as possible to the existing natural playground and splashpad.
• If possible, the splash pad and pool should be combined or at least adjacent to each other.
• Space should be reserved for a future BMX track.
• Regarding accessory buildings, the master plan should reserve space for three new buildings: 1. An equipment storage building (approximately 15mx15m) behind the community centre (can be attached to community centre). 2. A multi-purpose (canteen/changing/lifeguard/washroom/utility) building near the outdoor skating rink and/or pool and splashpad. 3. A multi-purpose (changing/storage/washroom/utility) building adjacent to the sport facilities and parking area to be located at the end of the new access road.

SPRINGHILL

OUTDOOR RECREATION & MULTI-SPORT COMPLEX

4 Master Plan

4.1 Introduction

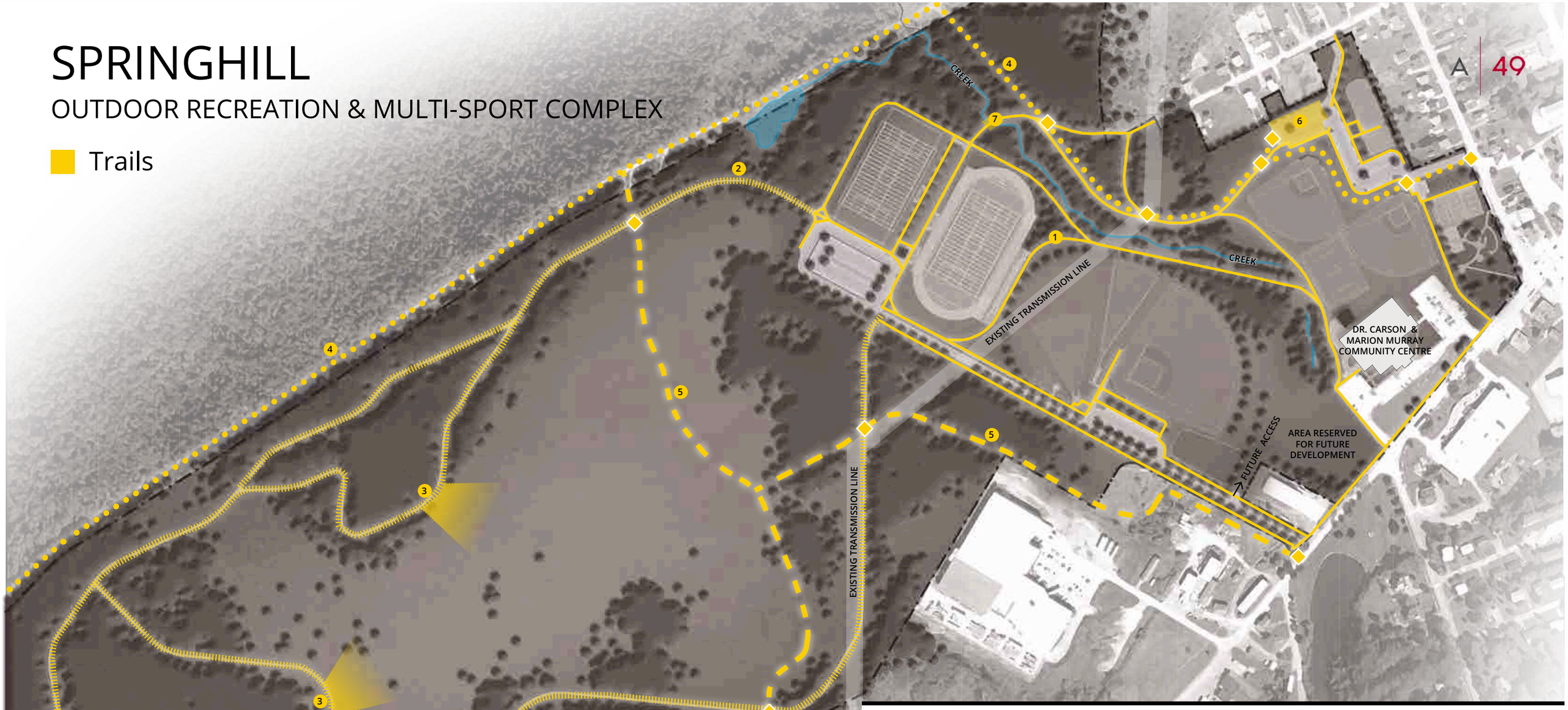
The Springhill Outdoor Recreation & Multi-Sport Complex master plan is the product of a thorough and careful process. At each step in the process, the A|49 team gathered new information about the site, the community, and the community's hopes of what the master plan would be. The master plan graphic to the left shows an overall snapshot of the results of the process.

On the following pages, the features shown on this graphic are broken down into three categories: Trails, Athletic Facilites & Infrastructure, and Special Features. The indvidual components of each category are then isolated and described in detail. Finally, the complete master plan combines all three categories into one comprehensive graphic that represents the entire proposed Springhill Outdoor Recreation & Multi-Sport Complex.

SPRINGHILL

OUTDOOR RECREATION & MULTI-SPORT COMPLEX

Trails



Trails

1. Paved Path
2. Wilderness Hiking Trail
3. Viewpoint
4. Existing OHV Access Route
5. New OHV Access Route

OHV Control Bollards

6. Parking for OHV Trailers
7. Pedestrian Bridge
8. Gravel Parking

Athletic Facilities & Infrastructure

New Access Road
Natural Turf Soccer/Football Field
Bleacher Seating
Central Green
Multi-Purpose Building
Parking
Bus Parking
Drop-Off Area
Natural Turf Soccer/Football Field
High Jump Apron
8-Lane Synthetic Track
Jumping Runways
Shotput Range
Discus Range
Javelin Range
Natural Turf Baseball Field
Parking
Existing Natural Turf Baseball Fields
Natural Turf 9-Per-Side Soccer Field
Equipment Storage Building
Multi-Purpose Building
Paved Parking
Resurfaced Tennis Courts
Resurfaced Basketball Courts

Special Features

Fenced Dog Park
Resurfaced Outdoor Skating Rink
Seasonal Splash Pad
Outdoor 25m Pool
Relocated Community Gardens
Existing Playground Area
BMX Track

4.2 Trails

1. **Paved Path.** Based on the *Physical Activity Community Survey* conducted by Nova Insights in 2015, the number one activity residents of Cumberland County would like to participate in more frequently is walking. By providing paved and easily accessible paths throughout the complex, people can walk for the sake of walking, and not only to get to specific features in the complex. Concrete paving should be used in high visibility areas such as sidewalks, drop-off areas, and around buildings. Asphalt paving may be used between high visibility areas for cost savings. Paved paths should be at least 1.5m wide, while sidewalks and higher traffic areas should be 2m wide. In accordance with best practices for accessibility, paths should have a maximum slope of 5% along and across the path of travel. Benches should be provided periodically for rest stops. Lighting, waste receptacles, and signage should be provided as needed for safety, cleanliness, and wayfinding.
2. **Wilderness Hiking Trail.** Based on the *Physical Activity Community Survey* conducted by Nova Insights in 2015, the number three activity residents of Cumberland County would like to participate in more frequently is snowshoeing. The wilderness hiking trail will be useful to broaden the appeal of the Springhill Outdoor Recreation & Multi-Sport Complex to hikers, mountain bikers, wildlife enthusiasts, snowshoers, and cross-country skiiers alike. The layout of this trail has been carefully designed to take advantage of the varied topography and vegetation of the site. Sections of forested trail are broken up by sections traversing open meadows and wetland areas. Depending on soil conditions and drainage, the trail surface may be bare ground, wood mulch, or aggregate. The trail should be kept relatively narrow to maintain a back-country feel and minimize habitat disturbance. Boardwalk sections may be required for wetland areas. It should be noted that if the trail will be used for cross-country skiing, the snowmobile trail groomer requires a clear width of 2.75-3.7m (9'-12') between obstacles such as trees or rocks located on either side of the trail.
3. **Viewpoint.** To maximize key views across the interior of the site, viewpoints should be provided at strategic locations along the winderness hiking trail. These will serve as destinations and resting points along the trail and will make the trail more interesting and accessible for users of all ages. Viewpoints should feature a bench.
4. **Existing OHV Access Route.** The master plan has been carefully designed to respect the existing culture of OHV use in the community and maintain existing OHV routes across the site. Of particular importance to the community is the OHV connection from the Black Track to Lisgar Street.
5. **New OHV Access Route.** Two new OHV routes have been preserved and designated across the site: 1.) from the Black Track to the entrance of the new access road, and 2.) from the Black Track to the southwest corner of the site near the intersection of Glooscap Trail and Lagoon Road.

   OHV Control Bollards. In order to discourage unsafe OHV use, control bollards will be placed at intersections between OHV trails and pedestrian trails. These bollards will be placed just far enough apart to allow OHV vehicles to pass between - but with limited clearance such that the rider must slow down to avoid impacting either. If the OHV trail or pedestrian path will be groomed during the winter months, at least one of the bollards must be a removable model. It is understood that these bollards will not prohibit OHV access. The very design of OHVs makes them difficult to restrict to defined areas. These bollards, however, are intended to encourage the safe and respectful use of these vehicles.
6. **Parking for OHV Trailers.** Recognizing the importance of supporting OHV vehicle access to the Black Track, the master plan provides a dedicated parking area for OHV trailers. This parking area is located in close proximity to the Black track and adjacent to the existing OHV route to Lisgar Street. This parking area will help to support the organization of OHV rallies and other organized events.
7. **Pedestrian Bridge.** The stream that crosses the site creates varied topography and a point of visual interest. Unfortunately, it also cuts the site in half - limited pedestrian travel from east to west. The master plan proposes a single bridge to cross this stream and improve pedestrian access across the site.
8. **Gravel Parking.** To support use of the wilderness hiking trail, the master plan includes a small gravel parking lot accessed from Lagoon Road. This access point opens up new possibilities for people to enjoy the more distant areas of the wilderness hiking trail without walking the full distance from the sports facilities. This parking lot should be lit and feature a waste receptacle and bench.

SPRINGHILL

OUTDOOR RECREATION & MULTI-SPORT COMPLEX

Athletic Facilities & Infrastructure



Trails

Concrete Path
Wilderness Hiking Trail
Viewpoint
Existing OHV Access Route
New OHV Access Route
OHV Control Bollards
Parking for OHV Trailers
Pedestrian Bridge
Gravel Parking

Athletic Facilities & Infrastructure

9 New Access Road
10 Natural Turf Soccer/Football Field
11 Bleacher Seating
12 Central Green
13 Multi-Purpose Building
14 Parking
15 Bus Parking
16 Drop-Off Area
17 Natural Turf Soccer/Football Field
18 High Jump Apron
19 8-Lane Synthetic Track
20 Jumping Runways
21 Shotput Range
22 Discus Range
23 Javelin Range
24 Natural Turf Baseball Field
25 Parking
26 Existing Natural Turf Baseball Fields
27 Natural Turf 9-Per-Side Soccer Field
28 Equipment Storage Building
29 Multi-Purpose Building
30 Paved Parking
31 Resurfaced Tennis Courts
32 Resurfaced Basketball Courts

Special Features

Fenced Dog Park
Resurfaced Outdoor Skating Rink
Seasonal Splash Pad
Outdoor 25m Pool
Relocated Community Gardens
Existing Playground Area
BMX Track

4.3 Athletic Facilities & Infrastructure

9. **New Access Road.*** By using an existing access easement and acquiring a parcel of land currently owned by Nova Scotia Business Inc., a new access road should be constructed to provide vehicle access to the new sports facilities located in the interior of the site. Although this will represent a significant capital invesment, the road can also be used to provide access for the proposed Springhill Geothermal Business Park. In this way, the capital cost of the access road will be shared between the two initiatives. The new access road will serve as the main entrance to both developments. As such, it should be constructed to a high standard with sidewalks and street trees on both sides. Provision should be made for intersections with future streets or driveways.
10. **Natural Turf Soccer/Football Field.*** To support both soccer and football, this field must be have minimum dimensions of 68x138m (including end zones). The preferred orientation for soccer and football fields is north-south where possible to limit glare in players' eyes. The field must be lit to extend playing time by a complete lighting system using LED lights for energy efficiency. By using a complete lighting system, lightfall can be limited to playing fields and spectator areas with minimal light pollution. The inclusion of underground drainage or irrigation will be dependent on soil and topographical conditions and available budget.This field should be fenced to control OHV access.
11. **Bleacher Seating.** Adequate spectactor seating must be provided in keeping with the regional focus of the complex. Depending on anticipated spectator numbers, these bleachers should either be 5, 10, or 15 row models with aluminum construction for durabilty and longevity. Bleachers should be provided near the centre line of the football/soccer fields, on the southwest side of the baseball field, and near the finish line of the 400m track.
12. **Central Green.** Care has been taken in the layout of the master plan to give structure to the arrangement of facilities - ensuring that the complex is both attractive and functional. The Central Green creates an organizational structure between the two fields while also providing a flexible place for events, informal games, or warm-up activities. The Central Green will also provide additional space during large events for tents, vendors, or other activities.
13. **Multi-Purpose Building.*** This building provides valuable amenities for players, spectators, and municipal staff. The anticipated building program includes washrooms, change rooms, a canteen, and storage. Although the design details of this building area subject to a needs assessment, operational plan, and programming exercise, the master plan currently projects this building as approximately 90m^2 in area. The Multi-Purpose Building will create a focal point within the complex and should have a suitably welcoming and attractive appearance. Next steps in the development process will require a geotechnical report, environmental site assessment, legal survey, and topographical survey. If complications arise from these studies, it will be advantageous to reconsider the building site before too much design has taken place.
14. **Parking.** As appropriate for a regional complex, ample parking will be required for large events such as track and field meets. Trees should be provided for shade and improved aesthetics. Barrier free pathways should be provided from the parking area to nearby destinations.
15. **Bus Parking.** The master plan features a separate bus parking loop for school buses during district, regional, or provincial tournaments and track meets. In the event there are too many buses to fit, overflow parking wil be available along the shoulders of the new access road.
16. **Drop-Off Area.** To create a sense of arrival as well as provide a convenient area for quick pick-ups and drop-offs of athletes, the master plan features a dedicated drop-off area. This area should be limited to 15-minute parking and should feature barrier-free travel routes to nearby destinations.
17. **Natural Turf Soccer/Football Field.*** To support both soccer and football, this field must be have minimum dimensions of 68x138m (including end zones). The preferred orientation for soccer and football fields is north-south where possible to limit glare in players' eyes. The field must be lit to extend playing time by a complete lighting system using LED lights for energy efficiency. By using a complete lighting system, lightfall can be limited to playing fields and spectator areas with minimal light pollution. As the primary playing field, this field should feature underground drainage and be designed for the possibility of being converted to an artificial turf surface as demand warrants. The end zones of this field will be synthetic track material. One end zone will be designated as the site of the high jump apron.
18. **High Jump Apron.** A synthetic high jump apron is required for NSSAF sanctioned provincial track and field meets. A clear radius of 20m is required from centre point of high-jump bar.
19. **8-Lane Synthetic Track.*** In order for an athletic complex to be sanctioned as an NSSAF provincial track and field venue, it must offer a 400m, 8-lane track with a synthetic surface. For cost saving during installation, the track, high jump apron, jumping runways, and javelin runway should be installed at the same time. The track and jumping runways should be fenced to control OHV access.
20. **Jumping Runways.** A requirement for NSSAF sanctioned provincial track and field meets is that the venue must offer two horizontal jumping runways with a synthetic surface, granular landing pad, and lines for long- and triple-jump.
21. **Shotput Range.** A concrete shot put circle is required for NSSAF sanctioned provincial track and field meets.There should be a clear throwing range of at least 26m from the centre of the shot put circle.
22. **Discus Range.** A protective discus cage is required for NSSAF sanctioned provincial track and field meets.There should be a clear throwing range of at least 90m from the centre of the discus cage.
23. **Javelin Range.** A synthetic javelin throwing runway is required for NSSAF sanctioned provincial track and field meets. There should be a clear throwing range of at least 100m from the end of the throwing runway.
24. **Natural Turf Baseball Field.*** This field should be suitable for adult competition games with a distance of 122 metres from home plate to the home run fence. According to the Major League Baseball Rule Book, it is desirable for baseball fields to be oriented such that a line running from home plate through the pitcher's mound to second base should run East-North-East. The field must be lit to extend playing time by a complete lighting system using LED lights for energy efficiency. By using a complete lighting system, lightfall can be limited to playing fields and spectator areas with minimal light pollution. The inclusion of underground drainage or irrigation will be dependent on soil and topographical conditions and available budget. This field should be fenced to control OHV access.
25. **Parking.** As appropriate for a regional complex, ample parking will be required for large events such. The parking area should feature landscaped islands with turf and/or planting beds. Trees should be provided for shade and improved aesthetics. Barrier free pathways should be provided from the parking area to the athletic facilities, and spectator areas.
26. **Existing Natural Turf Baseball Fields.** These fields should be preserved as-is with the addition of lighting to extend playing time using a complete lighting system using LED lights for energy efficiency. By using a complete lighting system, lightfall can be limited to playing fields and spectator areas with minimal light pollution.
27. **Natural Turf 9-Per-Side Soccer Field.** To maximize the usefulness of available space, the master plan proposes a small natural turf soccer field with suitable dimensions for 9 versus 9 soccer matches and informal play (45x65m shown).
28. **Equipment Storage Building.** Ths utility building (approximately 15x15m) should be located close to the existing community centre to utilize waste geothermal energy. This building will provide valuable storage space for machinery and equipment. The building cladding should relate to the materials used on the adjacent community centre such that the buildings are seen as parts of the same whole.
29. **Multi-Purpose Building.*** This building provides valuable amenities for the public as well as municipal staff. The anticipated building program includes washrooms, change rooms, a canteen, a lifeguard office, and storage. Although subject to a needs assessment, operational plan, and programming exercise, the master plan currently projects this building as approximately 120m^2 in area. Care should be given to the design of the building to avoid the appearance of a bare bones utility building. The Multi-Purpose Building will create a focal point within the complex and should have a suitably welcoming and attractive appearance.
30. **Paved Parking.** The existing parking area is prone to poor drainage and rutting. The master plan proposes that this area be paved, and expanded to maximize its usefulness and contribute to the overall quality of the complex. The parking area should feature landscaped islands with turf and/or planting beds. Trees should be provided for shade and improved aesthetics. Barrier free pathways should be provided from the parking area to nearby destinations.
31. **Resurfaced Tennis Courts.** The existing tennis courts are to be improved as required. Improvements are to include new fencing, surfacing, and net supports. Benches and waste receptables should be provided.
32. **Resurfaced Basketball Court.** The existing basketball court is to be improved as required. Improvements are to include new fencing and surfacing. Benches and waste receptables should be provided.

*In particular for higher-budget features, next steps in the development process will include obtaining a geotechnical report, environmental site assessment, legal survey, and topographical survey. If complications arise from these studies, it will be advantageous to consider alternate locations before too much design has taken place.

SPRINGHILL

OUTDOOR RECREATION & MULTI-SPORT COMPLEX

Special Features



Trails

Concrete Path
Wilderness Hiking Trail
Viewpoint
Existing OHV Access Route
New OHV Access Route
OHV Control Bollards
Parking for OHV Trailers
Pedestrian Bridge
Gravel Parking

Athletic Facilities & Infrastructure

New Access Road
Natural Turf Soccer/Football Field
Bleacher Seating
Central Green
Multi-Purpose Building
Parking
Bus Parking
Drop-Off Area
Natural Turf Soccer/Football Field
High Jump Apron
8-Lane Synthetic Track
Jumping Runways
Shotput Range
Discus Range
Javelin Range
Natural Turf Baseball Field
Parking
Existing Natural Turf Baseball Fields
Natural Turf 9-Per-Side Soccer Field
Equipment Storage Building
Multi-Purpose Building
Paved Parking
Resurfaced Tennis Courts
Resurfaced Basketball Courts

Special Features

33 Fenced Dog Park
34 Resurfaced Outdoor Skating Rink
35 Seasonal Splash Pad
36 Outdoor 25m Pool
37 Relocated Community Gardens
38 Existing Playground Area
39 BMX Track

4.4 Special Features

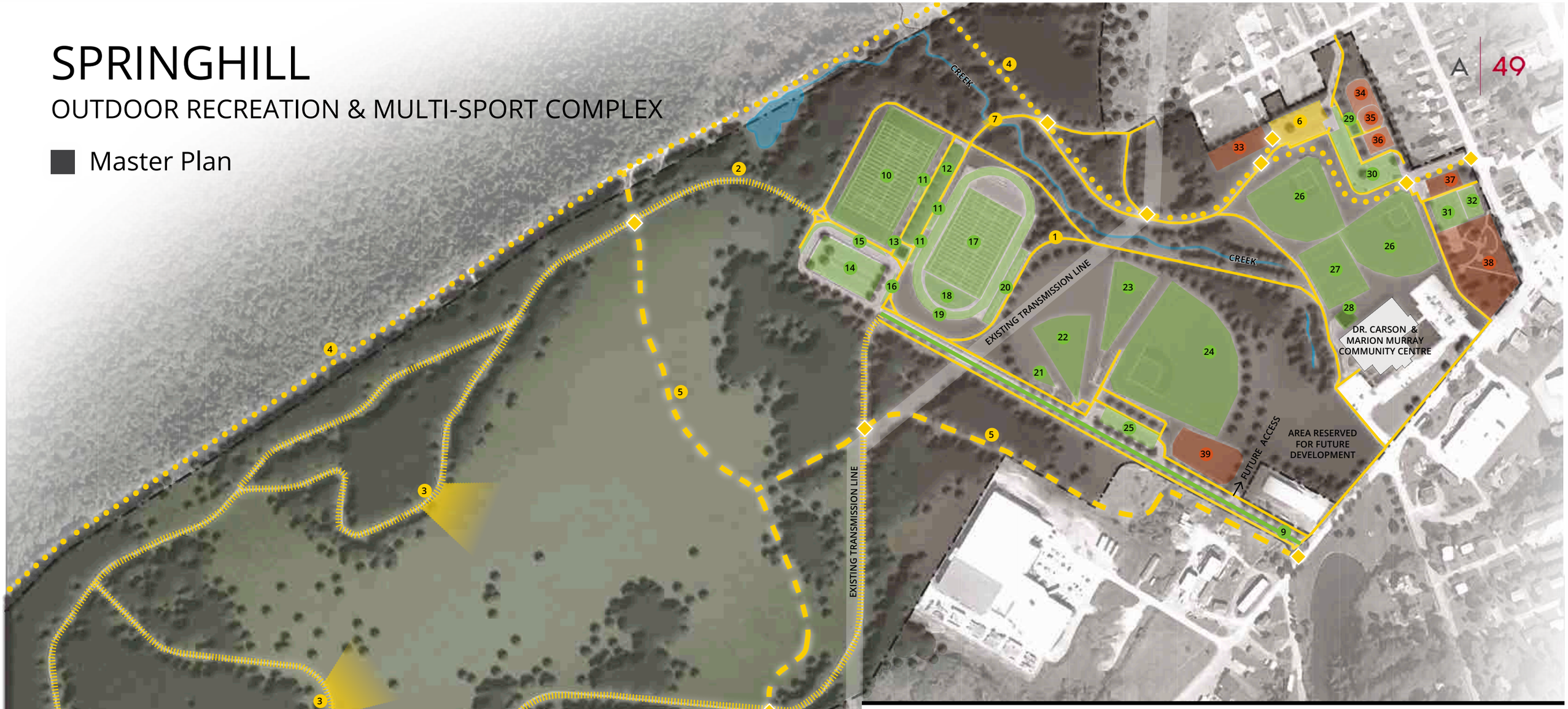
33. **Fenced Dog Park.** This feature should be an area of mown grass surrounded by a perimeter fence. It should include a minimum of one bench, waste receptacle, and sign (designating rules for use).
34. **Resurfaced Outdoor Skating Rink.** This feature is a remnant from the community's previous indoor skating rink. The deteriorated condition of the concrete will necessitate resurfacing. As part of this process, infrastructure should be installed for the seasonal splash pad (35). The outdoor rink should feature lighting and ample seating for skate lacing.
35. **Seasonal Splash Pad.*** The Seasonal Splash Pad should be located on one half of the outdoor rink using available technology for seasonals splash pads/outdoor rinks. In the event that an outdoor pool (36) is not developed, the splash pad should be developed on the proposed pool site. This will keep the functional relationship between the splash pad and Multi-Purpose Building (29) while avoiding the complications of installing splash pad infrastructure in the existing outdoor rink surface. The splash pad should feature ample seating (preferably shaded) for parents and caregivers.
36. **Outdoor 25m Pool.*** Based on the *Physical Activity Community Survey* conducted by Nova Insights in 2015, the number two activity residents of Cumberland County would like to participate in more frequently is swimming. The further design of this feature should be subject to a needs assessment, operational plan, and geotechnical study. Based on A|49's regional and international experience, outdoor competition swimming pools are becoming less popular as new-builds. Outdoor pools are expensive to operate, and can only be used a short period of the year which in the Canadian climate leaves little room for revenue generation. Splash pads are increasingly popular alternatives right now, in both indoor aquatic centres and outdoor facilities. To maintain user interest, aquatic features including splash pads should be designed in a way to add components in the future. This helps to maintain interest by introducing new "hooks" to attract new users or interest groups. If developed, the pool should feature ample seating (preferably shaded) for parents and caregivers and be fenced from the adjacent parking area. Opportunities should be explored for heating the pool water using geothermal energy.
37. **Relocated Community Gardens.** The Outdoor 25m Pool is proposed on the site of the existing community gardens. These should be relocated to a position of more prominence and further developed with additional raised planter beds, larger in-ground planting beds. The raised planter beds should be of appropriate dimensions to be built with 2.44m (8') and 3.66 (12') lumber and should be approximately 0.86m in height for maximum accessibility. The relocated gardens must be provided with at least one water faucet and small storage shed.
38. **Existing Playground Area.** The existing conventional playground should be maintained as it currently exists. The natural playground should be further developed to its full proposed build-out as shown in the construction drawings prepared by Glenn Group Ltd. in 2016.
39. **BMX Track.** Building on the community interest that developed the existing BMX track, the track should be relocated from its current location (to be preserved for future development) and improved to include a dirt track with boardwalk sections, and a separate modular pump track. The BMX Track should also feature at least one bench, waste receptacle, and sign identifying rules of use.

*In particular for higher-budget features, next steps in the development process will include obtaining a geotechnical report, environmental site assessment, legal survey, and topographical survey. If complications arise from these studies, it will be advantageous to consider alternate locations before too much design has taken place.

SPRINGHILL

OUTDOOR RECREATION & MULTI-SPORT COMPLEX

■ Master Plan



Trails

1. Paved Path
2. Wilderness Hiking Trail
3. Viewpoint
4. Existing OHV Access Route
5. New OHV Access Route
   OHV Control Bollards
6. Parking for OHV Trailers
7. Pedestrian Bridge
8. Gravel Parking

Athletic Facilities & Infrastructure

9. New Access Road
10. Natural Turf Soccer/Football Field
11. Bleacher Seating
12. Central Green
13. Multi-Purpose Building
14. Parking
15. Bus Parking
16. Drop-Off Area
17. Natural Turf Soccer/Football Field
18. High Jump Apron
19. 8-Lane Synthetic Track
20. Jumping Runways
21. Shotput Range
22. Discus Range
23. Javelin Range
24. Natural Turf Baseball Field
25. Parking
26. Existing Natural Turf Baseball Fields
27. Natural Turf 9-Per-Side Soccer Field
28. Equipment Storage Building
29. Multi-Purpose Building
30. Paved Parking
31. Resurfaced Tennis Courts
32. Resurfaced Basketball Courts

Special Features

33. Fenced Dog Park
34. Resurfaced Outdoor Skating Rink
35. Seasonal Splash Pad
36. Outdoor 25m Pool
37. Relocated Community Gardens
38. Existing Playground Area
39. BMX Track

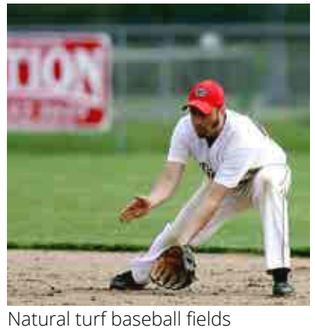
4.5 Final Master Plan

The master plan illustrated here combines all of the features found in Trails, Athletic Facilities & Infrastructure, and Special Features into one comprehensive plan. The image collage to the right further illustrates these features.

This plan represents the aspirations of the Municipality and community, as expressed by Steering Committee members, local stakeholders, and Open House attendees. It should be noted that the master plan shows a full build-out of elements on the site. Which elements are developed - and in which order - is open to determination over time by residents, interest groups, municipal staff, and elected officials.


Natural turf soccer / football fields


Resurfaced basketball courts


Natural turf baseball fields


Fenced dog park


Resurfaced tennis courts


Javelin range


Discus range


Multi-purpose buildings


Community gardens

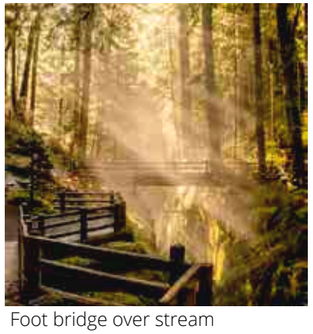

8-lane synthetic track


Bleacher seating


High jump apron


Wilderness hiking network


Wilderness hiking network: winter


Foot bridge over stream


Splash pad


Outdoor 25m pool


BMX track


Outdoor hockey rink

5 Cost Estimates

Capital & Annual Operating Cost Estimates

The capital and annual operating cost estimates on the following page spread represent the full build-out of the Springhill Outdoor Recreation & Multi-Sport Complex master plan. The capital estimates are intended to guide the allocation of budget toward individual components of the master plan over time. The annual operating cost estimates are intended to give a general idea of the cost to operate the complex over time. Note that these estimates are based on 2018 prices. Accordingly, as time passes, these numbers will need to be adjusted for inflation.

The annual operating costs are based on the following general assumptions:

Electricity:

- Nova Scotia Power Rates: 15.9330¢ per kilowatt hour for all metered kilowatt hours per month

Lighting:

- 50 Foot Candles (538 Lumens) lighting standard for all lit outdoor fields
- 1 Lumen = 0.001496 watts
- 538 Lumens = 0.805 watts per m^2

Aquatics:

- 2" water line width to splash pad and outdoor pool
- 5% water loss due to evaporation
- Non-heated outdoor pool

Staff:

- The field scheduling and cash handling will be managed by municipal staff and will require 200 hours annually of an existing staff time

Capital Cost Estimates

	QUANTITY	COST: $
SITE PREPARATION		
Grubbing and rough grading for fields and parking	12.9 ha	300,000
SUBTOTAL		**300,000**
TRAILS & PATHS		
Naz MacDonald Trail		
Asphalt paved paths	1290 m	145,000
Concrete paved sidewalk (Main Street/Miners Memorial Drive)	370 m	50,000
Path lighting	Allowance	70,000
OHV control bollards (assume 3 per access point)	18	18,000
Site furnishings (benches, waste receptacles, signage)	3 each	9,000
Sports Fields Connections		
Concrete paved paths	3911 m	385,000
Path lighting	Allowance	150,000
Pedestrian bridge	20-40 m span	450,000
OHV control bollards (assume 3 per access point)	18	18,000
Site furnishings (benches, waste receptacles, signage)	6 each	15,000
Wilderness Trail		
Cleared and graded paths	3690 m	55,000
Boardwalk	575 m	85,000
Gravel parking area	490 m^2	25,000
OHV control bollards (assume 3 per access point)	27	27,000
Site furnishings (benches, waste receptacles, signage)	4 each	10,000
OHV Trails		
Cleared, graded, coarse aggregate paths (4 m width)	2800 m	285,000
SUBTOTAL		**1,797,000**

	QUANTITY	COST: $
SPORTS INFRASTRUCTURE		
8-lane 400 m synthetic track area, including: • High jump apron • 2 jumping runways with landing pits • Combination football/ soccer field (inside track, natural turf (68 x 138 m) • Combination football/ soccer field (natural turf) (68 x 138 m)	1	1,850,000
Field lighting	Allowance	250,000
Junior 9-a-side soccer field (natural turf)	50 x 70 m	150,000
Field lighting	Allowance	60,000
Smaller fields: • Baseball diamond with backstop and dugouts (natural turf) • Javelin range with runway and backstop • Discus range with throwing circle and backstop • Shotput range with throwing circle	1 each	550,000
Field lighting	Allowance	150,000
All fields and venues to be fenced with chain link	~2350 m	435,000
Aluminum bleachers	4	40,000
Aluminum players benches	6	15,000
Re-surface 1 outdoor basketball court	610 m^2	75,000
Re-surface 2 outdoor tennis courts	1200 m^2	105,000
Lighting	Allowance	100,000
25m 8-lane outdoor pool with perimeter deck area	~750 m^2	1,500,000
Resurfaced outdoor rink surface	1450 m^2	85,000
Rink lighting	Allowance	80,000
"Splashed Ice" seasonal splash pad/outdoor rink (on outdoor rink surface)	725 m^2	105,000
SUBTOTAL		**5,550,000**

	QUANTITY	COST: $
BUILDINGS		
Pool building (2 change rooms, washrooms, lifeguard room, storage room, 150 m^2 unit pavers hardscape surrounding)	250 m^2	850,000
Storage building (heated from existing geothermal system in adjacent Community Centre, minimum two sliding garage doors, minimum construction standards)	235 m^2	650,000
Field building (2 change rooms, washrooms, multi-purpose canteen room, storage room, 300 m^2 unit pavers hardscape surrounding)	250 m^2	675,000
SUBTOTAL		**2,175,000**
MISCELLANEOUS		
Community Garden		
Raised wooden planting beds (2.44 m x 3.66 m)	14	14,000
In-ground planting beds (3 m x 6 m)	7	8,000
Site furnishings (benches, waste receptacles, signage)	1 each	10,000
Water faucet connection	1	1,500
BMX Park		
Graded dirt track course	~175 m	14,000
Boardwalk	~25 m	10,000
Modular pump track course	~125 m	50,000
Site furnishings (benches, waste receptacles, signage)	1 each	20,000
Dog Park		
Perimeter fence	1450 m	265,000
Site furnishings (benches, waste receptacles, signage)	1 each	20,000
Trees		
Deciduous trees (various species, 50 mm caliper)	~200	100,000
SUBTOTAL		**512,500**

	QUANTITY	COST: $
PARKING		
Pool Building Area		
Asphalt paving area (Includes painted lines and lighting))	5275 m^2	400,000
Asphalt access roads	110 m	20,000
Storage Building Area		
Asphalt paving area (Includes painted lines and lighting)	720 m^2	65,000
Field Building Area		
Asphalt paving area (Includes painted lines and lighting)	3835 m^2	450,000
Asphalt access roads	630 m	90,000
SUBTOTAL		**1,025,000**
TOTALS		
Subtotal for all items		**11,359,500**
15% Design contingency		**1,703,925**
GRAND TOTAL		**13,063,425***

**Cost in Spring 2018 Canadian Dollars*

Annual Operating Cost Estimates

AQUATIC COMPONENTS	ANNUAL COST: $
Splash Pad	
Assumptions: • Hours used per year: 630 (70 days @ 9 hours per day) • Flow away system with 265 LPM max flow • No lighting • 2” water line	13,000
Outdoor Rink	
Assumptions: • Number of times rink is flooded per year: 16 (2 times per week, over 2 months) • Hours lit per year (expected): 240 (60 days at 4 hours per day)	145
Outdoor Pool	
Assumptions: • Size: 25 x 50 m and 1.35 m depth • Hours used per year (expected): 630 (70 days at 9 hours per day) • No lighting • 2” water line • Includes chemical costs and electricity for filtration system	5,708
Assumptions: • Life guard / water quality check at $22 per hour	13,860
SUBTOTAL	**32,713**

FIELD SPORT COMPONENTS	ANNUAL COST: $
Baseball Fields	
Assumptions: • No irrigation • Hours lit per year (expected): 600 (150 days at 4 hours per day)	2,000
Soccer / Football Fields	
Assumptions: • No irrigation • Hours lit per year (expected): 600 (150 days at 4 hours per day)	1,650
Basketball / Tennis Courts	
Assumptions: • Hours used per year (expected): 2,520 (210 days at 12 hours per day) • Hours lit per year (expected): 600 (150 days at 4 hours per day)	150
BMX Track	
Assumptions: • No lighting	0
SUBTOTAL	**3,800**
BUILDINGS	
Equipment Storage Building (225 m²)	
Assumptions: • Assuming that equipment storage building will be heated and cooled to minimal requirements using geothermal energy, *only lighting costs are considered.*	3,750
Multipurpose Buildings (120m² + 90 m²)	
Assumptions: • Building is operated only 10 months per year • Heated and cooled to minimum requirements using geothermal energy • For utilities, assuming a general estimate of $48 per square metre of indoor space	13,125
SUBTOTAL	**16,875**

SITE INFRASTRUCTURE	ANNUAL COST: $
Parking	
Assumptions: • Parking lot clearance and maintenance estimated at 100 hours annually • Hourly rate of staff (including benefits): $22	2,200
Maintenance of Natural Turf Fields	
Assumptions: • Mowing, weeding, trimming, edging, garbage pickup • 100 hours per year at $22 per hour	2,200
Miscellaneous infrastructure maintenance	10,000
Miscellaneous (insurance costs, etc.)	10,000
SUBTOTAL	24,400
ANNUAL TOTALS	
GRAND TOTAL	**77,788***

**Cost in Spring 2018 Canadian Dollars*

6 Appendix: Open House Materials

The following pages contain the “Menu” boards presented at the Open House on November 16, 2017. The concept options shown on the menus were a result of the site analysis conducted by the A|49 team as well input gathered from meeting with the Steering Committee and Local Stakeholders. Input received from Open House attendees regarding preferred options from the menus is recorded in Section 3: Concept Development and has been incorporated into the final master plan shown in Section 4: Master Plan.

MENU 1: Trails

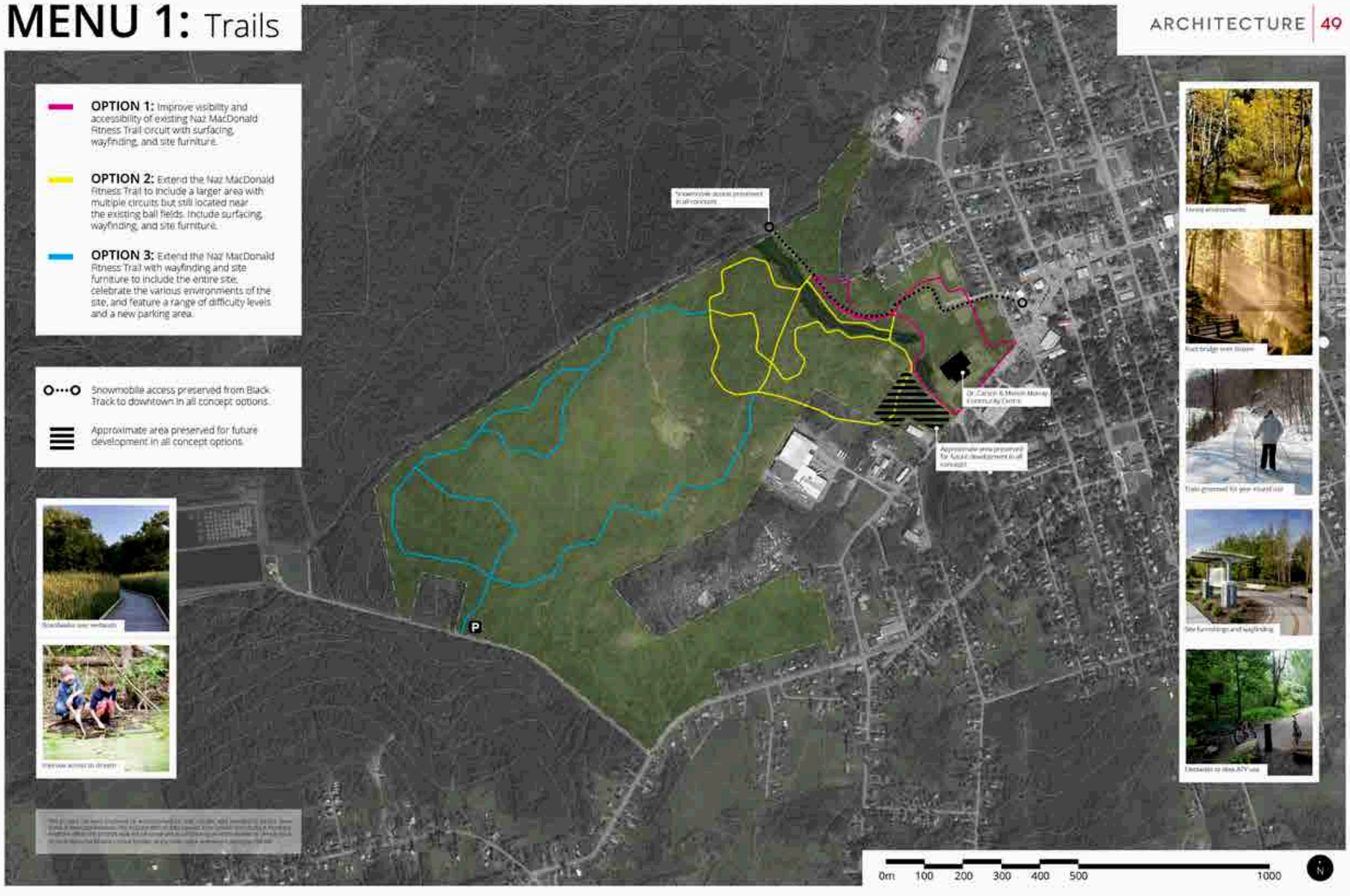
OPTION 1: Improve visibility and accessibility of existing Naz MacDonald Fitness Trail circuit with surfacing, wayfinding, and site furniture.

OPTION 2: Extend the Naz MacDonald Fitness Trail to include a larger area with multiple circuits but still located near the existing ball fields. Include surfacing, wayfinding, and site furniture.

OPTION 3: Extend the Naz MacDonald Fitness Trail with wayfinding and site furniture to include the entire site, celebrate the various environments of the site, and feature a range of difficulty levels and a new parking area.

Snowmobile access preserved from Black Track to downtown in all concept options.

Approximate area preserved for future development in all concept options.



MENU 2: Athletic Fields





OPTION 1:

Baseball: Rotate and enlarge North baseball field to accommodate adult-sized games without interfering with smaller South baseball field. May require shortening home run distance (home plate to centre field fence) from 122m to 105m.

Tennis & Basketball: Resurface existing courts and provide site furniture to encourage greater use.

Soccer / Football / Rugby: Construct new natural turf field (68m x 138m) to accommodate all three field sports.



OPTION 2:

Baseball: Leave existing baseball fields as they are. Plan to construct new adult-sized natural turf baseball field at a later phase to provide third field for tournaments and adult games.

Tennis & Basketball: Resurface existing courts and provide site furniture to encourage greater use.

Soccer / Football / Rugby: Construct new natural turf field (68m x 138m) to accommodate all three field sports.



OPTION 3:

Baseball: Leave existing baseball fields as they are. Plan to construct new adult-sized natural turf baseball field at a later phase to provide third field for tournaments and adult games.

Tennis & Basketball: Resurface existing courts and provide site furniture to encourage greater use.

Soccer / Football / Rugby / Track: Construct new artificial turf field (68m x 138m) to accommodate all three field sports with perimeter 8-lane running track.





MENU 3: Special Features

OPTION 1: Support OHV use by constructing new parking area for OHV users and more convenient access to the Black Track trail from the dead-end of Queen Street.

OPTION 2: Construct new outdoor pool and/or splashpad with accessory changing and storage building (or incorporate multi-purpose building shown as Option 3.)

OPTION 3: Construct new multi-purpose building to accommodate storage, washrooms, changing rooms, canteen, and warm-up area for winter use.

OPTION 4: Develop plan for future development on previously cleared land at centre of site.

* Other possible features identified: relocating and improving existing BMX track, providing sleeping accommodations (e.g. camping), and constructing closed OHV track for races, skills development, etc.



OHV trailer unloading & parking

Outdoor swimming pool

Splashpad

Multi-use pavilion building

Fishing and campground

Closed OHV course

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