

CITY OF LLOYDMINSTER

# **OUTDOOR SPORTING COMPLEX STUDY**

JUNE 2023



# PREFACE

In March 2023, **Scatliff + Miller + Murray (SMM)** was retained by the City of Lloydminster to conduct a comprehensive review of the Driven Energy Legion Ball Park and VLA Soccer Fields, now referred to as the City of Lloydminster Outdoor Sporting Complex (OSCx). These two facilities, while distinct in nature, hold a mutually supportive relationship and serve as essential sporting spaces within the city's recreational landscape. Additionally, westward of these existing facilities lies undeveloped land, presenting a visionary opportunity to define the OSCx and enhance the site as a premier recreational destination within the city. The project consisted of two distinct phases:

**Phase 1:** Stakeholder Engagement, Site Background + Programming Review

**Phase 2:** Facility Condition and West Expansion Review + Concept and Design Development

The recommendations presented in this document are derived from the feedback and findings obtained during Phase 1. These recommendations aim to be implemented within a 15-year timeframe, as indicated in **Table 1**, which outlines an immediate (2 years), short-term (3-6 years), medium-term (6-10 years), and long-term (10-15 years) implementation strategy.

This report represents the culmination of extensive engagement with both internal and external stakeholders, fostering thoughtful discussions and cultivating a collective vision for the future of the community's recreational aspirations. The initiatives outlined in this report build upon the existing legacy of the Driven Energy Legion Ball Park and VLA Soccer Fields, contributing to the future growth, health, and well-being of the citizens of Lloydminster and the surrounding area.

SMM is pleased to present the following **City of Lloydminster Outdoor Sporting Complex Study**.



**The City of Lloydminster is located in the heart of Treaty 6 territory and is the traditional homeland of the Plains Cree, Wood Cree, Dene, Saulteaux, and Métis.**

In the spirit of Truth and Reconciliation, Scatliff + Miller + Murray acknowledges and honours the lands where our offices are located. As professionals who work with the land and landscape, our work spans many Treaty Territories and traditional, ancestral and unceded lands and waters of many Indigenous Nations. We acknowledge the ways our professions have caused and continue to cause harm to the Indigenous peoples and communities of Canada, but commit to honouring the Treaties, respecting the land, and working towards a better future.

SMM and the Steering Committee would like to express their gratitude to everyone who participated in this process and commend the City of Lloydminster for acknowledging the significance of the Driven Energy Legion Ball Park and the VLA Soccer Fields in the recreational landscape of the community.

*This report and its contents are intended for the sole use of the City of Lloydminster and their agents.*

*SMM does not accept any responsibility for the accuracy of any of the data, the analysis, or the recommendations contained or referenced in the report when the report is used or relied upon by any party other than the City of Lloydminster, or for any project other than the proposed development at the subject site. Further detailed analysis should be undertaken regarding any proposed development. Any such unauthorized use of this report is at the sole risk of the user. Use of this document is subject to the Contractual Terms and Conditions executed by both parties.*

*Scatliff + Miller + Murray Inc.*

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# INTRODUCTION

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**Cities worldwide play a critical role in the provision of recreational opportunities for their citizens' physical health and mental well-being as well as for the residents in the surrounding area. The City of Lloydminster's Outdoor Sporting Complex Study outlines a vision, key initiatives, and capital investments for field sports facilities and passive recreation spaces.**

From March to June 2023, the City of Lloydminster enlisted the expertise of Scatliff + Miller + Murray (SMM) to undertake an extensive Outdoor Sporting Complex (OSCx) Study. This study serves to evaluate the current condition of the Driven Energy Legion Ball Park (Ball Park) and the VLA Soccer Fields, while also offering recommendations for potential future expansion west of these two facilities.

At the outset of the study, it became evident that the existing layout of the Ball Park and VLA Soccer Fields presented untapped opportunities for enhancing overall site connectivity and vitality. Recognizing the significance of these facilities in hosting the 2024 Saskatchewan Summer Games, we prioritized improving the usability, adaptability, and enjoyment of the complex’s existing assets before exploring opportunities to create new space. Additionally, the western area presents a promising canvas for introducing new recreational spaces – both programmed and passive – to enrich Lloydminster.

Our approach is informed by our comprehensive understanding of Lloydminster’s outdoor recreational assets, community needs, and the objectives outlined in the Request for Proposals (RFP). To achieve this goal, the OSCx Study consisted of two phases over a 3-month process including:

Phase 1: Stakeholder Engagement, Site Background + Programming Review

Phase 2: Facility Condition and West Expansion Review + Concept and Design Development

To cultivate a future vision of the study area from investigation to conceptual design rendering, this document has been divided into the following 8 chapters.

<b>1.0 Introduction</b>	An Introduction to the Plan, process, and Objectives
<b>2.0 Background</b>	A summary of the existing plans
<b>3.0 Stakeholder Engagement</b>	Summary of the public consultation results
<b>4.0 Existing Conditions</b>	An overview of the existing facilities’ conditions
<b>5.0 Conceptual Visioning</b>	Conceptual designs for future implementation.
<b>6.0 Immediate Opportunities</b>	Recommendations within the next 2 years
<b>7.0 Implementation</b>	Initiative Recommendations and Phasing
<b>8.0 Next Steps</b>	Next Steps for the Outdoor Sporting Complex

The recommendations presented within this document are to be implemented over a long period of time, with initiatives identified for **immediate (within 2 years), short-term (3 - 6 years), medium-term (6 - 10 years), and long-term (10 - 15 years)** implementation.



## **BACKGROUND**

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**Planning for renovated or new facilities within the Study Area is guided by the existing site attributes and several existing plans, including the Lloydminster Recreational, Cultural and Park Facilities Master Plan Report, the Municipal Development Plan, the 2022-2025 Strategic Plan, and the Active Alberta Policy. These plans are considered when envisioning the future of the Outdoor Sporting Complex.**

## 2.1 THE STUDY AREA

Since 1984, the Driven Energy Legion Ball Park and VLA Soccer Fields (the Study Area, shown in **Figure 1**) have acted as a hub for local and regional baseball, softball, slow-pitch, and soccer for Lloydminster and the greater region. The Study Area also includes a 16-acre area for potential future expansion to the west. The Study Area is located on Lloydminster's east side on a decommissioned landfill site. The area is surrounded by various land uses, primarily industrial and commercial to the north, east, and south, as well as residential to the west. It is bounded by 45th Street, Highway 16, 49th Street, 40th Avenue, and a CN Rail line.



**Figure 1:** Study Area

### Historical Landfill Considerations

As previously mentioned, portions of the Study Area were developed on a decommissioned landfill site which is believed to be operational between the 1950's to the 1970's. It is understood that the landfill was capped in 1991 with a soil barrier to provide physical separation between the buried waste and the exposed ground surface.

Previous Phase 1 and 2 Environmental Impact Assessments (EIA) in 2009 and 2018, identified a host of shallow-subsurface contaminants within the Study Area including impacts from metals, petroleum hydrocarbons (PHCs), polycyclic aromatic hydrocarbons (PAHs), and chloride. Subsequently, in 2022 a Corrective Action Plan (CAP) was developed recommending mitigation and monitoring measures to control human and ecological exposure to the found contaminants. Including paving the parking area adjacent to the VLA Soccer Fields.



For future development in the VLA and West expansion areas (See Section 5.4.1), it is recommended to confirm the presence of these potential contaminants and any necessary mitigation measures. Furthermore, as required by the CAP, continuous monitoring of groundwater and vapour around the Study area perimeter should continue, necessitating the preservation of accessibility and integrity of monitoring wells. Given this history, additional investigations and regulatory approvals may be necessary during the design and construction phases to support future development.

### Access

There are two primary entry points into the Study Area. The Ball Park is accessed off of Highway 16 at the intersection of the future 43rd Avenue and 45th Street. The VLA Soccer Fields are accessed from 49th Street, which cuts through the Eastwood Trailer Court subdivision. Both entry points lead directly to undefined gravel parking lots.

## LLOYDMINSTER QUICK STATS

POPULATION  
**31,582**

MEDIAN AGE  
**35.6 37.9 38.0**  
LLOYDMINSTER ALBERTA SASKATCHEWAN

### TEMPERATURE



### RAINFALL



### ECONOMY



### DAYLIGHT



## 2.2 DOCUMENT REVIEW + SUMMARIES

The City of Lloydminster recognizes the necessity of parks and recreation facility development in their community to support future growth and vitality. The following document review highlights both the legal and jurisdictional basis for the provision of parks and recreation services by local governments and provides the necessary background information to inform the future of the OSCx.

### **Active Alberta Policy**

The Active Alberta Policy (2011 – 2022) clearly outlines the role of municipal governments in sport and recreation delivery. These roles are to:

- Ensure availability, affordability, and accessibility of a broad range of recreation, active living, and sports opportunities;
- Undertake regular assessments to determine community needs or interests;
- Facilitate local development through municipal policy, bylaws, as well as program design and delivery;
- Provide incentives and services to programs;
- Coordinate the best use of community resources;
- Build, operate and maintain infrastructure and facilities;
- Make best efforts to the recreation needs of the community;
- Advise and consult with other levels of government regarding sector development initiatives;
- Advocate on behalf of community-based recreation, active living, and sports initiatives to other levels of government and within other service sectors;
- Support the volunteer and not-for-profit sector in the provision of recreation, active living, and sports opportunities; and
- Optimize access and use of public recreation facilities.

### **Municipal Development Plan (MDP)**

The MDP provides direction for the preparation of Area Structure Plans (ASP) and Area Redevelopment Plans (ARP) throughout Lloydminster. It also provides the underlying philosophy and guidance for the Land Use Bylaw (LUB). An MDP is the statutory document required by the Province of Alberta as specified by the Municipal Government Act (MGA). Sections from the MDP that have influenced this plan include:

- Sec. 4.3.3 Complete Neighborhoods: Should promote streetscape improvements, neighbourhood commercial, multi-use trails, and recreational amenities as a means of attaining complete communities in existing, developing, and planned neighbourhoods.
- Sec. 11.1.2 Trail Development: Should have parks, natural areas, school sites, and recreational and cultural facilities in a pattern that provides for connectivity to a continuous City-wide trail system and greenways.
- Sec. 12.1.2 Winter City Design and Planning: Should encourage urban design and recreation principles that acknowledges that Lloydminster is a Winter City, allowing residents to enjoy their City in all seasons.

## **Recreational, Cultural and Park Facilities Master Plan Report - June 2016**

The Recreational, Cultural, and Park Facilities Master Plan Report of June 2016 serves as a comprehensive guide that encompasses various essential aspects of the City of Lloydminster's recreational and cultural landscape. This report delves into a thorough analysis, shedding light on the existing indoor and outdoor facility conditions.

Additionally, the report provides a comprehensive summary of the diverse range of recreation and culture services and programs offered by the City of Lloydminster. By highlighting these offerings, the report showcases the City's commitment to providing enriching experiences and opportunities for its residents and visitors.

Through its inclusion of a facility condition review and an overview of recreational and cultural services, the report offers a holistic perspective on the current state of Lloydminster's recreational and cultural infrastructure. It serves as a valuable resource for understanding the existing landscape and informs strategic planning and decision-making processes for future enhancements at the OSCx.

## **Trails and Sidewalk Masterplan - March 2022**

This comprehensive plan identifies opportunities for enhancing the network and a final prioritization strategy, encompassing short-, medium-, and long-term objectives. This prioritization plan aligns seamlessly with the ultimate vision for Lloydminster, ensuring a cohesive and unified approach towards network improvement while accommodating the needs and aspirations of a wider public.

## **2022-2025 Strategic Plan: Canada's Border City: A Welcoming Community with Opportunity for All**

This plan represents the collective aspirations of elected officials, serving as a roadmap for the envisioned future of the City. It aims to provide citizens, businesses, administration, and other stakeholders with a clear understanding of the City's planned trajectory. Council members have identified a series of goals and strategies that will guide their concentrated efforts towards realizing a shared future for their community. The goals and strategies outlined in this document illustrate the commitment of the City's leadership in fostering progress, prosperity, and the overall well-being of its residents and stakeholders.

## **Corrective Action Plan, Historic Landfill Site , Lloydminster, SK - July 2022**

Using soil, groundwater, and soil vapour data, a combined Tier 2 endpoint selection Tier 3 human health and ecological risk assessment, this report describes the contaminants found on site and identifies the potential risks to human and ecological health associated with the historic landfill site. This Plan highlights the site-specific conditions present at the time of investigation and outlines necessary exposure mitigation measures.

## 2.3 UTILIZATION

### 2.3.1 DRIVEN ENERGY LEGION BALL PARK

#### Existing facilities:

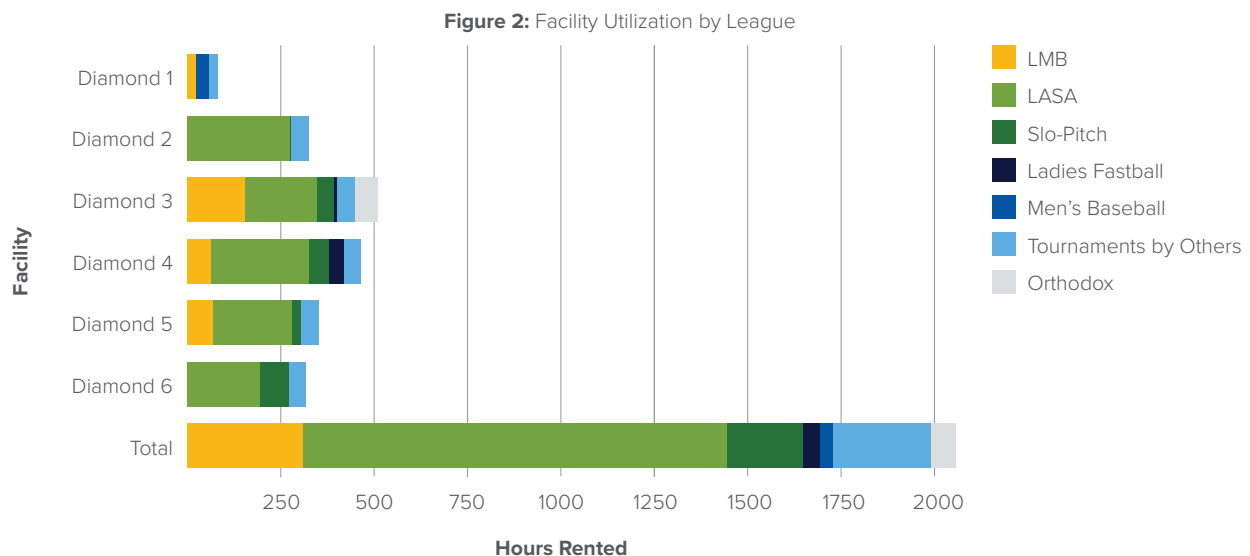
- Six diamonds (one baseball and five Slo-pitch/softball)
- Field lighting on Diamonds #3 and #4
- Associated infrastructure, outbuildings, and storage structures
- Maintenance grounds, walking trails, and a playground

In 2022, the Driven Energy Legion Ball Park saw approximately 2057 hours of play including 30 tournaments across a variety of age groups. As acknowledged by the external stakeholders, these figures are expected to increase over the next 5-10 years as part of the recovery efforts following the COVID-19 pandemic.

The Ball Park hosts several baseball and softball leagues, including:

- Lloydminster Minor Baseball Association;
- Lloydminster Amateur Softball Association (LASA), which includes U9, U11, U13, U15, U17, U18, U19, U22, and adult leagues (Ladies League and the Lloydminster House League);
- Lloydminster Slo-Pitch Association;
- Lloydminster Ladies Fastball;
- Lloydminster Twins Sr. Baseball;
- Bulldogs Baseball Academy; and
- Lloydminster Men's Orthodox.

As demonstrated in **Figure 2** below, Diamonds #3 and #4 accommodate the majority of the rentable playing hours, primarily due to these fields having lights and an appropriate size dimension. Meanwhile, Diamond #1 (the premiere diamond) receives the least number of rental hours. This is due to a low participation rate in senior baseball overall, as well as a lack of lighting on the diamond.



## 2.3.2 VLA SOCCER FIELDS

Home to the Lakeland Athletics men's and women's Rustler Soccer and Futsal teams, Meridian Youth Soccer Association (MYSA), and the Lloydminster & District Soccer Association (LDSA), the VLA Soccer Fields are well used and appreciated by the Lloydminster area soccer associations.

In a typical year, The VLA Soccer Fields see approximately 700 hours of practices or games between the MYSA (220hrs) and Lakeland Soccer / Futsal teams (486hrs). This is in addition to the passive recreation played by the public on the fields that is not captured. **Figure 3** demonstrates how MYSA utilizes the VLA Soccer Fields as 15 individual playing areas for youth soccer. Following the Meridian season, the fields are re-lined into 3 full-size senior soccer pitches (East, Center, West) for the Lakeland College season which runs from August to October.

In a typical year, MYSA typically sees over 700 participants during the outdoor season. Team practice and games occur Monday to Friday 5:00 – 9:00 pm in May through mid-July. With the growth of soccer worldwide, it is no surprise that Meridian is experiencing an increase in players over the last 2 years and is projecting a 3-5% per growth rate for the next 5 years.

The Lakeland Rustlers Soccer and Futsal teams consist of both men's and women's teams, with a roster of 25 players each. Their season runs from August to November with teams training twice a day. The Rustlers host weekend games every weekend in September and October but can not attract major Alberta Colleges Athletic Conference (ACAC) and Canadian Collegiate Athletic Association (CCAA) tournaments as the VLA Soccer fields do not have amenities such as bathrooms, running water, team change rooms, and lights.



Figure 3: VLA Soccer Fields



## **STAKEHOLDER ENGAGEMENT**

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**Consultation with city staff, general public, and the local user groups provided information about facility usage, the perceived quality of the existing amenities, and ideas about the spaces or facilities that are missing from the city’s recreational footprint.**

To deepen our knowledge of the Study Area and identify the recreational requirements of the City, SMM collaborated with the Steering Committee to organize six virtual stakeholder engagement sessions involving both internal and external stakeholders, commencing March 21, 2023. These sessions provided the project team with insights into the existing conditions and utilization at the OSCx, explored the challenges and opportunities at Ball Park and the VLA Soccer Fields, and considered the potential west expansion area. The conversations were supplemented by stakeholder questionnaires, ensuring that stakeholders who may have missed the engagement sessions could share the feedback.

## 3.1 INTERNAL STAKEHOLDER CONSULTATION

On March 21, 2023, SMM met with a group of internal stakeholders, including the Steering Committee, programming and reservations staff, and maintenance staff. The sessions were organized thematically according to the stakeholders present and began with a brief project overview, followed by a discussion of the opportunities and challenges within the Study Area. The primary topics covered during the sessions included operations, maintenance, community use, and trends.

## 3.2 EXTERNAL STAKEHOLDER CONSULTATION

During the week of March 27, the City and SMM held three virtual external engagement sessions to gather insights on the quality of the existing facilities and the needs and aspirations of clubs and organizations for future programming. Invitations were extended to user groups of the Ball Park and the VLA Soccer Fields, as well as representatives with latent recreational facility needs within the city for outdoor environments. Each session began with introductions and a project overview.

### Ball Park User Groups

- Bulldogs Baseball Academy - Josh Herback-South
- Lloydminster Amateur Softball Association - Janet Tuscherer and Kara Johnston
- Lloydminster Ladies Fastball - Tina Dohms
- Lloydminster Men's Orthodox - Louis Genest
- Lloydminster Minor Ball Association - Dave Pero and Brent Hamilton
- Lloydminster Slo-Pitch Association - Brent Parke and Pam Tallas
- Lloydminster Twins Senior Baseball - Trent Kusch

### VLA Soccer Fields User Groups

- Lloydminster & District Soccer Association - Amanda Powell
- Meridian Youth Soccer Association - Kevin Wagner and Deanna Larson

### Others/Tournaments

- Lloydminster Minor Football
- Lori Craven Memorial - Gerry Mier
- Lakeland Athletics - Kevin Wagner and Morgan Mann

## 3.3 ONLINE PUBLIC SURVEY

A public survey was conducted from March 24 to April 14, 2023, through the City's website at <https://yourvoicelloyd.ca/outdoorsport>. The survey was advertised through various channels, including the City's official website, social media pages (Twitter, Facebook, LinkedIn, and Instagram), local newspapers (The Meridian Source, Bean, and the Morning News), and a community engagement newsletter.

The survey gathered community feedback on the Ball Park and the VLA Soccer Fields and explored ideas for the potential future expansion of the two facilities. There was a total of 22 questions split into three categories: user characteristics results, ranking existing facility amenities, and ideas for potential expansion.

At the end of the survey period, 886 people viewed the project webpage, with 316 people engaging with the survey. The age groups most accurately represented were 7-12 and 34-40, while ages 27-33 were overrepresented and ages 20-33 were underrepresented. 193 respondents (60.9%) identified as female. A significant number of respondents (209 responses) indicated that a member of their household was affiliated with Ball Park programming (baseball, softball, slo-pitch), while 142 respondents reported affiliation with VLA Soccer field programming.

The stakeholder engagement and online survey results are detailed in the "What We Heard Report" which can be found in **Appendix A** of this report. This information was presented in person to the Steering Committee at the City's Operations Center on April 26, 2023. The feedback and recommendations from the "What We Heard Report" and the presentation have been integrated into this document.

### 3.3.1 SUMMARY OF FINDINGS

The findings from the consultations indicate that the existing facilities and amenities are well-used and appreciated by the community overall. However, responses identified issues with the capacity of the facilities for growing programs, hosting large events, the age of facilities, parking and connectivity. Ideas for future west expansion were also shared. Key issues are grouped and summarized below.

#### **Issue # 1: Parking and Access Control**

The Ball Park and the VLA Soccer Fields have access points leading to poorly defined, unpaved parking facilities. On weekends with significant games, both parking facilities reach capacity, resulting in dusty or muddy conditions. This has led to unauthorized and unregulated parking within the established parking areas and overflow issues on adjacent streets.

There are opportunities to enhance parking safety and efficiency by exploring area access controls and focusing on parking delineation and paving in the short-term.

#### **Issue #2: Aging Facilities and Hosting Limitations**

It was noted the Ball Park bullpens, dugouts, and batting cages need to be addressed and improved upon. Sports associations, teams, players, and spectators increasingly require a minimum facility standard to ensure safety, comfort, and peak performance.

Stakeholders also noted the Ball Park diamonds are too short, resulting in some games being moved to larger fields elsewhere in the city. This has limited the development of players who require appropriately sized diamonds for practice and play. Specifically, Field #1 is under the 400 feet minimum from home plate to the outfield fence for baseball, making them too small for U18 and Sr. league players.

Currently, there are no permanent user amenities at the VLA Soccer Fields such as bathrooms, running water, change rooms, field lighting, and spectator seating. The stakeholders communicated their desire for



a top-notch competition facility that meets the rigorous standards of senior-level soccer. This includes a high-quality playing surface, scoreboard, and amenities such as locker rooms for teams and officials, public restrooms, and covered viewing areas. Furthermore, as a prerequisite for hosting college soccer events, the field should be equipped with lighting that is suitable for high-level play and television broadcasting. The stakeholders also suggested that installing lighting on all fields could help extend the season and increase the number of practices and games held in the evening hours.

Lakeland Athletics indicated a desire to work collaboratively with the City to foster senior soccer development. Players should feel like they are ‘stepping up’ their game by continuing soccer at the college level in Lloydminster. Because the current facility lacks basic player amenities, recruiting new students/players from outside the city is becoming increasingly difficult.

In terms of seasonal maintenance requirements, the aging irrigation system (established in the mid-1980s) is nearing the end of its life and is limited to only the VLA Soccer Fields and Ball Fields #1, #3, and #4. Repairs over the years have resulted in a compromised and costly system. Updating the irrigation system is a short-term priority for internal stakeholders and should expand capacity to service the entire Study Area.

Internal stakeholders also acknowledged the need for updated staff amenities, such as a dedicated lunch and/or meeting room, secure shop and maintenance areas, and a staff bathroom.

In addition to the need for improved player amenities, stakeholders have also emphasized the importance of enhancing public amenities. The stakeholders expressed a desire for flexible open spaces for functions, public bathrooms, club offices, a food preparation area, licensed beverage sales, umpire offices, media rooms, a first aid room, Wi-Fi, and an interior lounge area for spectator viewing. These amenities would significantly increase the complex’s ability to host major events and tournaments.

### **Issue #3: Study Area Connectivity, Signage, and Aesthetics**

Stakeholders shared that the Ball Park and, to some extent, the VLA Soccer Fields have a history of great moments. However, over the years, these facilities have become outdated, disconnected, and have lost the allure and prestige of a premier facility. Peeling paint, weathered facilities, lack of site furnishings, and a disparate aesthetic were mentioned as concerns. Enhancing site cohesion is critical for realizing the vision of an OSCx with consistent use of colours, signage, and site furnishings to establish a unified aesthetic.

### **Issue #4: Number of Outdoor Facilities in the City**

As football and soccer in Lloydminster, and the surrounding region, are growing in popularity, it was acknowledged that the supply of soccer and football fields in the city is not keeping up with demand. Therefore, it was suggested that introducing new lights to the existing facilities would increase the number of hours and sports played on the fields. Alternatively, when considering expanding west of the existing fields, a new multi-use football/soccer field could be developed to accommodate the increasing number of players and teams.



## **EXISTING CONDITIONS**

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**The Ball Park and VLA Soccer Fields offer two distinct sporting spaces in Lloydminster that are based around the summer season. Though many of the amenities are in good condition and function as intended while requiring routine maintenance, some amenities require more serious considerations for long-term use and programming.**

## 4.1 METHODOLOGY

SMM and members of the OSCx Steering Committee conducted a site visit and facility review on April 26, 2023, to confirm the structural and operational challenges at the Ball Park and VLA Soccer Fields. The day was clear and approximately +12°C with variable winds.

The purpose of the site visit was twofold: first, it considered the functionality of the facilities and physical conditions of the existing amenities; and secondly, it allowed our team to explore ideas related to potential future facility expansion to the west. The following section is broken down into four parts, each considering the attributes, challenges, and opportunities at each facility (shared attributes, Ball Park, VLA Soccer Fields, and west expansion area).

To evaluate and categorize the existing conditions of the site and the buildings, the following method of categorization was utilized to further assist in the prioritization of future investments into each facility.

### AMENITY STATUS GUIDE

#### Critical

Extremely worn or damaged. Items in this category require immediate action to correct deficiencies. Immediate priority - replace within the next 2 years.

#### Poor

Worn from use. Nearing the end of expected life. Items in this category, if not corrected expeditiously will become critical. A corrective action plan is required. Short-term priority - replace within 3 to 6 years.

#### Good

No immediate issues or concerns. Items in this category represent out-year improvements that require routine monitoring. Medium-term priority - replace within 6 to 10 years.

#### Excellent

Brand new and no issues to report. Items in this category represent anticipated replacement improvements due to the end of useful life, periodic monitoring is required. Long-term priority - consider replacement or development within 10 to 15 years.

## 4.2 SITE + FACILITIES REVIEW

### 4.2.1 SITE WORK + AESTHETICS + CONNECTIVITY

Amenity Status: **Good - Excellent**

Schedule: **Medium Term**

#### Summary

1. Connectedness and accessibility are priorities within the next 5 to 10 years (or as the OSCx develops). Existing pathways can be enhanced with benches and lights with a concentrated effort to expand the overall trail network of the city.
2. It is recommended that designated areas be created for protected and accessible material storage and stockpiling.

#### Existing Conditions

The overall condition of the site work and grounds is commendable, ranging from good to excellent. Along the prominent drainage swale, there is lush, mature vegetation, adding a touch of natural beauty to the area. The elevation rises generously towards the VLA Soccer Fields, creating visually appealing topography.

For convenient navigation within the Ball Park area, an extensive asphalt pathway system stretches from east to west, facilitating easy access by foot or bike. This well-designed network enhances the overall experience for visitors and promotes accessibility.

During our visit to the Study Area, it was gratifying to observe the absence of broken glass, loose garbage, or vandalism. This attention to cleanliness and maintenance contributes to the creation of a well-kept and enjoyable atmosphere for all users.

However, it is important to note that certain sections of the pathway exhibit the normal signs of wear and tear that comes with aging, such as deteriorating asphalt, loose rocks, and gravel. This poses challenges, particularly for individuals with mobility issues who may need to travel long distances, such as from the parking lots to the playing areas. Efforts should be made to address these issues and improve accessibility to ensure inclusivity for all users.



At present, movement within the Study Area between the Ball Diamonds and VLA soccer fields is restricted to pedestrians and cyclists - there are no designated vehicular routes connecting the two. Visitors must rely on the Alberta Summer Games (Red) Bridge located to the east of the Study Area in order to travel between the facilities. As noted in the beginning of this report, access to the VLA soccer fields is via 49th Street at the northwest corner of the site, while access to the Ball Park is situated off Highway 16 at the intersection of the 43rd Avenue (to be developed) and 45th Street.



Drainage ditch separating the VLA Soccer Fields and the Ball Park. Potential for developing a pedestrian trails.



Alberta Summer Games (Red) Bridge

## Recommendations

Given the limitations of vehicular access, it is crucial to explore alternative means of transportation to improve connectivity and accommodate a wider range of visitors. This could involve assessing the feasibility of implementing additional access points, such as designated roadways or pathways, that would provide convenient access for vehicles, including those transporting individuals with mobility constraints or equipment.

Enhancing the Study Area's connectivity for various modes of transportation and providing accessible and user-friendly facilities enables a more inclusive user experience and efficient movement between facilities.



Field and ground clipping dump areas were witnessed at both the VLA and Ball Park areas occupying the public parking areas.



Shale and material storage for the ballpark was located adjacent to the maintenance yard but is only protected by tarps and tires. It is recommended that defined areas be created for material stockpiling and storage. Storing organic materials in this way could also contribute to organic waste reduction by composting and repurposing the materials on-site.



## 4.2.2 PERIMETER FENCING

Amenity Status: **Critical - Good** (Sections)

Schedule: Immediate and Short Term

### Summary

1. Sections of the perimeter fencing should be improved in the short term and as the facility develops.

### Existing Conditions

The majority of the perimeter fencing surrounding both the VLA Soccer Fields and the Ball Park is currently in good condition, ensuring the safety and security of the facilities. However, a 500 meters section of the fence on the eastern half of the facility is in need of repair.

### Recommendations

In the short term, it is necessary to prioritize the repair and maintenance of this section of the fence. Doing so will not only help secure the existing facilities but also contribute to defining the boundaries of the sporting field areas. Furthermore, addressing this specific area will ensure a consistent and cohesive look across both the VLA Soccer Fields and the Ball Park, enhancing the overall aesthetic appeal of the facilities.

By promptly addressing this fencing issue, it demonstrates a commitment to maintaining a high standard of facility infrastructure and delivering a positive experience for athletes, spectators, and the community as a whole.



## 4.2.3 PARKING + ACCESS CONTROL

Amenity Status: **Critical - Poor**

Schedule: **Immediate and Short Term**

### Summary

Both parking facilities are functioning as intended, however should new sporting facilities be developed, there will be a demand for increased parking and new spaces should also be developed.

1. Space delineation and hard surfacing treatments are recommended at the Ball Park and VLA Soccer Fields within the next 2 years.
2. Lights added at the VLA Parking area.

### Existing Conditions

Both the Ball Park and the VLA Soccer Fields have limited access points that lead to undefined gravel parking lots. The Ball Park entry is located off Highway 16 at the intersection of the future 43rd Avenue and 45th Street, while the VLA Soccer Fields are accessed from 49th Street, which goes through the Eastwood Trailer Court subdivision. These entry points are clearly marked but the parking lots at both locations are unpaved and unregulated. During wet conditions, the gravel lots become muddy and slippery, while in dry conditions, they become dusty and prone to potholes, causing damage to vehicles and difficulties for pedestrians. As a result, parking spills onto adjacent streets.

The VLA Soccer Fields lack parking area lighting, while the Ball Park's lighting presents hazards for vehicles, pedestrians, and infrastructure. Although the lighting cables are covered in bright yellow protective sheathing, some supporting cables lack concrete barrier protection, requiring immediate correction.



### Recommendations

As shown in the concept drawings, all parking lots should feature permanent and extensive organizational systems. This will be further addressed in [Section 5](#).

## 4.2.4 BUILDINGS AND STRUCTURES

Amenity Status: **Critical - Poor**

Schedule: **Short Term**

### Summary

Buildings on site are functioning as intended, however, they are in critical to poor condition and will not be able to withstand increased use in the future. Furthermore, they are not aesthetically appealing due to general disrepair, as well as visible cracking on the floor, ceilings, and walls. These visible issues may indicate a compromised structure that could lead to further issues. Facilities are not universally accessible and are in a deteriorating state of repair.

1. Due to the current conditions on the exterior and interior of the building the existing public bathrooms should be replaced immediately.

### Existing Conditions

During the site examination, several structural problems were identified:

- Fractured floors, walls, ceilings, deteriorated facades, and exposed piping were observed in most of the structures. These issues are attributed to frost heave and erosion, which have caused ground movement affecting the integrity of the buildings.
- The foundations and slabs have suffered significant damage due to dry and cracking ground conditions, especially during extreme weather conditions. The aging asphalt also contributes to these problems. Despite maintenance efforts over the years, weakened structures have allowed moisture and pests to penetrate from the outside, resulting in further issues inside the buildings.
- The roofing systems of all structures at the facility consist of shingles. While they are in fair condition, some roofs show slight curling and chipping, particularly in exposed areas. In the past, shingle replacement has taken place as needed.
- There are significant issues with the roof drainage eaves and spouts, which were observed as either obstructed or clogged. This has resulted in water damage and leaks into the interior of the buildings.



The concerns expressed by stakeholders were confirmed during on-site visits, highlighting the inadequacy of the existing facilities and structures. Without an Asset Management Plan in place, the infrastructure has not kept pace with growth and user demands. During public consultations, it became evident that sports associations, teams, players, and spectators are increasingly seeking minimum facility standards to ensure safety, comfort, and optimal performance.



## Recommendations

Overall, it is evident that there are pressing concerns regarding the condition and functionality of the facility's structures. Addressing these issues through comprehensive maintenance, repairs, and the implementation of an Asset Management Plan is crucial to ensure the safety, longevity, and optimal performance of the facility for all users and stakeholders.

A somewhat consistent construction method has been used over the years as structures were developed on-site with most structures sitting on a poured slab foundation. However, as needed, structures have a disjointed aesthetic as demonstrated in the below images.

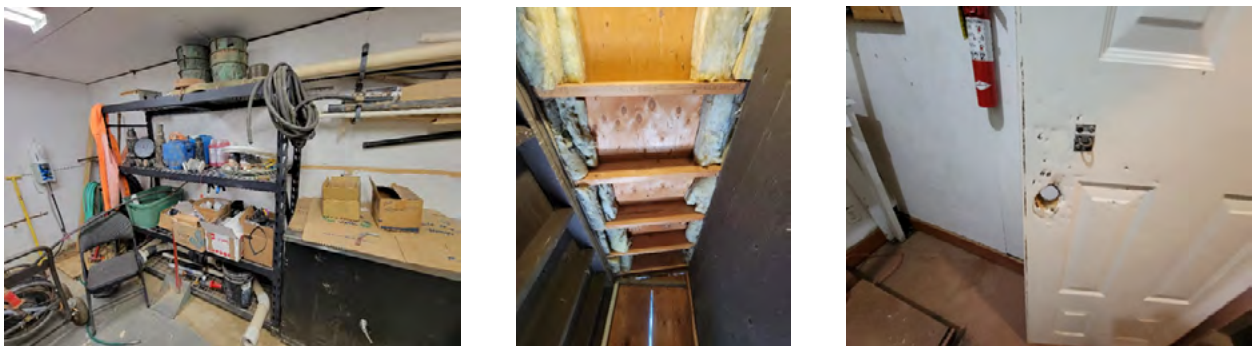


**Building interiors.** The critical to poor condition of the building interiors highlights the need for immediate attention and remediation regarding the following:

- The presence of water stains indicates past or ongoing issues with leaks or moisture infiltration;
- Cracked floors and ceilings are unsightly and may also pose safety risks;
- The inconsistent colours may be improper maintenance, a lack of attention to detail, or unavailable matching finishing materials; and
- The visibility of buildings infrastructure (pipes / wires / ductwork) suggests a lack of proper concealment or finishing.

All of these concerns result in an unappealing and unprofessional appearance, but it may also indicate underlying structural problems or compromised buildings systems and raises concerns about the functionality and efficiency of the building systems.

It is imperative to address the underlying causes of the visible damage, such as leaks, structural issues, and inadequate maintenance practices. Implementing a comprehensive plan for interior renovations, repairs, or redevelopment will not only enhance the aesthetics of the spaces but also improve the safety, functionality, and overall quality of the buildings.



**Public Bathrooms**, as demonstrated in the below images, are less than desirable and are in a poor to fair condition. Although the bathroom facility received interior renovations in 2016, the men's and women's facilities are dark (no windows), uninviting, and do not adhere to modern accessibility standards. It is recommended that the public bathrooms be a short-term priority due to the current conditions on the exterior and interior of the building.



## 4.2.5 PUBLIC AMENITIES

**Amenity Status:** **Poor**

**Schedule:** **Medium Term**

### Summary

1. It is recommended that a facility consisting of public bathrooms, a canteen, and office spaces be developed at both the Ball Park and VLA Soccer Fields for game day and administrative services.
2. It is recommended that all wooden bleachers be replaced with aluminum bleacher sets as needed.
3. The location of the children’s playground, ticketing booth, and the open-air pavilion should be evaluated against the long-term vision of the OSCx.

### Existing Conditions

All essential user amenities, including public bathrooms, a canteen, a ticketing booth, a pavilion, and a playground, are currently situated on the Ball Park side of the Study Area. However, their locations pose challenges as they are far from the VLA Soccer Fields. This spatial separation has resulted in a disjointed appearance throughout the facility, which diminishes its overall appeal to fans and visitors.

Moreover, this separation of amenities creates logistical constraints and challenges when hosting large events. The distance between the amenities and the VLA Soccer Fields introduces difficulties in event management, crowd flow, and overall attendee experience. This can impede the ability to attract and accommodate major events that require seamless coordination and logistical support.

### Recommendations

To address these issues, it is crucial to explore options for improving the connectivity and proximity of user amenities to the VLA Soccer Fields. By strategically reevaluating the layout and placement of these facilities, a more cohesive and convenient experience for spectators can be established, enhancing the overall appeal of the complex. This, in turn, will better position the City and sporting organizations to attract and host a wider range of events, catering to the needs and expectations of both fans and organizers.

**The playground** was erected in 2015 and contains distinct features, adding a unique element to the Ball Park area. The playground is currently in excellent condition and is expected to accommodate users well into the future. Its quality and durability make it a reliable and enjoyable space for children and families. However, as indicated during the stakeholder consultation, the current location of the playground behind Diamond #4 presents safety concerns for individuals using the play structures and those in the vicinity. It was suggested that netting surrounding the diamond be increased or the playground structure itself should be relocated.



This safety concern warrants careful consideration in the medium-term for future planning and potential repositioning of the playground to ensure the safety and well-being of users.



**The Pavilion** is in fair condition displaying average wear for the age of the building and functions as intended with no immediate issues present. This pavilion is the only public shelter on site and as such, is a great public amenity for refuge from the sun and rain and a gathering space during game day activities. For example, this space is utilized as a beer garden during tournaments.



**The Canteen** is a seacan-like structure that provides users with a sheltered and secure space to distribute snacks and refreshments to game day patrons. It functions as intended but the structure is small, lacks plumbing and electricity, and is not visually appealing. Due to its construction, there are no structural issues and thus is in fair condition, displaying average wear for the age of the building with no immediate issues present. Ball Park user groups commented that is in a suitable location but is not appealing or accommodating for large groups and food servicing.



**The Ticketing Booth** is a small wooden temporary structure in poor condition. It is worn from use and nearing the end of its life cycle. The booth functions as intended as an administration office for game day activities but does not have electricity and lacks the necessary security to protect sale earnings and records. To accommodate more robust ticketing sales and service for Ball Park users, it is recommended that this structure be developed as a permanent structure with basic amenities (electricity and water). Similarly, like the other structures on site, its current location should be evaluated against the future development of the OSCx.



**Spectator seating** at the VLA Soccer Fields and the Ball Bark is provided by bleachers that have been intermittently replaced as needed. The Study Area contains a mix of bleacher types (wood and aluminum) in various conditions of repair (critical to excellent). Due to the safety issue present with the wooden bleachers more than 3 ft. high, it is recommended that these be removed from the site and replaced with aluminum bleachers immediately.



## 4.2.6 SITE OPERATIONS: ELECTRICAL + PLUMBING + GROUNDS

### IRRIGATION SYSTEM

**Amenity Status:** Good

**Schedule:** Short Term

#### Summary

1. Consider replacement within the next 3 to 6 years and to accommodate the long-term vision OSCx. Consider retaining a qualified irrigation designer to develop a modern and robust system with the capacity to accommodate all existing fields at the Ball Park and VLA Soccer Fields, as well as any potential expansion to the west in the future.

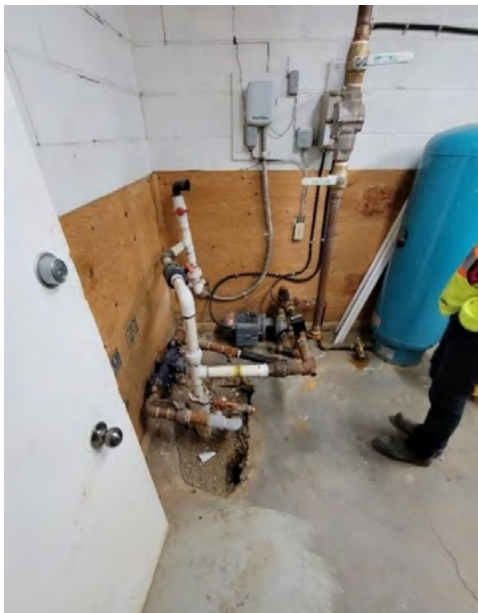
#### Existing Conditions

Although the outdoor fields are in good to excellent condition, the aging Rain Bird irrigation system needs to be addressed in the short term and/or before new development within the Study Area.

The existing irrigation system has run both potable and grey water through its lines, servicing the VLA Soccer Fields and Diamonds #1, #3, and #4 of the Ball Park. The system, established in the mid-1980s, is aging and nearing the end of its life. Repairs over the years have resulted in a compromised and costly system that will not be able to accommodate new sporting spaces.

#### Recommendations

It is suggested that a new irrigation system should accommodate all the existing fields and consider the capacity for future expansion. The design of an irrigation system varies depending on required coverage. Typically on a single diamond, there are only 4 irrigation heads, irrigating at 70 psi at the head. However, the place of irrigation heads on the infield should be kept at a minimum. In addition, the irrigation system should accommodate quick couplers to connect hoses to so staff can water the infield. It is critical to design the irrigation so as not to have water hit the infield clay or baselines. For this reason, it is recommended that an irrigation designer be retained to help with the development a of new system.





# ELECTRICAL + LIGHTING

**Amenity Status:** Good

**Schedule:** Immediate to Medium Term

## Summary

1. The provision of electricity and lighting should be an immediate priority for the VLA Soccer Fields.
2. To address electrical and lighting needs for the full Study Area, a combination of new installations and upgrades / maintenance is required in the immediate to medium term.

## Existing Conditions

Within the Study Area, there are no significant electrical or lighting issues reported, with the exception of the VLA Soccer Fields lacking proper lighting infrastructure. However, electrical service at the Ball Park is limited and primarily used for field lighting, parking areas, interior lighting, and the operation of score clocks.

## Recommendations

To improve the electrical and lighting conditions within the Study Area, a comprehensive assessment of the infrastructure should be conducted, followed by necessary upgrades. This includes installing proper lighting fixtures at the VLA Soccer Fields and upgrading the electrical system at the Ball Park to meet increased demands. Collaboration with experienced electrical engineers and gathering feedback from stakeholders is crucial for designing efficient solutions. Ongoing maintenance and inspections should be established to ensure long-term functionality. These improvements will enhance the safety and usability of the facilities for athletes, spectators, and the community.



# MAINTENANCE AREA

**Amenity Status:** Good

**Schedule:** Short Term

## Summary

The City's maintenance area is functioning as intended but lacks basic staff amenities like a bathroom and a dedicated staff room.

1. The existing site maintenance area should be screened with defined storage areas for site materials.
2. The provision of a dedicated staff space with a bathroom and eating/meeting area is recommended within the next 3 to 6 years is advised.

## Existing Conditions

The maintenance area and the structures therein are in a secured fenced area that is well-defined and in good condition. However, while organized, outdoor storage is not well defined with materials stored where they seem to fit and most easily accessed.

The dedicated lunch/meeting room is an informal space within a secure maintenance and storage shop. There are no dedicated staff bathrooms or appropriate sink and wash stations. Currently, the use of a standard garage for a staff room means that personnel are required to use public facilities or porta potties while working.



## 4.3 VLA SOCCER FIELDS

**Amenity Status:** Good - Excellent

**Schedule:** Short to Long Term

### Summary

1. Single-phase power may be introduced to the site. This would allow lights, scoreboards, and internet services connections on-site immediately, but could be parlayed into connecting permanent structures in the future.
2. Install referee and team dressing rooms.
3. Establish potable water and a sewer connection.
4. In the short-term, consider installation of an accessible public bathroom facility with drinking fountains until a more permanent option is available.
5. Update player benches for safety and quantitative requirements, with the option to integrate promotional material.
6. Install a permanent score board.

### Existing Conditions

Overall, the VLA Soccer Fields are in good - excellent condition. The area contains three adult soccer fields that can be converted into multiple smaller fields for youth and junior players. Leagues rotate fields to prevent excess wear on the playing surface.

The major concern related to the fields is the presence of slippery irrigation heads that are either sunken into or protruding from the ground. This is a major risk to player safety and the playability of the fields. Although teams have been able to work around these hazards so far, there is a clear need to address this issue and find a solution to ensure the safety of all players using the fields.

There are no lights (field and parking), score clocks, or permanent buildings on site, thereby reducing the appeal of the facilities to fans and visitors, making it difficult to attract large events because of logistical constraints.



### Recommendations

Teams and officials are utilizing repurposed sea cans for dressing rooms. Public bathrooms, officials' rooms, scoreboards, lighting, and spectator seating are recommended as key considerations for development in the short term.



## 4.4 DRIVEN ENERGY LEGION BALL PARK

The Ball Park contains all the major amenities within the Study Area. The amenities at the Ball Park display a variety of conditions from years of use, repair, and development. Some amenities are in critical condition and are at the end of the expected life cycle while others are in good condition. Below is a summary of the key issues identified at Ball Park.

### 4.4.1 PLAYER AMENITIES: BATTING CAGES, DUGOUTS, BULLPENS + BENCHES

#### DUGOUTS + BENCHES

**Amenity Status:** Poor

**Schedule:** Short Term

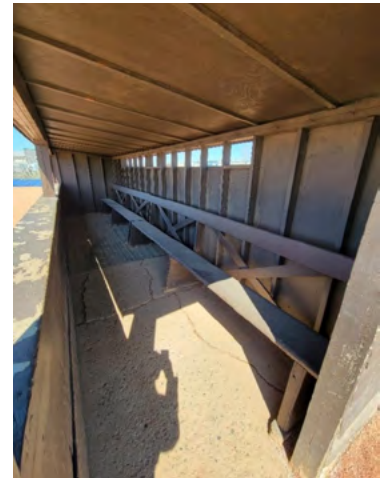
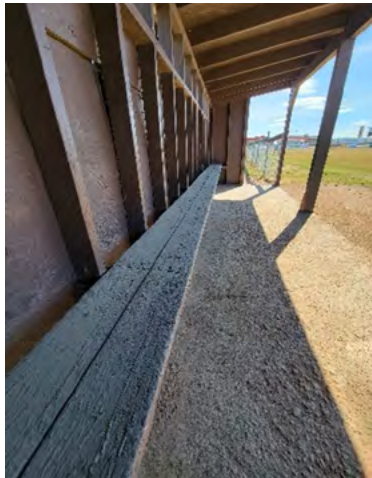
##### Summary

Order of priority: Diamonds #3, #4, #1, #5 and #6.

1. Replace the dugouts and benches within the short-term.
2. Redevelop and relocate the batting cages within the short-term.
3. Redevelop the bull pens in coordination with backstops in the medium-term
4. Replace backstop fencing over the medium-term: decommission the old fencing and install a new galvanized steel chain link backstop (20 ft. high by 30 ft. long).

##### Existing Conditions

Player amenities such as the batting cages dugouts, bullpens, and player benches all show excessive wear from years of use and are in poor condition. Cracked concrete, uneven surfaces, and deterioration on the dugouts, supports, columns, and overhangs are evident at all the diamonds. Furthermore, all player benches within the dugouts are worn from use with splintering wood and peeling paint.



##### Recommendations

It is recommended that dugouts and benches are replaced within 3 to 6 years, or as diamond fencing is replaced.

# BATTING CAGES

**Amenity Status:** Critical

**Schedule:** Short Term

## Existing Conditions

As demonstrated in the below images, the batting cages are in critical condition. Their location is awkward considering the current layout of the Ball Park, making them hard to access. The existing fence and netting are in a deteriorating state, further contributing to spectator safety issues and an unprofessional appearance.

## Recommendations

It is recommended that the batting cages be redeveloped and relocated within the next 3 to 6 years.



# BULL PENS + MOUNDS

**Amenity Status:** Poor

**Schedule:** Short Term

## Existing Conditions

The fencing surrounding the diamonds and bull pens should be addressed in the short term, while the mounds are a lower priority.

## Recommendations

The fencing surrounding the diamonds and bull pens should be replaced in the short-term. If the mounds are not redone at the same time as the fencing, they should continue to be maintained until the opportunity to redo them arises.



## 4.4.2 SCOREBOARDS + FIELD LIGHTING + STORAGE

**Amenity Status:** Good

**Schedule:** Medium and Long Term

### Summary

1. Replace scoreboards over the long-term.
2. Replace field lighting over the medium-term.
3. Integrate a centralized secure and protective storage facility over the medium-term or as new structures are developed.

## LIGHTING

**Amenity Status:** Good

**Schedule:** Medium to Long Term

### Existing Conditions

Lighting at the Ball Park is only installed at Diamonds #3 and #4.

### Recommendations

It is recommended that lighting the remaining diamonds be explored as part of medium term initiative, should demand increase.



## SCORE BOARDS

**Amenity Status:** Good

**Schedule:** Long Term

### Existing Conditions

Scoreboards at Ball Park are installed at Diamonds #1, #3 and, #4. As these are the primary playing fields, they function properly with controls located within the sound booths.

### Recommendations

There is no immediate need for additional scoreboards at the Ball Park, however, its recommended that new scoreboards and accompanying sounds systems be considered a long-term priority as the Ball Park develops. The existing locations of the scoreboards will need to be considered when advancing any site development recommendations.



## EQUIPMENT + MATERIAL STORAGE

**Amenity Status:** Good

**Schedule:** Long Term

### Existing Conditions

Equipment and material are stored in wooden structures below sound booths or in small sheds. They are accessible for user groups and City staff, functioning as intended.

### Recommendations

As these spaces are not visible to the public, there is no immediate need for replacement. However, long-term planning should consider a centralized storage facility. Alternatively, as new structures are developed, secure and protective storage options should be explored.





### 4.4.3 FENCING

**Amenity Status:** Critical - Poor

**Schedule:** Immediate and Short Term

Recommendations:

1. Installing new fence capping on all diamond fences should be pursued immediately for a unified presentation.
2. Diamond fencing (backstops 20 ft. high by 60 ft. long) is a priority in the immediate-term.
3. Minimum 8 ft. outfield fence and capping should be addressed in the short-term with a consistent application of colour and style.
4. Reinforce perimeter boundaries to increase security and improve overall site aesthetics.

## FENCING

**Amenity Status:** Poor

**Schedule:** Immediate to Short Term

### Existing Conditions

The fences around the diamonds, dugouts, bullpens are worn, bent, and weathered. Rust is visible on all the fences while erosion and corrosion around the base of most poles is causing them to lean and fall.

As noted by the user groups, Ball Park fencing is too short and is creating safety issues. The facilities lack the standard minimum 8 ft. solid and secure outfield fencing.

Significant erosion has occurred on the majority of the fencing due to weather, resulting in unstable fence posts, misaligned fences, and weakened fence structures, which is posing a safety risk to players and spectators:

- Unstable fence posts may be a result of protruding footings, creating tripping hazards while also contributing to weakened fence structures;
- Misaligned fences can impact player safety by creating blind spots or areas where balls can go unnoticed, leading to collisions or other accidents; and
- Weakened fence structures can unexpectedly fail, while also detracting from the overall aesthetics of the park.





## FENCE CAPPING

**Amenity Status: Critical - Poor**

**Schedule: Immediate to Short Term**

### Existing Conditions

The existing fence capping consists of a mix of applications and colours and is not consistent throughout the Ball Park. With a variety of finishing materials – some that are improvised from products that are not intended to serve as fence capping – there are safety concerns coupled with unprofessional aesthetics.

### Recommendations

Following the chosen Ball Park colour palette, all fence capping should be installed from materials intended for such applications by a qualified professional. If the fences are not replaced, the chosen product must be retrofitted on the existing fences. If this is the case, it may be financially prudent to consider the ability to transfer the fence capping from an old fence to a new one once fencing is replaced.





## 4.5 WEST EXPANSION AREA

### Summary

1. The development of 43rd Avenue to 49th Street could increase accessibility, connectedness, and overall vision of the OSCx. Approximately 500m of road would need to be developed.
2. Space is sufficient to develop regulation size football/soccer field.
3. Consider introducing new pedestrian-oriented amenities, seasonal activation, and passive recreation opportunities; refer to the Conceptual Plans.

Traditionally, the OSCx operates two distinct sporting venues for approximately 6 months (May to October) during a typical season. The area to the west of the existing facilities presents new opportunities and untapped potential for the OSCx. The stakeholders envision creating new outdoor recreational spaces such as football and cricket fields, walking trails, or other passive recreation options to reinvigorate the entire Study Area.



When asked about the top amenities the public would like to see added to the Study Area, there was an overwhelming desire for a regulation-sized football field with basic user amenities to accommodate the growing number of participants in the city. Furthermore, it was suggested that synthetic turf would be an added asset to the community.

Respondents further commented that this space presents an opportunity for more seasonal activation including an indoor (competitive) swimming pool, a synthetic turf field, or general passive recreation spaces for children and seniors like playgrounds, spray pads, community and public art gardens, nature trails, cross-country skiing trails, a new pump track, or another skatepark.

While the overall focus of this Study was for outdoor recreation and activation it is unlikely that this area would be developed into an indoor aquatic center, however, the synergies with the existing sporting fields do present an opportunity to consider an indoor soccer facility, which is consistent with the recommendation from the Recreational, Cultural and Park Facilities Master Plan Report (2016).

Additionally, the stakeholders and the public survey suggest the idea of potential winter activation in this area to increase year-round vitality. However, it was noted that the City would need to explore existing operations for this to be realized.

Recommendations from the Recreational, Cultural and Park Facilities Master Plan Report (2016) for enhanced community-oriented outdoor recreation facilities will be priorities for the overall development of the Study Area. Consideration should also be given to the established recreation amenities at Bud Miller All Seasons Park and the forthcoming Lloydminster Place as to not create an excess of similar facilities in the city.

### Existing Conditions

This roughly 16-acre area includes a landscape that appears to have been spared from intensive development. The area is dominated by a variety of vegetative growth, including tall grasses, shrubs, rocks, and scattered pockets of trees.

A drainage ditch that meanders between the Ball Park and the VLA Soccer areas collects water from lower areas. During the site visit, an unofficial and undeveloped trail network was discovered, but its usage frequency is unknown.







# CONCEPTUAL VISIONING

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**With a 15-year vision in place, the Conceptual Plans (Figures 4, 5, and 6) illustrate how the existing site can be revitalized and expanded to create a highly sought destination recreation complex. From rentable field space to naturalized areas and new or expanded active and passive recreational opportunities, the west expansion area presents a catalytic opportunity to infill any gaps present in the Study Area.**

## 5.1 GUIDING PRINCIPLES FOR RECREATION FACILITY DEVELOPMENT

The conceptual plans are intended to acknowledge and consider the form and density of adjacent land uses, promote positive community integration, and consider public input and local site conditions.

When contemplating the development of parks and recreation facilities where public funds are utilized, it is critical that efforts be made to ensure that these services focus on providing a public good and meet the broadest range of community needs possible in an accessible, affordable, and sustainable manner. Future planning and (re)development of sport fields will provide optimal accessibility, playability, and equity of facilities, serving a continuum of needs from recreational to competitive use, maximizing existing and future resources. This would result in optimizing field bookings through effective allocation and strategically investing in sport fields going forward. The following principles have informed this section of the report:

1

The development of new and/or improved parks and recreation facilities will emphasize accessibility, affordability, and sustainability.

2

Long-term economic viability in the development of new and/or improved parks and recreation facilities will be facilitated through a planning process that is responsive to evolving recreation trends, user group, and/or inter-generational needs.

3

Partnerships will be nurtured as a critical tool in ensuring the development of new and/or improved parks and recreation facilities meet the broadest range of community needs possible.

4

The planning for new and/or improved parks and recreation facilities will focus on achieving the greatest degree of flexibility and diversity of use and capitalize on economies of scale to create a more dynamic recreation experience.

5

Before new recreation facility development is contemplated, existing facilities of a similar nature will be used to their capacity.

## 5.2 CONCEPTUAL PLANS

The conceptual plans were derived through the review of all available background data, current regional needs, and sporting trends within Lloydminster. The concepts consider program opportunities, universal accessibility, all-season use, long term adaptability, and sustainable development practices.

The three conceptual plans include similar facility types and provides the City with information so that they can solicit the community for future development and master planning of the OSCx.

1. Options were evaluated for the configuration of the desired amenities and other elements identified during the public engagement process.
2. The plans will show existing sporting fields and activity areas with proposed upgrades, including but not limited to pathway connections, planting, and amenities (play area, seating areas, etc.) in context with support elements such as parking, and site requirements such as stormwater management.
3. **Section 5.3** outlines the proposed site amendments and additions common across all three conceptual plans, while **Section 5.4** outlines the proposed conceptual plans and the differences between them. Although these plans were developed to be completely independent plans, the opportunity exists to mix and match some elements as desired.

The below OSCx conceptual plans are supported with an approximate cost estimate in 2023 dollars (excluding taxes and supplier fees) and are for illustrative purposes only. Site development studies and fully detailed design must be pursued to support the construction of the desired initiative(s).

## 5.3 CONCEPTUAL PLAN SIMILARITIES + ATTRIBUTES

The following details are consistent design considerations that are shared between all three conceptual plans. Although not all of these details will be viewed at the level of the drawings seen here, all of these elements are considered and available to be integrated into the design at the future detailed design level.

### **ROADWAYS**

The roadways are primarily introduced into the site to not only increase circulation, but also to connect the VLA soccer fields and Ball Diamonds. The current disconnect – while primarily vehicular – also applies to pedestrians. Multiple comments in the public survey indicated that there were Study Area users who were unaware that either the Ball Park or the VLA Soccer Fields were there. Roadway design should consider the following:

- 49th Street entrance to be emergency only, reducing the impact of the park facilities on the adjacent residential community;
- All roads will be two-way;
- Crosswalks and signage will be important for both safety and wayfinding; and
- Recommended opportunities to integrate traffic calming techniques (signage, bump-outs, speed bumps, etc.).

### **PARKING**

As one of the most commented-on elements of the Study Area in the public survey, the existing parking lots are dusty or muddy, lack organizational features, and are hazardous for vehicles and pedestrians alike. Fortunately, there is sufficient space within the Study Area to accommodate the required parking capacity with thoughtful and intentional layout choices. In the concept options there will consistently be:

- Increased organizational features (permanent curbs, medians, etc.);
- Delineated parking spaces;
- Opportunity for vegetation included within and along parking lots (medians and boulevards); and
- Inclusion of sidewalks adjacent to parking lots.

Due to the existing topography of the site, the division of the two parking lots will be maintained; the steep slopes make it difficult to include parking adjacent to the ditch. This layout will be further supported by the position of the proposed buildings and amenities.

### **SEASONAL USE**

Although the site is geared towards spring, summer, and fall programming, the size of the Study Area, as well as its location as one of few green spaces within the heavily industrialized area, creates an opportunity to increase usage during the winter season. To start, this can be accomplished with a few small interventions:

- 4-season bathroom facilities; and
- Programmed recreation (cross-country skiing route[s], snowshoe courses, cleared multi-use paths, skating pods, etc.).

The individual conceptual plans will expand on specific seasonal uses.

## **VEGETATION**

The existing site is focused on sports programming and as such, landscaping and vegetation is not the highest priority. This means the site has ample opportunity to increase the vegetative appeal while supporting programming.

### **Screening for visual appeal, wind-block, and shade:**

- At residential housing;
- Blocking wind, especially at the soccer pitches; and
- As desired around baseball diamonds for aesthetics and wind protection.

### **Delineation for site clarity and wayfinding:**

- Along roadways;
- Near the diamonds, especially at the outfields;
- Provision of shade, including the decrease of the ‘urban heat island’ effect (especially considering the surrounding industrial district);
- Retention of vegetation in especially good condition (e.g., north of existing playground);
- Removal of vegetation in poor condition in the potential expansion area. The site analysis revealed vegetation is generally in poor condition, but detailed design should indicate what, if any, vegetation should be retained; and
- A high opportunity to increase biodiversity on site and support City-led environmental initiatives.

### **At the ditch:**

- Retain vegetation with pruning to increase sightlines between baseball diamonds and soccer fields;
- Allow naturalization of vegetation to retain “park-like” appeal of the ditch; and
- Recommend a review of existing vegetation with a strategy to remove all weedy / invasive species and replace with native / naturalized species;

### **Ground Surfacing**

It is anticipated that much of the site will remain as natural turf for ease of establishment and maintenance, but opportunities exist to create unique spaces with more diverse surface materials (e.g., pollinator-specific corridors, community gardens, etc.). Many of these spaces could, following establishment and programming, require less maintenance by park staff, allowing for more intentional maintenance and development of the remaining turf spaces.

## **EXISTING DRIVEN ENERGY LEGION BASEBALL DIAMONDS**

With well-established diamonds and a desire to prevent disruption to the existing programmed seasons, the layout of the diamonds will receive little in the way of intervention beyond expansion.

- Increase size of some existing diamonds to meet minimum requirements for a greater number of leagues (ages, slow-pitch / fast pitch, etc.);
- Increase servicing and amenities as per recommendations earlier in this document; and
- Remove Diamond #2 after a new diamond in the west is built.



## **PROPOSED BALL DIAMOND**

As the existing Ball Diamonds cannot all be expanded to accommodate league dimensions, a new ball diamond is proposed.

- Located at the southwest corner of the Study Area;
  - Adjacent to existing diamonds without interrupting north-south thoroughfare extension at the south entrance;
  - Sufficient currently undeveloped space to include all required amenities including seating, scoreboards, lighting, etc.; and
  - Optional Premier Baseball or Softball Diamond.
- Additional parking north of diamond.

## **EXISTING VLA SOCCER FIELDS**

As the layout of the existing soccer fields is generally sufficient for the required programming, the changes to the fields are primarily geared to increase services and amenities (e.g., a club building, improved irrigation, lighting, etc.) as recommended earlier in this document. Proposed changes to the VLA Soccer Fields include:

- Formal circulation along the peripheries to connect the fields to the rest of the site;
- Addition of parking north of the fields that will primarily service the soccer fields;
- The opportunity to convert the east-most field to synthetic turf; and
- The inclusion of football goalposts on one field to make the space multi-functional.

## 5.4 PROPOSED CONCEPTUAL PLANS

Outlined below are the differences between the three conceptual plans. All of them share the attributes listed above, but feature key differences. This flexibility will allow the City to pivot if they discover that some elements will need to be adjusted once they get into the detailed design phase.

For example, if a Civil Engineering survey reveals that there will need to be additional stormwater management beyond the existing ditch:

- Conceptual Plan #1: the schematic design indicates a large amount of space available to design a site-appropriate retention pond;
- Conceptual Plan #2: the stormwater is primarily intended to be managed via the existing ditch, but the football field may be designed as a detention area;
- Conceptual Plan #3: the stormwater can be managed by the existing ditch, as well as a smaller retention pond in the passive recreation area.

This type of example can be applied to the other proposed site features such as parking, circulation, and topography.

### 5.4.1 CONCEPTUAL PLAN #1

Conceptual Plan #1 focuses on using the existing spaces and expanding on them to meet the required programming. This plan, compared to Conceptual Plans #2 and #3, modifies the Study Area the least from its current configuration, using the existing ground surfaces to define the proposed layout.

The unique elements in this plan include:

- The addition of a retention pond to manage stormwater and could provide a winter skating option. However, a stormwater retention pond in this area could create an exposure route for groundwater that may be polluted. As such, the City's Municipal Development Standards (MDS) requires an impermeable membrane for any stormwater retention pond to mitigate any exposure issues. In order to guarantee that the development has no negative effects on the area's groundwater, consideration should be given to the proposed location, and any mitigating measures that would be needed, during the detailed design stage;
- Passive recreation is focused at the northwest corner of the Study Area, including some space available for programming (e.g., playground, community garden, pump / BMX track);
- The existing public bathrooms are relocated to the pathway near the 1997 Alberta Summer Games "Red" Bridge to service both the Ball Park and VLA Soccer Fields;
- Maximized parking in the existing parking locations with some expansion into the previous Diamond #2 space;
- Primarily straight roads and perpendicular parking lots;
- The clubhouse serves as an entrance feature entering the Ball Park, while also restricting access to the plaza space between Diamonds #1 and #3;
- An open plaza space between Diamonds #1 and #3 for situating temporary buildings, food trucks, staging events, etc.; and
- The maintenance yard is moved to the previous Diamond #2 location to remain somewhat central to the diamonds without being unsightly at the entrance.



Figure 4: Conceptual Plan #1

# LLOYDMINSTER OUTDOOR SPORTING COMPLEX

## Master Plan Vision

- PLAYER CONCESSION/  
CLUB HOUSE/  
WASHROOM
- MAINTENANCE YARD
- SHADE STRUCTURE
- PLAYGROUND
- COMMUNITY SPACE
- BATTING CAGES
- SOCCER & FOOTBALL FIELD
- BALL DIAMOND
- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION
- PLAZA
- EXISTING CONIFEROUS TREES
- EXISTING DECIDUOUS TREES
- ORNAMENTAL DECIDUOUS  
TREES
- CONIFEROUS TREES
- DECIDUOUS TREES
- ENTRANCE SIGN



## CONCEPTUAL PLAN #1





## **5.4.2 CONCEPTUAL PLAN #2**

Conceptual Plan #2 seeks to create a stronger “parking in the park” effect by breaking up the parking into multiple, smaller zones within vegetated areas. The pedestrian circulation and parking lots are more integrated, moving the Study Area from exclusively a sport site to a park with sports fields.

The unique elements in this plan include:

- The addition of a football field to satisfy the requests of many residents per the public survey, centered between the Study Area boundary and the roadway, leaving room for passive recreation on either side but is limited to multi-use pathways and vegetation;
- Decreasing the bulk of parking in the existing location with green space running directly adjacent to all parking areas:
  - Extend into currently unused spaces (e.g., east of Diamond #3);
  - Extend into previous Diamond #2 space;
- Include a slight curve in the north-south interior road to create a vegetated boulevard between the road and pedestrian circulation;
- Include an access road north of the ball diamonds to access the club office and facilities building; and
- The maintenance yard remains in the same spot with the inclusion of screening for the yard to reduce its aesthetic effect on the main entrance.



Figure 5: Conceptual Plan #2

# LLOYDMINSTER OUTDOOR SPORTING COMPLEX

## Master Plan Vision

- PLAYER CONCESSION/  
CLUB HOUSE/  
WASHROOM
- MAINTENANCE YARD
- SHADE STRUCTURE
- PLAYGROUND
- BATTING CAGES
- FOOTBALL FIELD
- BALL DIAMOND
- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION
- PLAZA
- EXISTING DECIDUOUS TREES
- ORNAMENTAL DECIDUOUS  
TREES
- EXISTING CONIFEROUS TREES
- CONIFEROUS TREES
- DECIDUOUS TREES
- ENTRANCE SIGN



CONCEPTUAL PLAN #2





### **5.4.3 CONCEPTUAL PLAN #3**

Conceptual Plan #3 highlights the need for non-sport related recreational within the residual spaces. There is a focus on reassigning the space adjacent to the ball diamond outfields, soccer fields peripheries and football field to fulfill passive recreation opportunities.

- The addition of football field to satisfy the requests of many residents per the public survey against the western Study Area boundary, leaving room for a large passive recreation space and small retention pond;
- Two recreation spaces available for programming (community gardens, pump track, BMX bikes, etc.) and passive recreation;
- Maximized parking in the existing parking locations with an expansion into the previous Diamond #2 space;
- Traffic calming at south entrance with curved road;
- Toboggan / spectator hill at previous Diamond #2 location;
- The maintenance yard is moved to the previous Diamond #2 location to remain somewhat central to the diamonds without being unsightly at the entrance.



Figure 6: Conceptual Plan #3

# LLOYDMINSTER OUTDOOR SPORTING COMPLEX

## Master Plan Vision

- PLAYER CONCESSION/ CLUB HOUSE/ WASHROOM
- MAINTENANCE YARD
- SHADE STRUCTURE
- PLAYGROUND
- BATTING CAGES
- FOOTBALL FIELD
- BALL DIAMOND
- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION
- PLAZA
- EXISTING DECIDUOUS TREES
- ORNAMENTAL DECIDUOUS TREES
- EXISTING CONIFEROUS TREES
- CONIFEROUS TREES
- DECIDUOUS TREES
- ENTRANCE SIGN



CONCEPTUAL PLAN #3







## **IMMEDIATE OPPORTUNITIES**

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**Appreciating the forthcoming 2024 Saskatchewan Summer Games and other potential bid opportunities, the below sections illustrate immediate initiatives for the Ball Park and VLA Soccer Fields to improve the users' overall safety, enjoyment, and satisfaction. The suggested upgrades will not hinder future development and are complementary to the full vision of the OSCx once determined by Council.**

## 6.1 VLA SOCCER FIELDS

It is understood that the VLA Soccer parking lot is to be paved in the Fall of 2023. It is recommended that this initiative be pursued. Further immediate recommendations include:

### 1 Electricity

It is recommended that single-phase power be introduced to the site. This would be used for connecting temporarily lights, scoreboards, and internet services on-site immediately, but then could be parlayed into connecting permanent structures in the future. The provision of 100-amp power and an outdoor panel for future breakers is estimated between \$7,000 to \$10,000 to pursue this initiative.

### 2 Lighting

A standard-sized soccer pitch requires a total of 1,152,000 – 5,760,000 lumen output. Thus, it is recommended that a lighting strategy for the parking lot and a strategy for one premiere pitch be developed based on tournament requirements. Metal halide lamps are an efficient illumination source and give good colour rendering for live broadcasting. They are specifically recommended by many national and provincial governing sports bodies. Lighting and supporting structure costs vary, however, a basic light standard can cost approximately \$6,000/unit for material and installation.

### 3 Water and Sewer

A potable water and a sewer connection should be established. This would allow for water bottle filling stations and provide an option for temporary public bathrooms and team change rooms. Utilizing the existing potable water line at the Ball Park, a typical connection is estimated at approximately \$250 per lineal meter, exclusive of geo-technical or engineering requirements.

### 4 VLA Player Benches

The existing player benches are in critical condition and should be replaced immediately. A team bench and shelter for 12 players retails for approximately \$8,000/bench, excluding taxes.



### 5 RTM/Modular Game Officials/Team Dressing Rooms.

Team and officials' dressing rooms are a desired amenity that is currently accommodated by seacans. Temporary structures can be rented and installed on the site for approximately \$600 - \$1,200 per month, excluding delivery and set up.

However, purchasing a 12 ft. by 60 ft. skidded office unit is estimated to cost \$35,000 - \$95,000/unit, depending on interior finishes. Delivery, installation and building modifications (e.g., adding lockers, cubbies, benches, hooks, exterior upgrades) and taxes are not included.

Alternatively, custom-built modular structures are estimated at approximately \$375/s.ft., including site development, foundation, water, and sewer, and offer an attractive option as an alternative.



## 6.2 DRIVEN ENERGY LEGION BALL PARK

It is acknowledged that at the time of review, the concession stand / sound booth behind Diamond #4 is slated for demolition (Summer 2023) and that recommendations from this report will inform the future provision of this amenity. However, further immediate recommendations include:

### 1 Fence Caps

Installing new fence capping on all diamond fences should be pursued immediately for a unified presentation. Fence caps and/or top pads protect baseball and softball players from serious injury when they come into contact with fences or when trying to catch balls over fences. Applications vary, however high-density polyethylene fence protectors cost upwards of approximately \$40/10 ft. section, while polyurethane fence top cushions covered with 18oz vinyl cost \$220/4 ft. section. Assuming a diamond perimeter between 800 ft. and 1000 ft., approximately \$45,000 per diamond would be a required. Recommended order of priority is Diamond #3, #4, #1, #5, #6.



### 2 Bleachers

Many of the existing wooden bleaches present a safety hazard to spectators and should be replaced with aluminum bleachers within the next 0 to 4 years. A 15 ft. bleacher with 3 rows can accommodate approximately 30 spectators and retails for approximately \$5,000 each.

### 3 Diamond Fencing

Decommission old and install new outfield fencing to a minimum 400 ft. distance and 90 ft. widths on Diamond #1. With galvanized steel chain link backstops (20 ft. high by 30 ft. long) are approximately \$8,000 per diamond. This would establish a full-size baseball / softball diamond at the ballpark. The installation of diamond lighting should also be considered in conjunction with this initiative.



## 6.3 CUMULATIVE OSCX INITIATIVES

### 1 Develop 43rd Avenue as a right of way.

The development of 43rd Avenue to 49th Street is consistent with Lloydminster’s Municipal Development Plan (MDP) and will be a defining element in the accessibility, connectedness, and overall vision of the OSCx. Approximately 500 m of roadway would be needed to realize this initiative. However, alignment should be consistent with the overall OSCx concept therefore, a detailed design for the area will need to be developed prior to any road works commencing.

Including a topographic survey, site preparation, and site grading; for an area of approximately 7,165.68 sq.m, a gravel application would be approximately \$75,000 to \$100,000, assuming \$15/sq.m. with a chip-seal top application for reduced dust and maintenance. While an asphalt application would range from \$350,000 to \$400,000, assuming \$50/sq.m.

### 2 Irrigation

The existing irrigation system is aging, worn, and nearing its functioning end. Replacement of a new irrigation system is recommended within the short-term (3 to 6 years).

The installation of the new irrigation system should include an assessment of the existing irrigation system and a review of the water supply and drainage infrastructure. This initiative corrects the issues at VLA Soccer Fields and will service the portions of Ball Park that the existing system currently does not service. The replacement of the existing system for approximately 41 acres with the capacity to service the west expansion area (approximately 16 acres) has an estimated range from \$1,100,000 to \$1,500,000.

### 3 Public bathrooms

It is recommended that the existing bathrooms be decommissioned, and a new structure be developed in its place. As electricity, sewer, and water are already established at the Ball Park, this option should be explored in the next 2 years. There are a variety of sizes offered, however, as example, a 10 ft. by 20 ft. unit like the images below is a pragmatic solution for the immediate future. Depending on the supplier, they can rent for \$600 - \$1,200/month, excluding delivery and installation. These facilities require a tie-in to an external septic tank, on site septic, or sewer connection.

In the long term, a permanent pavilion with public bathrooms and a gathering space should be pursued, and is estimated to cost \$850,000 to \$1,500,000, depending on design and finishes.



#### 4 Boundary Fencing

Approximately 150 m to 175 m of fencing should be established immediately to reinforce the perimeter boundaries, increase security, and improve overall site aesthetics. The approximate cost of replacing the existing fence and establishing a new 6 ft. or 8 ft. chain link fence would be approximately \$25,000 to \$30,000.



# IMPLEMENTATION

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**Before any new development or retrofitting can take place, it's important to recognize safety, accessibility, connectedness, and enjoyment as the top priorities and reasoning behind why these initiatives are taking place. Recommendations thus are structured to be implemented over a 15 year planning horizon, according to a phasing plan that recognizes user safety and enjoyment, while appreciating the capital planning process towards a long-term vision.**

## 7.1 SUMMARY OF COSTING + PHASING

Based on the above facility review and programming analysis coupled with the comments and feedback from the stakeholder engagement sessions, **Table 1** summarizes the cost estimates and phasing recommendations for each of the initiatives within this study as a pragmatic strategy to enhance the current facilities and envisions the potential future site expansion of the OSCx. Phasing recommendations are organized as follows:

- **Immediate** recommendations: to be completed within **0 to 2 years**;
- **Short-term** recommendations: to be completed within **3 to 6 years**;
- **Medium-term** recommendations: to be completed within **6 to 10 years**; and
- **Long-term** recommendations: to be completed within **10 to 15 years**.

The total value investment for all initiatives contained in this study over a 15-year period is estimated at approximately **\$15,600,000 (2023 dollars)** excluding delivery and applicable taxes. Cost figures shown in **Table 1** are order of magnitude estimates for preliminary budgeting purposes. Actual costing subject to the scope and extent of work, future investigations, and detailed design.

**Note:** All costs estimates are priced at 2023 CAN Dollars including a 12% Fee for Soft Costs and a 20% contingency, excluding applicable taxes.

**Soft costs:** Consulting, design, and engineering fees, legal, furniture and fit-out, etc.

Table 1: Class "D" Cost Estimate by Phase

INITIATIVE	LOCATION	UNIT COST / QUANTITY	CLASS "D" ESTIMATE	NOTES
<b>IMMEDIATE RECOMMENDATIONS</b>				
Accessible public bathroom + Administrative Offices Facility	VLA		\$500,000	Permanent structure including Mobilization, Earthworks and Grading
Parking Space delineation and area asphalt paving	VLA	\$115/m2 x ~4,462 sq.m	\$513,130	Subgrade Preparation, Geotextile, Sub-Base (200 mm), Base (170 mm), Asphalt Cement (85 mm)
Player Benches	VLA	\$9,500/bench x 4 benches	\$38,000	12-player Team bench and shelter.
Electricity	VLA	Mobilization, Earthworks and Install	\$10,000	Connection from existing supply
Lighting- Field + Parking lot	VLA	\$15,000/light x 9	\$135,000	Materials, Earthworks, and Install
Potable water	VLA	\$250/ lineal meter x 350m	\$87,500	
Parking Space delineation and area asphalt paving	Ball Park	\$115/m2 x ~26,234 sq.m	\$3,016,910	Subgrade Preparation, Geotextile, Sub-Base (200 mm), Base (170 mm), Asphalt Cement (85 mm)
Fence Safety Capping	Ball Park	\$40 per 10' section x 5,160'	\$21,000	Perimeter of all 6 diamonds
Develop 43rd Avenue - Gravel + Chip Seal	OSCx/ West	\$15/m2 x ~7,165 sq.m	\$110,000	"Including a topographic survey, Subgrade Preparation, Site grading, and Base (170 mm) "
Installation of Boundary fencing of 6' chain link fencing	OSCx/ West	\$200/lineal meter x 175m	\$35,000	Materials, Earthworks, and Install
All wooden bleachers over 3' in height to be replaced with aluminum bleachers	OSCx/ West	\$7,500/bench x 6	\$45,000	
			<b>SUBTOTAL</b>	<b>\$4,511,540</b>



Table 1 (cont.): Class "D" Cost Estimate by Phase

INITIATIVE	LOCATION	UNIT COST / QUANTITY	CLASS "D" ESTIMATE	NOTES
<b>SHORT-TERM RECOMMENDATIONS</b>				
Referee Change room	VLA		\$155,000	Permanent structure (Modular) incl. Mobilization, Earthworks and Grading
Prement Scoreboard	VLA	\$25,000.00/ unit	\$25,000	
Field lighting	Ball Park	\$6000/light x 12 Lights	\$72,000	Including Material, Labour, install
Public Bathrooms	Ball Park		\$225,000	Permanent structure incl. Mobilization, Earthworks
Replacement of Dugouts + Benches	Ball Park	\$20,000.00/unit x 10	\$200,000	Including Mobilization, Earthworks, and Install
Designated areas for material storage and stockpiling.	OSCx/ West	\$10,000/unit x 2	\$20,000	
Replacement of the Irrigation System	OSCx/ West		\$1,500,000	Dependent on system size and carrying capacity
Dedicated staff space with a bathroom and eating/meeting area	OSCx/ West		\$95,000	Modular Structure incl. Mobilization, Earthworks
Regulation Soccer/Football Field (Synthetic)	OSCx/ West		\$4,750,000	incl. Mobilization, Earthworks, Grading, and Install
			<b>SUBTOTAL</b>	<b>\$7,042,000</b>
<b>MEDIUM-TERM RECOMMENDATIONS</b>				
The Ticketing booth at the Ball Park	Ball Park		\$175,000	Modular Structure
League Office Administration building	Ball Park		\$450,000	Permanent structure incl. Mobilization, Earthworks and Grading
Ball Park Diamond Backstop fencing	Ball Park	\$50,000.00/unit x 5	\$250,000	Ball Park Priority fields; #3, #4, #1, #5 and #6
Bull Pen Fencing	Ball Park	\$200/lineal meter x 1800m	\$360,000	Ball Park Priority fields; #3, #4, #1, #5 and #6 or as Backstop fencing is replaced.
Playground relocation	OSCx/ West		\$30,000	Mobilization, Earthworks, Grading, and Install
Existing pathways renovation to new asphalt	OSCx/ West	\$150/m2 x 3,162m2	\$1,422,900	Existing 2m, proposed to widen to 3m. Incl. Mobilization, Earthworks, Grading, and Install
Installation of Perimeter fencing of 8' chain link fencing	OSCx/ West	\$200/lineal meter x 1090m	\$218,000	Materials, Earthworks, and Install
			<b>SUBTOTAL</b>	<b>\$2,905,900</b>

Table 1 (cont.): Class "D" Cost Estimate by Phase

INITIATIVE	LOCATION	UNIT COST / QUANTITY	CLASS "D" ESTIMATE	NOTES
<b>LONG-TERM RECOMMENDATIONS</b>				
Replacement Scoreboards	Ball Park	\$25,000.00/ scoreboard x 2	\$50,000	Replcement of Existing Scoreboards
Field Equipment and materials Storage	Ball Park	\$25,000.00/unit	\$25,000	14x22 unit. incl. Mobilization, Earthworks, Grading, and Install
Development of new southwest Ball Diamond	OSCx/ West		\$650,000	Including Detailed Designs, earthworks and Install of diamond amenities
Bathroom and the Canteen building for West Expansion area	OSCx/ West		\$450,000	Permanent structure incl. Mobilization, Earthworks and Grading
<b>SUBTOTAL</b>			<b>\$1,175,000</b>	
<b>TOTAL</b>			<b>\$15,634,440</b>	

<b>Conceptual Plan #1</b>	<b>OSCx/ West</b>		<b>\$23,000,000.00</b>	<b>Including Detailed Designs, Mobilization, Earthworks, and Install of user amenities</b>
<b>Conceptual Plan #2</b>	<b>OSCx/ West</b>		<b>\$27,500,000.00</b>	<b>Including Detailed Designs, Mobilization, Earthworks, and Install of user amenities</b>
<b>Conceptual Plan #3</b>	<b>OSCx/ West</b>		<b>\$33,250,000.00</b>	<b>Including Detailed Designs, Mobilization, Earthworks, and Install of user amenities</b>

**Note:** Conceptual Plans estimated costs include the proposed Initiative Recommendations.



## **NEXT STEPS**



## 8.1 FACILITY OPERATIONS + USER BOOKING POLICY + FACILITY USE AGREEMENTS

Facility Use Agreements and Facility Booking policies are instrumental in promoting equitable access, transparency, and efficient management of the OSCx. The development of such policies enables fair allocation of facility resources, optimal utilization, and effective conflict resolution procedures. By implementing and communicating these agreements and policies, the City of Lloydminster can ensure a well-organized, inclusive, and positive experience for all facility users.

### **EQUITABLE ACCESS**

Maintaining the existing Facility Use Agreements ensures a structured framework for managing facility access, allowing for fair and equal opportunities for various user groups. By maintaining a transparent and inclusive process, facilities will continue to accommodate a wide range of users, including sports teams, clubs, organizations, and individuals, ensuring that everyone has a fair chance to use the facility and enjoy its amenities without favoritism or bias.

### **TRANSPARENCY**

Facility Booking policies create a transparent system where the rules, regulations, and procedures for accessing the facility are clearly defined and communicated. This transparency fosters trust among users by demonstrating that decisions regarding facility access are based on fair and objective criteria. It reduces the likelihood of conflicts or misunderstandings by providing a clear understanding of the expectations and requirements for facility use.

### **OPTIMAL FACILITY UTILIZATION**

By effectively managing the booking process, the facility can ensure that it operates at its full capacity, minimizing downtime and maximizing revenue generation. This optimized utilization benefits both the facility and the users, as it allows for a wider range of activities and programs to take place, creating a vibrant and active environment.

### **PRIORITIZED SCHEDULING**

Facility Booking policies allow for efficient scheduling of events and activities, ensuring that different user groups have fair access to prime-time slots. By establishing clear guidelines on how bookings are prioritized, the facility can allocate time slots in a manner that reflects the diverse needs of various users. This helps prevent monopolization of popular time slots and promotes fairness in sharing the facility's resources.

### **MITIGATION OF CONFLICTS**

Facility Use Agreements and Facility Booking policies provide a mechanism to address and resolve conflicts that may arise among user groups. Clear guidelines on cancellation policies, rescheduling procedures, and dispute resolution mechanisms help to minimize disputes and facilitate efficient resolution when conflicts do occur. This promotes a harmonious environment within the facility and maintains positive relationships among user groups.

## **ACCOUNTABILITY AND COMPLIANCE**

These agreements and policies establish a framework for accountability and compliance with facility rules and regulations. Users are expected to adhere to the terms outlined in the agreements, ensuring the facility is used responsibly and in accordance with established guidelines. This accountability enhances safety, security, and overall user experience within the facility.

## **8.2 ASSET MANAGEMENT + FACILITY RENEWAL**

An Asset Management and Facility Renewal Plan offers numerous benefits to the OSCx and other facilities throughout the city. Plans like these prioritize the long-term preservation of assets, improve facility performance, optimize costs, enhance safety and compliance, and instill stakeholder confidence as the overall development becomes reality. By proactively addressing maintenance needs, implementing upgrades, and focusing on strategic asset management, the OSCx will be a well-maintained, functional, and sustainable facility that meets the evolving needs of users while optimizing resources while fostering positive user experiences.

## **8.3 COORDINATION WITH OTHER PARTNERS**

Coordinating capital development projects with external organizations is of paramount importance as it allows for strategic partnerships to be identified and established, thereby significantly enhancing the City's ability to realize the OSCx 15-year vision through sponsorship leases and land-use agreements. Among potential partners, Lakeland College emerges as a highly recommended collaborator for the development of the VLA Soccer Fields due to their potential to make a substantial impact and tap into valuable funding partnerships. The collaboration with Lakeland College and other sporting organizations for the development of the OSCx presents a range of mutually beneficial opportunities, including naming rights, rental and booking priorities, and hosting opportunities.

## **8.4 ADDITIONAL PLANNING STUDIES + DETAILED DESIGN**

The cost of a new facility can be greatly influenced by site conditions and might be significantly higher for engineering on a difficult site. In some cases, site conditions can render an otherwise attractive project to be financially unfeasible. The following factors should be considered when establishing new facilities within the Study Area:

- Topography and drainage;
- Access;
- Electrical supply;
- Water supply;
- Trees, vegetation, and landscape maintenance;
- Underlying soil conditions; and
- Biodiversity and environmental opportunities.



Allowing sufficient resources for a thorough initial information-gathering exercise greatly reduces the risk of unforeseen problems (and increased costs) during construction and after completion. It is strongly recommended that this information be obtained at an early stage of the design process and be made available to all contractors tendering for the construction of the facilities. It is recommended that reference be made, as appropriate, to other relevant sources of information, including:

- Other technical standards such as Construction Codes of Practice;
- Technical requirements of funding bodies;
- Technical requirements of the individual; and
- National Governing Bodies (NGBs).

## 8.5 INFORMATION + AWARENESS + COMMUNICATIONS

It is recommended that a communication strategy for the Outdoor Sporting Complex be developed at the onset of any retrofitting or development initiatives. Transparency is the cornerstone of any successful communication strategy thereby ensuring that the public, stakeholders, and relevant sporting organization have access to accurate and up-to-date information about the project's development. By fostering an environment of trust and open dialogue, the strategy establishes a solid foundation for collaboration and engagement. This inclusive approach encourages individuals and groups to actively participate in shaping the future of the complex, whether through feedback, suggestions, or even volunteer efforts.

Communication and transparency not only serve as a bridge between the project and the public but also creates opportunities to tap into new funding sources. By effectively communicating the project's objectives, progress, and benefits, the OSCx opens new doors to potential sponsors, philanthropic organizations, and private investors who may be inspired by the transformational impact of project. Through targeted outreach and compelling storytelling, the strategy will capture the imagination and support of individuals and entities who align with the project's values and mission.

Furthermore, an emphasis on active engagement and timely updates ensures that stakeholders are continuously informed about the project's progress. By keeping the public and relevant stakeholders engaged, the project gains advocates who will eagerly share updates, champion its cause, and help generate momentum. This ripple effect not only contributes to the project's overall success but also increases its visibility, making it more attractive to potential funding partners.

Through transparency, trust-building, and fostering widespread support, a communication plan will propel the project forward, involving stakeholders at every step and inspiring financial backing from individuals and organizations who are passionate about the complex's vision. By harnessing the power of effective communication, the project can thrive, leaving a lasting legacy for generations to come.



## **WHAT WE HEARD REPORT**



# THE CITY OF LLOYDMINSTER OUTDOOR SPORTING COMPLEX

## WHAT WE HEARD REPORT

APRIL 2023



**SCATLIFF + MILLER + MURRAY**

visionary urban design + landscapes

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# 1.0 Introduction + Overview

In March 2023, **Scatliff + Miller + Murray (SMM)** was retained by the City of Lloydminster to assist with the creation of an **Outdoor Sporting Complex (OSCx) Study**. The study aims to review the existing facility conditions at Driven Energy Legion Ball Park (Ball Park) and the VLA Soccer Fields, and to provide recommendations for possible future expansion directly west of the two facilities. The two facilities, combined with the developable space to the west, are herewith considered the Study Area, as shown in **Figure 1**.

At the beginning of the study, it was identified that the existing footprint of the Ball Park and VLA Soccer Fields presents untapped synergies for improving the overall site connectedness. Furthermore, the area to the west offers the opportunity to introduce new recreational spaces to the City. To achieve this goal, the OSCx Study consists of two phases:

- I. Stakeholder Engagement + Facility and Site review
- II. Concept and Design Development

This document captures **Phase 1** of the study and summarizes the internal and external stakeholder engagement events, along with the results from the public survey. The feedback and the information presented herein will guide the proposed facility recommendations and ultimately inform the Final OSCx Study.

SMM and the Steering Committee would like to express their gratitude to everyone who participated in this process and commend the City of Lloydminster for acknowledging the significance of the Driven Energy Legion Ball Park and the VLA Soccer Fields in the recreational landscape of the community.

## 1.1 Engagement Process/ Techniques

To gain a better understanding of the study area and the recreational needs of the City, SMM, with the assistance of the Steering Committee, virtually hosted six (6) stakeholder engagement sessions with both internal and external stakeholders, starting on March 21, 2023. These sessions provided the project team with insights into the existing conditions and utilization at the OSCx, explored the challenges and opportunities at Ball Park and the VLA Soccer Fields, and considered the proposed West expansion area. The conversations were supplemented by stakeholder questionnaires, ensuring that stakeholders who may have missed the engagement sessions could share the feedback.

To engage the community at large, A public survey was made available on the city's website <https://yourvoicelloyd.ca/outdoorsport> from **March 24 – April 13, 2023**. The survey focused on user characteristics, existing facility conditions and thoughts and ideas for the expansion area to the west. The Survey was advertised on the city's website, its social media pages, and in local newspapers.



## 2.0 Study Area + Site Attributes

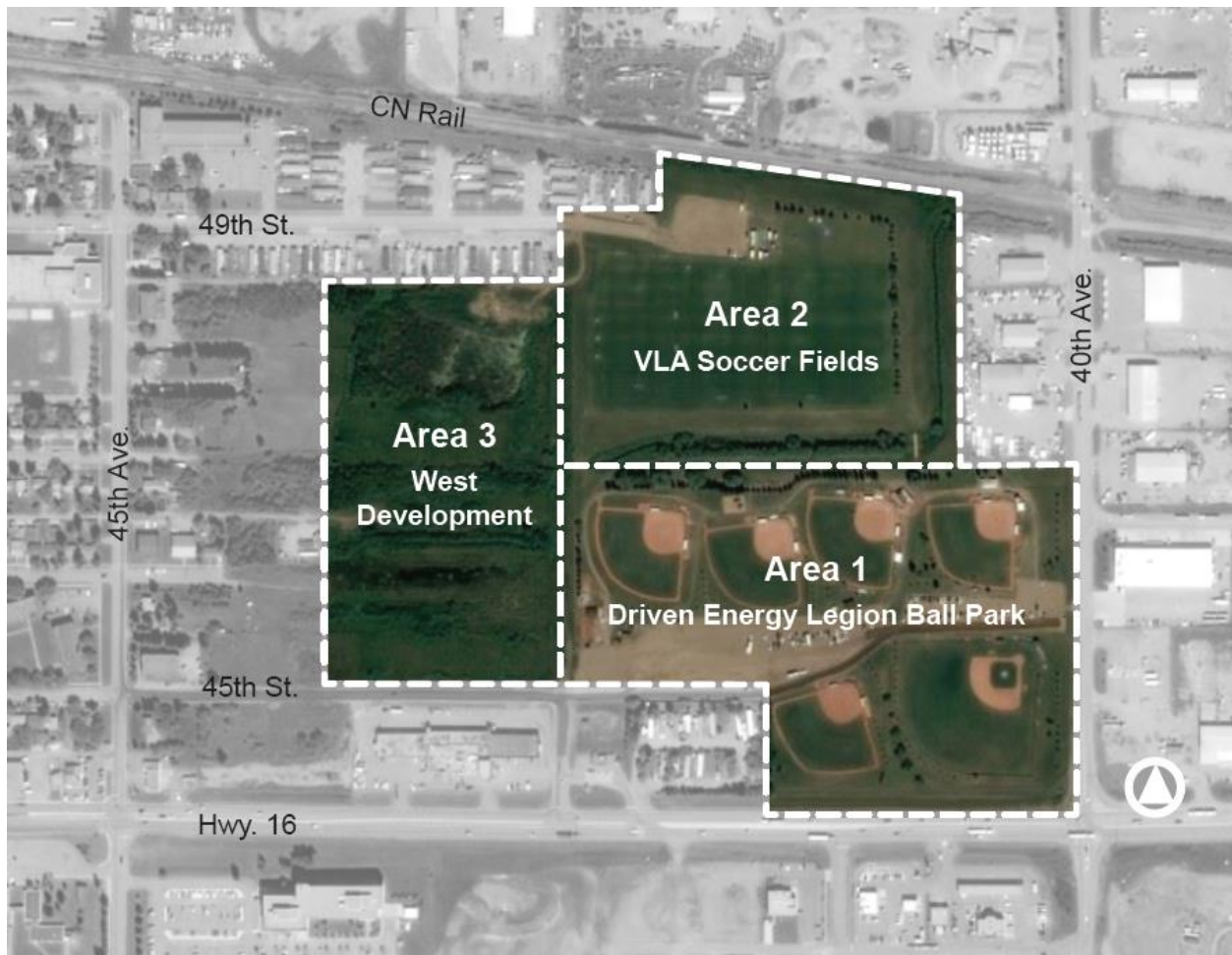


Figure 1: Outdoor Sporting Complex (OSCx) Study area.

**Area 1-** Driven Energy Legion Ball Park + Parking = ~26 acres (104,828 sq.m.)

**Area 2-** VLA Soccer Fields + Parking = ~16 acres (65,749 sq.m.)

**Area 3 -**West Development Area = ~16 acres (64,749 sq.m.)

The Study Area is situated in southeast Lloydminster on a decommissioned landfill site surrounded by various land uses, including residential, commercial, and industrial zoning designations. The Ball Park and VLA Fields is bounded by 45<sup>th</sup> St., Highway 16, 49<sup>th</sup> St., 40<sup>th</sup> Ave, 45<sup>th</sup> Ave, and the CN railway. The current recreational facilities consist of the **Driven Energy Legion Ball Park** (4002 44 Street) and the **VLA Soccer Fields** (4201 49 Street). The study area also includes approximately 16 acres (64,749 sq.m.) of undeveloped land directly west of the two facilities.

### Existing facilities at Driven Energy Legion Ball Park include:

- Six (6) diamonds (one baseball and five Slo-pitch/softball)
- Field lighting on Fields #3 and #4
- Associated infrastructure, outbuildings, and Team storage structures

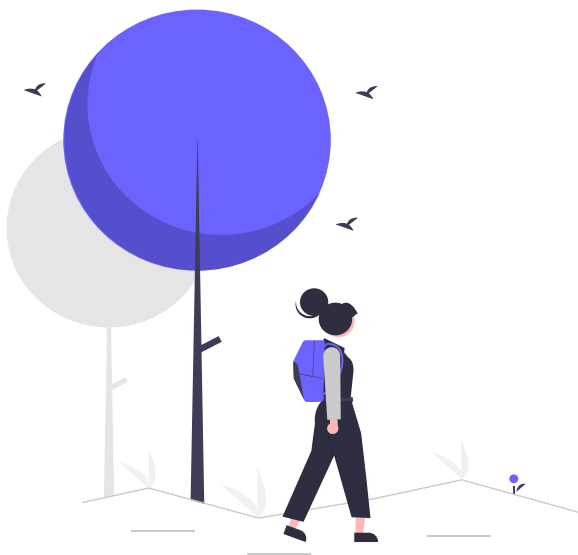
- Maintenance grounds, walking trails, and a playground
- Hosts several baseball and softball leagues, including:
  - Lloydminster Minor Baseball Association
  - Lloydminster Slo-Pitch Association
  - Lloydminster Ladies Fastball
  - Lloydminster Twins Sr. Baseball
  - Bulldogs Baseball Academy
  - Lloydminster Men’s Orthodox
  - Lloydminster Amateur Softball Association (LASA), which includes U9, U11, U13, U15, U17, U18, U19, U22, and adult leagues (Ladies League and the Lloydminster House League)

**Existing facilities at The VLA Soccer Field site consist of:**

- Three (3) soccer fields
- storage structures
- two (2) sea can containers functioning as change rooms
- Home to the Lakeland Athletics M/W Rustler Soccer teams, Meridian Youth Soccer Association, and the Lloydminster & District Soccer Association (LDSA), which features men's, women's, CoEd, and youth leagues.

Currently, the two facilities operate independently, each with its points of access and parking facilities. The facilities are separated by a drainage ditch, with only a small pedestrian bridge to the east and overland machine access to the west connecting the two spaces.

To gain a comprehensive understanding of the challenges and opportunities presented by these two facilities, our team conducted stakeholder engagement sessions with both internal and external user groups. These sessions provided valuable insights into the sporting and recreational trends in the city, the surrounding region, and helped our team identify strategies for addressing the challenges and opportunities that were identified.



## 3.0 Internal Stakeholder Engagement

On March 21, 2023, SMM met with a group of internal stakeholders, including the Steering Committee, Programming and Reservations, and Parks maintenance staff. The sessions were organized thematically according to the stakeholders present and began with a brief project overview, followed by a discussion of the opportunities and challenges within the Study Area. The primary topics covered during the sessions included Operations and Maintenance, and Community Use/Trends.

Below is a summary of the key findings from the internal stakeholder sessions and supplemental questionnaire, organized by topic.

### 3.1 Parking + Access Control

Both the Driven Energy Legion Ball Park and the VLA Soccer Fields have access points that lead to poorly defined, unpaved parking facilities. On weekends with significant games, the parking facilities reach capacity, resulting in dusty (or muddy) conditions at both facilities. This has led to unauthorized and unregulated parking within the established parking areas and overflow issues on adjacent streets.

To address this issue in the short term, it has been recommended to delineate parking spaces and add new paved parking areas to the two facilities.

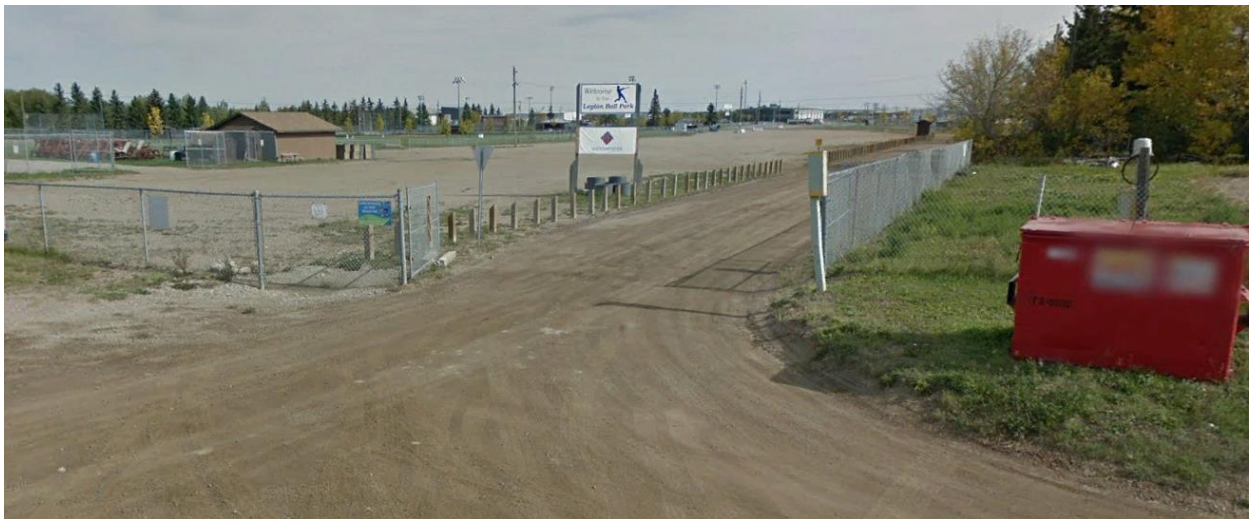


Figure 2: Driven Energy Legion Ball Park entrance and parking facilities. Google Earth image.



Figure 3: VLA Soccer Fields. Entrance and parking areas. Google Earth image.

Accessing the Study Area can be enhanced via one main entrance at the terminuses of 45<sup>th</sup> St. (Ball Park). It was discussed that an internal road could then connect the two facilities from this point, linking new parking areas with the existing facilities-- potentially eliminating the need for a public entrance at the VLA Soccer Fields (at the end of 49<sup>th</sup> St.). It was discussed that this single point of access and a main thoroughfare could unify the entire study area.

**Key Takeaway:** The opportunity to improve parking safety and efficacy, while capitalizing on area access controls, should be explored. Parking delineation and paving are suggested as short-term priorities.

### 3.2 Aging Facilities + User Amenities

Given the nature of this study, it is not surprising that aging facilities and structures on site present a major concern for internal stakeholders. Without an Asset Management Plan in place, the infrastructure has not kept up with growth and the facilities have not been regularly maintained. It was noted the Ball Park bullpens, dugouts, and batting Cages need to be addressed and improved upon. Sports associations, teams, players, and spectators increasingly require a minimum facility standard to ensure safety, comfort, and peak performance.

In terms of seasonal maintenance requirements, the aging irrigation system (established in the mid-1980s) is nearing the end of its life and is limited to only the VLA Soccer Fields and Ball Fields #1, #3, and #4. Repairs over the years have resulted in a compromised and costly system. Updating the irrigation system is a short-term priority for internal stakeholders and should expand capacity to service the entire Study Area.

Internal stakeholders also acknowledged the need for updated staff amenities, such as a dedicated lunch/meeting room, secure shop and maintenance areas, and a staff bathroom. Currently, the use of a standard garage package for a staff room means that personnel are required to use public facilities or porta potties while working, as there is no dedicated staff bathroom.



Additionally, the stakeholders identified an opportunity to replace the existing event ticket booth with a permanent ticket office or main pavilion located near Ball Park Field #1. This is a common feature in many sporting venues and can be easily integrated into the site regardless of location.

It was noted during these sessions that the sound booth behind ball diamond #4 is slated for demolition this year pending recommendations from this study.

**Key Takeaway:** The final OSCx Study is expected to provide short, medium, and long-term recommendations for facility upgrades that can be strategically implemented for capital planning. Priorities include the irrigation system, site fencing, staff and maintenance spaces, Ball Park dugouts, bullpens, batting cages, and storage facilities. Additionally, the use of trailers and sea cans for gameday staff, officials, and players should also be addressed.



Figure 4: Storage and changeroom facilities at the VLA Soccer Fields. Google Earth image.

### 3.3 Connectivity + Signage +Aesthetics

**Connectivity-** The Ball Park side of the Study Area boasts all of the public amenities on site, including public washrooms/porta-potties, a children’s playground, and all the outbuildings for players, officials, and city staff. However, the only connections between the Ball Park and the VLA Soccer Fields are a small pedestrian bridge crossing a drainage trench to the south and an unofficial path to the north. As previously mentioned, to improve overall site connectivity, it was suggested that 43<sup>rd</sup> Ave. be developed as a right-of-way connecting to 49<sup>th</sup> Ave. as outlined in the Future Land Use Map of the Lloydminster Municipal Development Plan. This approach could offer strategic benefits to the overall site design.

**Signage-** Introducing wayfinding signage and a Site Map were identified as necessary improvements to help visitors navigate the two facilities. Additionally, the internal stakeholders suggested the installation of a main entrance 'Welcome Sign' in addition to a main gate, to enhance the presence of the OSCx within the recreational landscape of the city.

**Aesthetics-** Internal stakeholders shared that the Ball Park and, to some extent, the VLA Soccer Fields have a history of great moments. However, over the years, these facilities have become outdated and have lost the allure and prestige of a premier facility. Peeling paint, weathered facilities, lack of site furnishings, and an ununiformed look were mentioned as concerns.

There was an overwhelming response from the internal stakeholders that Ball Park and VLA Soccer Fields could use a fresh update with a desire for an overall consistent look and feel throughout. Some elements that came up as aesthetic concerns also constitute safety issues. For example, utilizing weeping tile for fence crowns and fence heights are examples of these attributes.

**Key Takeaway:** Enhancing site connectivity is critical for realizing the vision of an OSCx. Developing 43rd Ave. as a right-of-way is a potential solution that should be explored. Additionally, creating a unified aesthetic throughout the OSCx, with consistent use of colours, signage, and site furnishings, is desired.

### 3.4 West Expansion + Site Synergies + Vitality

Traditionally, the OSCx operates two distinctly different sporting venues for approximately 6 months (May-October) during a typical season. The area to the west of the existing facilities presents new opportunities and untapped potential for the OSCx. The stakeholders envision creating new outdoor recreational spaces such as football and cricket fields, walking trails, or other passive recreation options to reinvigorate the entire Study Area.

Additionally, the internal stakeholders discussed the idea of potential winter activation in this area to increase year-round vitality. However, it was noted that they would need to explore hiring more staff for this to be realized.



Figure 5: Proposed West Expansion Area

Reflecting on the recommendations for *enhanced community-oriented outdoor recreation facilities over the immediate to short term* (2016 Recreation, Cultural, and Parks Facilities Master Plan Report) will be priorities for the overall development of the Study Area. It was acknowledged that consideration should be given to the established recreation amenities within the City located namely at the *Bud Miller All Seasons Park* and the forthcoming *Lloydminster Place* as to not create an excess of similar facilities in the city.

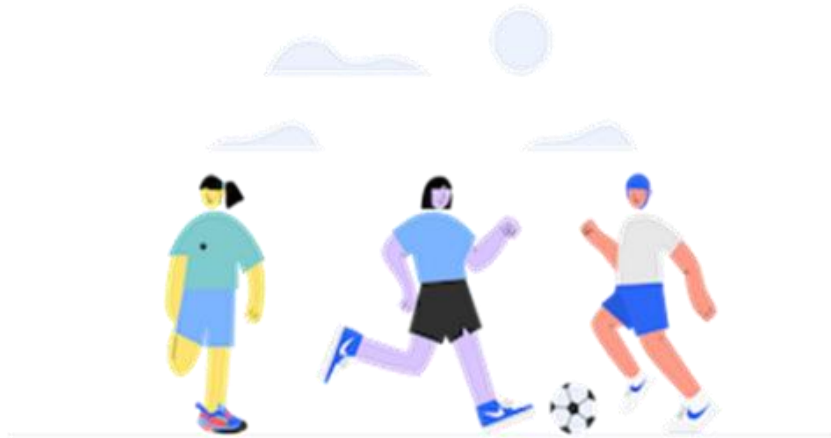
**Key Takeaway:** Acknowledging the development opportunities west of the VLA Soccer Fields and The Ball Park, the internal stakeholder group is eager to explore passive and active recreation synergies that can be found through this study. The potential to introduce new sports and winter recreation options to the city's landscape should be pursued.

### 3.5 Internal Stakeholder Questionnaire

In addition to the internal stakeholder meetings, a follow-up questionnaire was sent to both attendees and non-attendees from various City of Lloydminster departments. Four (4) questionnaires were returned, and the responses echoed similar sentiments to those discussed in the meetings. The key themes highlighted in the questionnaires include:

- Facilities across the city are nearing capacity.
- Capitalizing on and refreshing the existing assets before building new facilities.
- The short activation season and the opportunity for year-round site utilization (October-April)
- Increasing the number of sporting fields on the site and creating a destination space, including football fields.
- Providing passive recreation options outside of structured sports and clubs.
- Improving lighting, signage, and site connectedness.
- Acknowledging the history of the site.
- Collaborating with the City's school divisions, Lakeland College, community sports teams, and potential private investors for funding improvements.

Overall, the feedback from the questionnaires reinforces the importance of developing a comprehensive plan for the OSCx that aligns with the community's needs and supports the site's potential as a premier recreational destination.



## 4.0 External Stakeholder Engagement

During the week of March 27, the City and SMM held three virtual external engagement sessions to gather insights on the quality of the existing facilities and the needs and aspirations of clubs and organizations for future programming. Invitations were extended to user groups of the Driven Energy Legion Ball Park and the VLA Soccer Fields, as well as representatives with latent recreational facility needs within the city for outdoor environments. Each session began with introductions and a project overview. The following provides a summary of the key takeaways from each conversation.

### 4.1 Driven Energy Legion Ball Park, Stakeholders

During the external engagement session for the Driven Energy Ball Park, representatives from the **Lloydminster Minor Baseball League (LMBL)**, the **Orthodox Mens Slo-Pitch League (MOSPL)**, and the **Lloydminster Amateur Softball Association (LASBA)** were present to share their views. While these user groups are appreciative of the current facilities, they have had to adjust their operations given the

Limitations. Stakeholders expressed concerns regarding the quantity and size of diamonds, aging amenities, hosting limitations, and parking.

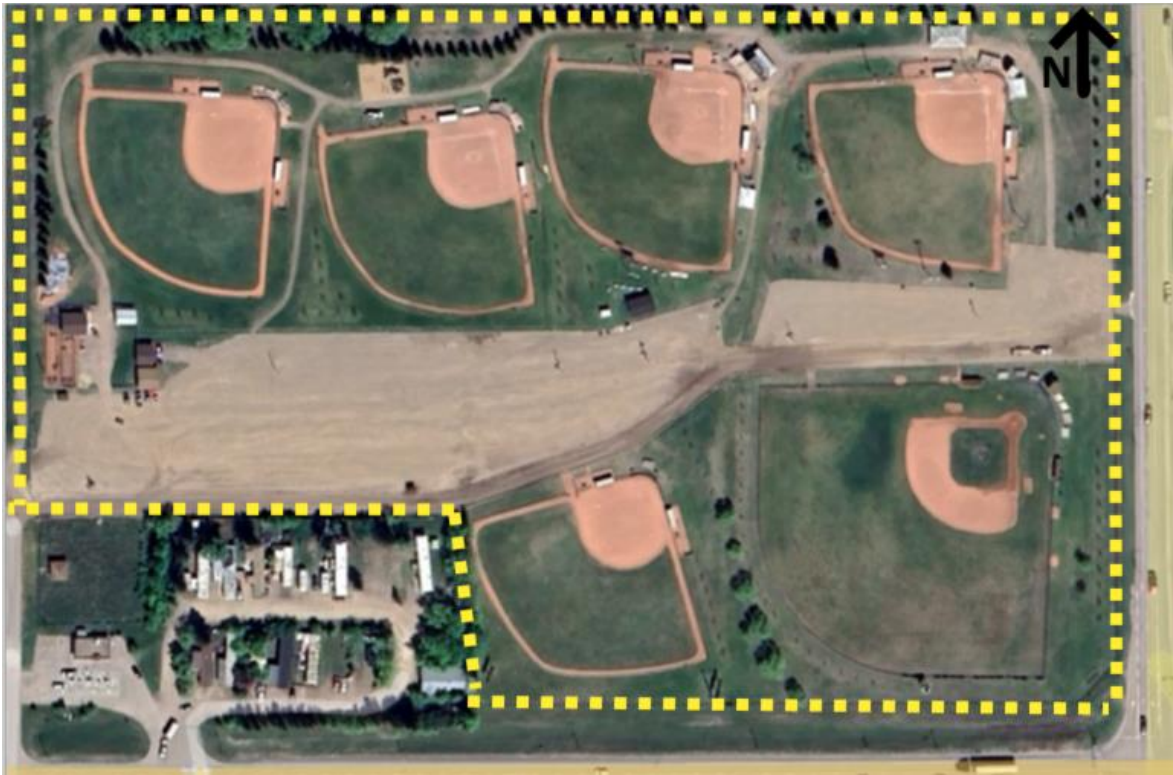


Figure 6: Driven Energy Legion Ball Park

#### 4.1.1 Quantity + Size of The Diamonds

One of the primary concerns raised by stakeholders was that the diamonds at the Ball Park are too short, resulting in some games being moved to larger fields elsewhere in the city. This has limited the development of players who require appropriately sized diamonds for practice and play. Specifically, Field #1 is under the 400 feet minimum from home plate to the outfield fence for baseball, making them too small for U18 and Sr. league players. As a solution, the LMBL has switched to wooden bats to prevent balls from being hit out of the playing areas.

Moreover, the limited quantity of regulation-sized diamonds at the Ball Park is hindering program expansion, athlete development, and the ability to host major events. The stakeholders highlighted the need for additional age-appropriate diamonds for 18U, and senior men and women. The shortage of appropriate baseball fields is limiting the growth and development of the local teams.

#### 4.1.2 Aging Amenities + Hosting Limitations

One of the key issues raised by external stakeholders is the condition of existing **player amenities**. The dugouts, bullpens, backstops, and batting cages need repair and are not suitable for modern gameplay. Additionally, only diamonds #3 and #4 have lighting, which limits the scheduling of games and practices during evening hours.



Another concern is the lack of team and umpire changing rooms and club offices on site. This has resulted in a heavy reliance on trailer rentals during tournaments and forces volunteers to manage club programming, records, and awards in their homes. These deficiencies are impacting the overall quality of the playing experience and hindering league development.

In addition to the need for improved player amenities, stakeholders have also emphasized the importance of enhancing **public amenities** at the Ball Park. The current concession facility, located in a small shed next to an open-air pavilion, is inadequate but is considered to be in a good location by the user groups. The stakeholders proposed a centralized building that could serve as a clubhouse, with flexible open spaces for functions, public bathrooms, club offices, a food preparation area, licensed beverage sales, umpire offices, media rooms, a first aid room, wifi, and an interior lounge area for spectator viewing. This centralized building could also function as a ticketing venue or entrance for larger events, significantly increasing the complex's ability to host major events and tournaments.

Stakeholders also suggested the inclusion of an adjacent campground to further enhance the overall experience. Other successful facilities, such as the Lac La Biche Bold Centre, the St. Albert Recreation Park, and the Gordie Howe Sports Complex in Saskatoon, SK, have integrated campgrounds into their design. By incorporating an adjacent campground, the facility can allow families and athletes to fully immerse themselves in their experience and create a more memorable and enjoyable visit. It was noted during these sessions that the existing Weaver Park Campground is approximately 1km from the Ball Park Entrance.

#### 4.1.3 Parking

As mentioned previously, there is only one entrance and exit to the Ball Park which feeds into the parking lot. Thus, parking within the Ball Park area was highlighted as being unorganized and unsafe. It was acknowledged that the last spots to be taken are located behind Field #4 due to the proximity to the ball diamond. Some potential options mentioned by the stakeholders included increased and better-organized parking, and by designating certain areas for specific types of vehicles (e.g. separate areas for team buses, RVs, vs. cars), and using signage to direct traffic flow.

**Key Takeaway:** Addressing the aging player amenities through repair and maintenance while tackling the public amenities through the creation of a centralized clubhouse facility and parking diversification, would significantly enhance the overall quality of the Ball Park and improve the experience for players and spectators alike while providing an adequate facility to host major events.



## 4.2 VLA Soccer Fields, Stakeholders

The stakeholders in attendance representing the VLA Soccer Fields included the **Meridian Soccer Association** and the **Lakeland Athletics Rustlers Soccer Team**. The overall concerns raised by the stakeholders regarded the number of soccer facilities in the city, inadequate user amenities, and the ability to host regional and national events.



Figure 7: VLA Soccer Fields

### 4.2.1 Number of Soccer Facilities in The City

Overall, the user groups expressed high satisfaction with the existing field conditions, considering them to be among the best natural turf fields in Alberta. They value the flexibility and versatility of the fields and wish to preserve the ability to paint their own lines, move nets, and store equipment on-site. There is a strong desire to maintain the playing surfaces' ability to handle a heavy workload; with multiple games and practices scheduled each week. Additionally, some respondents suggested that a synthetic turf field would be a welcomed addition to the soccer community.

The only major concern related to the existing fields is the presence of protruding and slippery irrigation heads, which can pose a risk to player safety. Although teams have been able to work around these hazards so far, there is a clear need to address this issue and find a solution to ensure the safety of all players using the fields.

Lastly, given the growing popularity of soccer in the city and region (with over 700 players participating in the outdoor season), it was acknowledged that the supply of soccer fields in the City is not keeping up

with demand. Therefore, when exploring the potential for expanding west of the existing fields, it was suggested that additional soccer fields be developed to accommodate the increasing number of players and teams.

#### **4.2.2 Inadequate User Amenities + The Ability to Host Large Events**

Currently, there are no permanent user amenities at the VLA Soccer Fields like bathrooms or running water, change rooms, field lighting, or spectator seating. The stakeholders communicated their desire for a top-notch competition facility that meets the rigorous standards of senior-level soccer. This includes a high-quality playing surface, scoreboard, and amenities such as locker rooms for teams and officials, public restrooms, and covered viewing areas. Furthermore, as a prerequisite for hosting college soccer events, the field should be equipped with lighting that is suitable for high-level play and television broadcasting. The stakeholders also suggested that installing lighting on all fields could help extend the season and increase the number of practices and games held in the evening hours.

Based on the Lakeland Athletics perspective, there is a feeling that together, the College and the city, need to do more to foster senior soccer development. Players should feel like they are ‘stepping up’ their game by continuing soccer at the college level in Lloydminster. Because the current facility lacks basic player amenities, recruiting new students/players from outside the city is becoming increasingly difficult. It was noted that some high schools in the area have better amenities than what is offered at VLA, and this may be a deterrent for potential local players. The sentiment was expressed that investing in quality amenities would not only help recruit players but also improve the overall experience for players and spectators alike.

Additionally, a permanent clubhouse with amenities would not only enhance the player experience and competitiveness of local teams but also provide an opportunity to promote soccer as a sport and grow the soccer community in the region. It could serve as a central hub for soccer-related activities, including hosting clinics and camps, as well as providing a space for club social gatherings and community events. The presence of a clubhouse and associated facilities could attract more soccer events and tournaments to the city, generating economic benefits for local businesses and tourism.

**Key Takeaway:** Despite the challenges, the VLA Soccer Fields have great potential with its quality pitches and the demand for soccer in the area steadily increasing. Enhancing what is already there and addressing the inadequate user amenities should be considered a priority moving forward before developing new fields.



### 4.3 External Stakeholder Questionnaire

Augmenting the internal stakeholder meetings was a follow-up questionnaire sent to the session participants as well as those who were unable to attend the meeting. In total **two (2)** questionnaires were returned.

In summary, one response acknowledged the aforementioned challenges and provided further context for updating the Ball Park user amenities and developing more ball fields.

The second response was submitted by the **Lloydminster Cricket League** expressing the need for cricket grounds in the city including lights, a sound system, a scoreboard, and player amenities. With approximately 50 players within the city, there is a desire to grow the sport within the region and host events.

## 5.0 Public Survey

A public survey was conducted from March 24 to April 14, 2023, through the city's website at <https://yourvoicelloyd.ca/outdoorsport>. The survey was advertised through various channels, including the city's official website, social media pages (Twitter, Facebook, LinkedIn, and Instagram), local newspapers (the Meridian Source, Bean, and the Morning News), and a Community Engagement Newsletter.

The survey gathered community feedback on the Driven Energy Legion Ball Park and the VLA Soccer Fields and explored ideas for the potential future expansion of the two facilities. There was a total of 22 questions split into three distinct categories: *user characteristics results*, *ranking existing facility amenities*, and *Ideas for west expansion*.

At the end of the survey period, there was a total of **886 people** who viewed the project webpage with **316 people engaging** with the survey. Below is a summary of those results.

### 5.1 User characteristics

Based on the survey responses, the age groups most accurately represented were 7-12 and 34-40, while ages 27-33 were overrepresented and ages 20-33 were underrepresented. Interestingly, the majority of respondents (193 responses or 60.9%) identified as female.



A significant number of respondents (209 responses) indicated that a member of their household was affiliated with Ball Park programming (Baseball, Softball, Slo-Pitch), while 142 respondents reported affiliation with VLA Soccer field programming.

When asked *How often do you, or a member of your household, access the study area*, 40.2% of respondents answered '1-3 times a week', with an additional 13% saying they visit the study area at least 1-3 times/ month during the season either for practices, games, or for spectating. Most of the users (86.2% or 274 responses) resided over 800m (or 5 city blocks or more) from the study area, predominantly accessing the site via personal automobile due to an isolated site location and a lack of connection to the existing trail network.

Given the existing amenities, it is no surprise that Passive recreation and General enjoyment of the outdoors ranked relatively low in the survey as the Study Area only accommodates two sports (ball and soccer).

The respondents expressed mixed perceptions regarding the overall safety of the study area. Less than half the respondents (31.5% or 97 respondents) indicated that the study area is 'safe', while 46% (143 respondents) remained neutral on the topic. When asked about the opportunities for improving area safety, increased fence heights or netting (for fly/foul balls), lighting, lit and connected paved walkways, relocating the children's playground, and way-finding signage were the top suggestions given by the respondents.

## 5.2 Existing Facility Amenities

Through open-ended questions, we were able to learn the community's perception of the existing amenities at the VLA Soccer Fields and the Driven Energy Legion Ball Park.

**Figure 8** below is a snapshot of the Overall Satisfaction of the existing facilities from 306 responses. The ball diamonds, playground, and open green space were ranked as being 'good'. The washrooms (or lack thereof), parking, and shaded areas are the most poorly rated amenities within the Study Area. Furthermore, these features coupled with a concession stand, spectator seating, water bottle filling stations, and site signage resonated as the top features the user groups would like to see improved on-site overall in the short term.



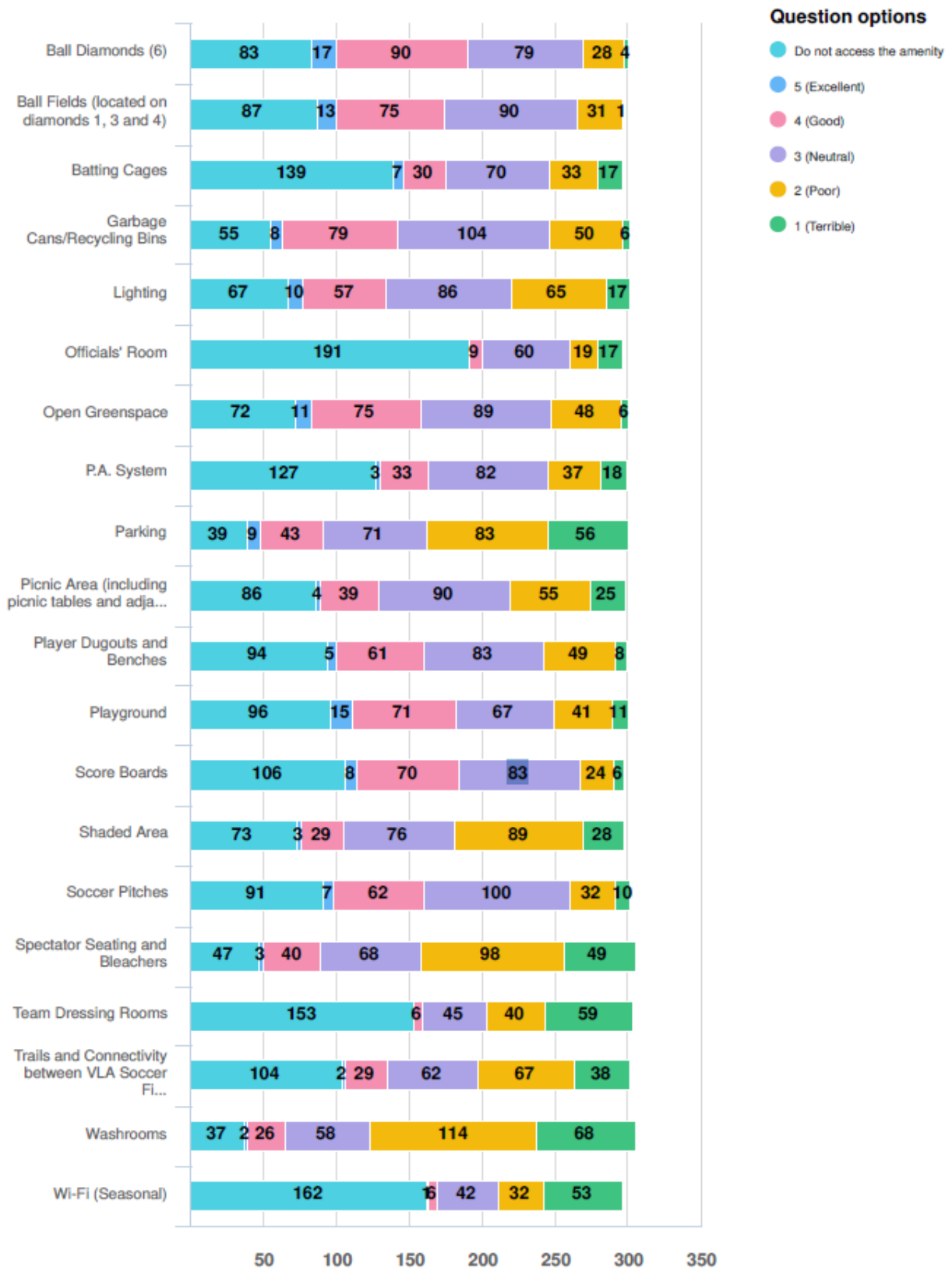


Figure 8: Overall Satisfaction of Existing Amenities.

### **5.2(a) Driven Energy Legion Ball Park**

Overall, the primary concern within the Ball Park area was parking and aging or non-existent facilities like; public bathrooms, concession, and team office/change rooms. While the playing fields were noted as acceptable, they are undersized for senior-level play and were noted as needing a new application of shale. Basic amenities like change rooms, additional lights, and taller fences were noted as desired amenities to host large events like Westerns and Nationals.

### **5.2(b) VLA Soccer Fields**

Similarly, basic amenities like dressing rooms, a scoreboard, lights, spectator seating, public bathrooms, water bottle filling stations, and taller perimeter fencing were noted as needed improvements to the area. Like the Ball Park users, there is a desire in the soccer community to host larger events and increase participation levels.

## **5.3 Western Expansion Area**

When asked about the top amenities' they would like to see added to the Study Area there was an overwhelming response regarding the need for a regulation-sized football field with basic user amenities to accommodate the growing number of participants in the City.

Respondents further commented that this space presents an opportunity for more seasonal activation including an indoor (competitive) swimming pool, a synthetic turf field, or general passive recreation spaces for children and seniors like playgrounds, spray pads, community and public art gardens, nature trails, cross-country skiing trails, a new pump track, or another skatepark.

## **6.0 Bringing it All Together**

Overarching themes heard during the stakeholder consultations overwhelmingly highlighted that the City of Lloydminster is known as a 'Sports Centered City'. Thus, there is a desire to improve the existing facilities to a standard that is enjoyable for all users and capable of hosting national-level events.

The below information highlights the first- second and third-order priorities gleaned from the stakeholder consultations and has been categorized into two themes:

1. The Driven Energy Legion Ball Park + VLA Soccer Fields, site amenities and user experience; and
2. Ideas for west expansion.

## Driven Energy Legion Ball Park + VLA Soccer Fields Main Themes + Ideas:

### First-order themes:

- Proper facilities for Players, Officials, Staff, and Spectators (eg. Dugouts, Bullpens, batting cages Change rooms, meeting rooms, bathrooms, etc.)
- Addition of a Football Field
- Size of Ball Park Fields
- Expand the Irrigation system to all fields.
- Parking at VLA and the Ball Park
- Lighting the remaining fields at VLA and the Ball Park
- Site Access

### Second-order themes:

- Public amenities (eg. site furnishings, paved walkways, public bathrooms, shaded areas)
- Shale on the ball diamonds
- Fencing height for fly/foul balls
- Overall Aesthetics + signage
- Food + Drink Concession

### Third-order themes:

- Scoreboard
- Sound system
- Safe and accessible open green space

### West Expansion Themes + Ideas:

- Football fields
- Public-friendly passive recreation spaces. Eg. *playgrounds, spray pads, and community gardens.*
- Connected and Naturalized walking/bike trails
- Seasonal Activation. (ex. *Cross-country skiing, BMX pump track, or small skatepark*)

## 7.0 Next Steps

Following a presentation of this Report to the OSCx Steering Committee and a site and facility review, the project will have completed **Phase 1** and will move into **Phase 2** of the project schedule.

**Phase 2** consists of the following next steps:

- Site Visit and Facility Review.
- Conceptual visioning.
- Confirmation of ideas and findings.
- Confirmation of data and cost estimates.
- Final City of Lloydminster Outdoor Sporting Complex Study and presentation.





# **PUBLIC SURVEY RESULTS**

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**City of Lloydminster  
Outdoor Sporting Complex Study  
Survey Period:**

**March 24 – April 13, 2023**





# **PERFORMANCE STANDARDS**



Current outdoor sport field classification is primarily based on size regardless of field usability and quality. The following tables illustrate the spectrum of field and pitch performance standards.

## BALL DIAMONDS

Diamonds Classification	Infield	Description
Performance Ball Fields	Shale	<ul style="list-style-type: none"> <li>— Outfield Distance may vary based on type of diamond.</li> <li>— Shale infield and baselines</li> <li>— Maintained a minimum of daily</li> <li>— Staffed, Supervised</li> <li>— Lined</li> <li>— Dugouts</li> <li>— Bleachers</li> <li>— Additional amenities available such as bathrooms, change rooms, and concession.</li> </ul>
Class A: Baseball only	Shale	<ul style="list-style-type: none"> <li>— Outfield distance of 400 ft.</li> <li>— No obstacles 320 ft. or greater</li> <li>— Not located in detention ponds</li> <li>— Maintained regularly</li> </ul>
Class B: Baseball only	Shale	<ul style="list-style-type: none"> <li>— Outfield distance of 200 ft. to 274 ft.</li> <li>— Maintained regularly</li> </ul>
Class A: Softball and Slo-pitch	Shale	<ul style="list-style-type: none"> <li>— Outfield distance of 275 ft. to 319 ft.</li> <li>— Not located in detention ponds</li> <li>— No obstacles</li> <li>— Maintained regularly</li> </ul>
Class B: Softball and Slo-pitch	Shale	<ul style="list-style-type: none"> <li>— Outfield distance of 200 ft. to 274 ft.</li> <li>— Maintained regularly</li> </ul>
Class C: Softball and Slo-pitch	Shale	<ul style="list-style-type: none"> <li>— Outfield distance of less than 200 ft.</li> <li>— Maintained regularly</li> </ul>
Class A: Softball and Slo-pitch	Turf	<ul style="list-style-type: none"> <li>— Outfield distance of 275 ft. to 319 ft.</li> <li>— Maintained regularly</li> </ul>
Class B: Softball and Slo-pitch	Turf	<ul style="list-style-type: none"> <li>— Outfield distance of 200 ft. to 274 ft.</li> <li>— Maintained regularly</li> </ul>
Class C: Softball and Slo-pitch	Turf	<ul style="list-style-type: none"> <li>— Outfield distance of less than 200 ft.</li> <li>— Maintained regularly</li> </ul>
Class D: Leisure – NOT BOOKED	Turf	<ul style="list-style-type: none"> <li>— Restricted outfield</li> <li>— Located in detention pond</li> </ul>

The tables on the following pages highlight the hosting requirements for both Provincial and National events for each type of outdoor field sport.

“**R**”= required

“**N**” = nice to have (not required)

## FOOTBALL

A Performance facility must have one field 110 yards in length by 65 yards in width to host. As outlined by Provincial and National events includes NSO, PSO and ASAA.

National	Provincial	Feature / Amenity
R	R	1 field must have lights
R	R	Adequate seating (2500 + for ASAA/National events, 1000 for Provincial events), permanent seats not required
R	R	Washrooms / change rooms on location
R	R	Permanent or non-permanent administration building / trailer and concession
R	R	Natural turf must be properly groomed to Football Canada standards
N	N	Natural turf or comparable artificial surface preferred for elite Provincials competition
R	R	Synthetic turf is required for ASAA championships and elite National championships
R	R	Practice fields close in proximity (grass turf acceptable)
R	R	South located score clock and safe spotter box for scorekeepers 50 ft from field and 25 ft high

## SOCCER

A Performance facility must have two or more fields in one location and 100 – 110 yards in length by 60 - 70 yards in width to host as outlined by the Alberta Colleges Athletic Conference (ACAC), Alberta Soccer, Saskatchewan Soccer Association (SSA), the Canadian Soccer Association, and the Federation International de Football Association (FIFA).

National	Provincial	Feature / Amenity
R	N	One field must have lights
N	N	Synthetic turf not required
R	R	Adequate seating (500 + for national events) not required to be permanent
R	R	Washrooms / change rooms on location, but permanent is not required
R	R	Permanent or non-permanent administration building / trailer
R	R	Natural turf must be properly cut to meet CSA standards
R	R	If synthetic turf is used, it must be FIFA/CSA approved