To Chair and Members

Committee of the Whole – Operations and Administration

From Sandy Jackson

General Manager, Community Programs, Parks and Recreation

1.0 Type of Report

Consent Item [ ]
Item For Consideration [x]

2.0 Topic Jaycee Park Parking Lot Expansion [Financial Impact- Unknown]

3.0 Recommendation

A. THAT staff report CPREC 2019-84, Jaycee Park Parking Lot Expansion, BE RECEIVED; and

B. THAT staff BE DIRECTED to implement Option 1 as outlined in this report; and

C. THAT staff BE DIRECTED to include the project costs of Option #1 in the City’s 10 year capital program; and

D. THAT staff continue to monitor the parking situation at Jaycee Park and report back to Council if further action is required.

4.0 Purpose and Overview

To present City Council with design options for the expansion and improvement of the Jaycee Park parking lot.
5.0 Background

City Council approved the following recommendation at its meeting on June 27, 2017;

Jaycee Park – Parking Improvements

THAT Staff REVIEW the parking at Jaycee Park and provide options to improve the parking.

5.1 Overview

The parking situation at Jaycee Park has been problematic over the last five years as the number of vehicles attending the park for sporting events has increased and caused traffic congestion. As a result of this problem, cars have been parking on grassed areas and along the entrance drive limiting access into the parking lot.

The size of the current parking lot cannot accommodate the needs of the current users particularly during soccer season as the sports field use has increased for soccer practices in recent years. During periods when both soccer and baseball are programmed, cars are forced to find alternative parking as the lot is beyond its designed capacity.

6.0 Corporate Policy Context

Community Strategic Plan Goal #2: High Quality of Life & Caring for All Citizens by providing well-maintained cultural and heritage assets.

Parks and Recreation Master Plan, Section 4.5 Outdoor facility recommendations; Exhibit 8 (page 64) recommended soccer/Multi use Sports Field Improvements;

Jaycee Park;

Consider opportunities for parking expansion through re-purposing of soccer field and/ or relocation/redevelopment of skateboard features with new baseball / multi-use court.

7.0 Input From Other Sources

Staff has shared this report with the Finance Department.
8.0 Analysis

8.1 Park Infrastructure

Jaycee Park currently contains three baseball diamonds and one soccer/football field with two of the diamonds being lit, permitting evening play. The soccer field is not lit and is not scheduled for games but is utilized as a practice facility. The current park layout including the parking lot is attached as Appendix “A”.

The park also features a skateboard half pipe that is located within the parking lot and has restricted the ability to park vehicles in the western end of the parking lot.

The entrance to the parking lot is via Dunsdon St which is the only vehicle entrance into the park. The elevated parking lot features a curving entrance laneway that leads from the street and rises to the parking area. The topography of the area between the parking lot and Dunsdon St. limits expansion due to the slope.

8.2 Parking Lot Design

The configuration of the existing parking lot at Jaycee Park only permits expansion in one direction. The south side of the parking lot slopes to Dunsdon Street which limits expansion. The field house restricts expansion to the east and the Wayne Gretzky Parkway limits expansion to the west leaving the only possible option being expansion of parking onto the soccer field located north of the existing parking lot.

The development of the soccer field into additional parking spaces would be the only option possible however; the elimination of the field would also affect soccer participation which would no longer be programmed at this park. The elimination of the soccer component would likely solve the parking problem however; we currently do not have alternative fields for soccer.

Expansion of the current parking lot onto the sports field is a costly proposal. The attached Appendices “B” and “C” outlines the potential area for an expanded parking lot in conjunction with the current parking configuration. Staff estimates that an additional 108 parking spots could be added to the existing 132 plus 18 from the skate board half pipe for a total of 258 spots. Which would be in excess of what is required if soccer was removed from the park.
8.3 Football/Soccer Field

The sports field located at Jaycee Park is currently utilized for soccer which has contributed significantly to the number of vehicles in the lot at certain times. Although originally designed as a football facility the field has not been programmed for games due to the lack of field lighting. As a result the field is being used during the summer months as a practice facility for various soccer teams which has added to the traffic volume.

If the expansion of the parking lot is considered, the project would have an impact on soccer as the field would be removed as a result of construction. Alternative sites would then need to be considered for soccer practices. The removal of soccer from the park would reduce the requirement for additional parking however, the impact is unknown.

8.4 Half Pipe

The south west corner of the Jaycee parking lot has been home to a skate board half pipe for many years, the location in the parking lot was likely chosen some time ago due to proximity to the street, good site lines and connection to the City’s trail system, however the activity does reduce the parking of vehicles by 18 spaces which could otherwise be utilized if the half pipe was moved to another location.

The age and condition of the metal half pipe will be examined by staff and consideration given to moving the structure to another park location. Staff suggests that a new location in the north end of the city should be considered. The move of the half pipe may in itself reduce the parking challenges. This option is the most cost effective way to add additional parking to the lot.

9.0 Financial Implications

9.1 Project Costs

Cost implications for this project will vary depending upon which option is preferred by Council.

Option 1:

This option involves the removal of the half pipe from the parking lot area with the potential of re-locating it to another City Park depending on its condition. This option would prove to be the least expensive but will only provide 18 additional parking places for Jaycee parking lot. The benefit of this option is that it will not impact the programming of the adjacent soccer
field and is the option with the lowest cost, estimated at $60,000 if the half pipe does not require structural repairs. Costs include the relocation of the half pipe and the construction of a new pad for it to be placed upon. The project would be included in the City’s 10 year capital plan.

Option 2:

This option involves the creation of a new parking area adjacent to the existing parking lot utilizing the area currently programmed as a soccer field. The field would be removed, regraded with base material and paved. The skate board activity could then be relocated north of the new parking lot. The project would include a drainage component, parking lot lighting and landscaping.

Protective netting would also be considered as a barrier between the parking lot and ball diamonds to limit the balls from entering the lot and damaging cars. This option would also result in the removal of soccer from this park and require an alternative location for the displaced practices which may include going outside the City.

The estimated cost of this option is $575,000.

10.0 Conclusion

Staff supports the expansion of the Jaycee parking lot and the options presented in this report to address the parking shortage. Staff recommends that the relocation of the half pipe as outlined in Option #1 should be considered as a preliminary step. The parking situation will then be monitored with staff reporting back to Council if parking problems persist.

Brian Hughes, Director Park Services

Sandy Jackson, General Manager, Community Programs, Parks and Recreation

Attachments:

Appendix “A” Jaycee Park
Appendix “B” Jaycee Parking Lot
Appendix “C” Proposed Expansion
In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required [ ] yes [x] no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk [ ] yes [x] no

Is the necessary by-law or agreement being sent concurrently to Council? [ ] yes [x] no