

# Lewis Farms Recreation Centre

## Proposed All-Season Outdoor Recreation Space

### Recommendation

That the May 28, 2021, Citizen Services report CS00388, be received for information.

### Previous Council/Committee Action

At the February 3, 2021, Community and Public Services Committee meeting, the following motion was passed:

That Administration work with Active Communities Alberta, appropriate not-for-profit organizations (ex: Hockey Edmonton, Hockey Alberta, etc.), and the Rosenthal Community League on the opportunity to build the proposed all-season outdoor recreation spaces and determine what is needed to advance this project at the current Lewis Farms Recreation Centre site.

### Executive Summary

In February 2021, Active Communities Alberta proposed to construct an all-season outdoor recreation facility on the site of the planned Lewis Farms Community Recreation Centre and District Park to address a current shortage of recreation opportunities in that part of the city. Active Communities Alberta has also been working with Rosenthal Community League to explore locating the proposed outdoor recreation facility on the Rosenthal School/Community park site.

To construct the proposed facility on the Lewis Farms site, site servicing including stormwater management, grading, utility connections, road work, and landscaping would be required. Public engagement would also be required to understand which elements of the approved Lewis Farms Community Recreation Centre and District Park program the stakeholders would support removing or deferring to accommodate the facility.

### Report

At the February 3, 2021, Community and Public Services Committee, Active Communities Alberta brought forward a proposal to build an all-season outdoor recreation facility on the Lewis Farms Community Recreation Centre and District Park site. Active Communities Alberta's proposed facility is an innovative way of meeting

the recreation needs of the community in the near future either as a temporary measure or potentially be integrated into the Lewis Farms site design permanently should funding become available for the facility and park to be constructed.

### Rosenthal School/Community Park Site

Since February, Active Communities Alberta has had discussions with Rosenthal Community League about the potential of locating the proposed outdoor recreation facility on the Rosenthal School/Community Park site, which is approximately one kilometre south of the Lewis Farms site.

The Rosenthal School/Community Park site, located at 1070 Rosenthal Boulevard, is designed to serve the Rosenthal neighbourhood and includes space to accommodate a future public K-6 school site and community league site with two outdoor rinks. Existing development at this park site includes a spray park, playground, walking trails and parking lot. With the exception of schools and community leagues, under the current Urban Parks Management Plan, recreation facilities with a service area extending outside the neighbourhood boundaries and outdoor covered hockey rinks are prohibited from community-level parks. Community-level parks may not be designed to accommodate additional parking and traffic demands generated by more significant recreation facilities. The current parking lot at the Rosenthal School/Community Park site was designed to accommodate the current and anticipated parking demand based on the approved program for the park, which does not include two covered rinks with supporting infrastructure.

In April 2021, Administration met with Active Communities Alberta and Rosenthal Community League representatives to consider the opportunities and constraints of the site. Active Communities Alberta expressed confidence that the facility could fit on the site and Rosenthal Community League saw potential in having the multi-use facility located where it could be accessed by the school. Rosenthal Community League is currently engaging with community members to gauge interest in the proposed facility being located on the site. The two groups will continue to work together and with their City liaison to initiate the Community Group Led Construction Project process.

Consultation with Edmonton Public Schools, a partner and key stakeholder in the approved Rosenthal School/Community Park site plan, would also need to occur. The proposed location on the park site is not within the community league license area and would reduce the planned sportsfield space adjacent to the school.

Should the parties wish to pursue the outdoor recreation facility on the school/community park, Administration would work with them to submit a request in alignment with the Community Group Led Construction Project process. Administration would formally review the proposal and bring forward a report for City Council

consideration.

### Lewis Farms Facility and District Park Site

In December 2014, City Council approved the development of the Lewis Farms Facility and District Park project schematic design, followed by approval of the full design development and the acquisition of the land to support the project. Throughout the phased approach of design, Administration has engaged stakeholders to provide input on the development of the design. The site is designed to be a year-round community hub offering a wide variety of indoor and outdoor recreation, sport, leisure, and park based activities.

To proceed with the proposed all-season outdoor recreation facility on the Lewis Farms District Park site, Active Communities Alberta would work with Administration to initiate the Community Group Led Construction Project process. This process requires a business case that provides information such as the potential location of the facility on the site, confirmation of funding sources for the design and construction of the facility, any site servicing that may be required, and an outline of the ongoing operational model to determine the feasibility of the project. Costs for internal roads, parking lots, utility connections, and landscaping that align with the Lewis Farms Community Recreation Centre and District Park final design could be advanced by City Council to support partnership development.

Some of the off-site infrastructure such as roads and utilities have been developed to support this site, however, if development on the site is to proceed, additional site servicing would be required, including a stormwater management facility and western boundary road. The design and estimates for these services would have to be further developed and approved by City Council. The high level cost estimate for off-site servicing is \$4 million. If the surrounding development infills before development on Lewis Farms District Park proceeds, these costs would be undertaken as part of those developments. Additional base level preparation for development would also be required, including rough grading, supply and placement of suitable topsoil, seeding, and fencing, and is estimated at an additional cost of \$3.6 million.

Re-engagement with internal stakeholders and the public would be required to determine what elements of the current approved Lewis Farms Community Recreation Centre and District Park design would be removed or deferred from the approved program to accommodate the proposed outdoor recreation facility.

### Next Steps

Administration believes there is merit in further consideration of this initiative by Council. Administration will continue to seek innovative solutions to deliver public recreation facilities and services. To further pursue this opportunity, Administration will work with Active Communities Alberta and the Rosenthal Community League and

follow the process articulated in the Community Led Construction Project Manual for these types of projects proposed on City land. This will include reviewing the site conditions and impacts on existing plans, reviewing the project budget and funding strategy and gaining a clear understanding of the future operating model and the role of each proponent in the project and in its operation. Administration will also work with the proponents to clearly articulate the process and steps for consideration of Council going forward.

## Budget/Financial Implications

Currently, there is no funding approved in the 2019-2022 capital budget for this project. When a business case is completed, an evaluation of the capital costs and funding strategies will be prepared.

## Corporate Outcomes and Performance Management

<b>Corporate Outcome:</b> The City of Edmonton has sustainable and accessible infrastructure.			
<b>Outcome</b>	<b>Measures</b>	<b>Results</b>	<b>Targets</b>
Outdoor recreational amenities are developed to benefit Edmontonians.	Attendance at recreation facilities	2019: 9,170,410	Maintain or increase over 2019
	Percent of open space capital projects on budget	2021: 95 percent	85 percent
	Percent of open space capital projects on schedule	2021: 59 percent	80 percent

## Others Reviewing this Report

- C. Owen, Deputy City Manager, Communications and Engagement
- M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services
- S. McCabe, Deputy City Manager, Urban Planning and Economy
- K. Fallis-Howell, Acting City Solicitor