To: Mayor and Members
Committee of the Whole
Outstanding Public Works, Infrastructure & Environment Committee Business Item
“B” Master Plan for the Glenbrook Sports Complex

From: John Mater, C.E.T.
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Date: July 17, 2006

Re: “Revised” Glenbrook Sports Complex Master Plan (PW06094) - (Ward 11 with City Wide Implications)

Council Direction:

City Council on June 15, 2005, approved a motion to direct staff to take Report PW05071 back to the Chair and Members of the Public Works, Infrastructure and Environment Committee (PWIE) by August 2006 to review the phasing costs of the Glenbrook Sports Complex Master Plan as outlined in the report.

Information:

The Glenbrook Sports Complex is located at 4300 Binbrook Road West between Trinity Church Road and Fletcher Road in the former Township of Glenbrook. City owned lands are comprised of three distinct parcels totalling 24.05 hectares (59.43 acres) in area. These parcels include the existing Glenbrook Sports Complex, the Glenbrook Municipal Cemetery, and the undeveloped City-owned lands to the north of the Glenbrook Municipal Cemetery and the Glenbrook Sports Complex.

Mr. Don Clowes, representing the Glenbrook Youth Soccer Club, addressed the Hearings Sub-Committee in July of 2003 and requested that the City conduct a review for the overall design of the existing sportsfields area, including the 6.41 hectares (15.83 acres) of City owned lands which are presently undeveloped.

City Council on July 9, 2003, approved a motion to direct staff to prepare a Master Plan for the Glenbrook Sports Complex incorporating the undeveloped City lands and or lands adjacent to the Complex.

The original concept plan was presented at a public open house held by the City on April 20, 2005, to the general public and various stakeholders; Hamilton and District Baseball Association Stoney Creek 1812 Baseball Club (HDBA) and the Glenbrook Youth Soccer Club (GYSC).

Public Works staff on June 6, 2005, presented the Glenbrook Sports Complex Master Plan (PW05071) to the Chair and Members of the Public Works, Infrastructure and
Environment Committee (PWIE) and made recommendation that this redevelopment proposal be approved.

City Council on June 15, 2005, approved a motion to direct staff to take PW05071 back to PWIE by August 2006 to review the phasing costs as outlined in the report.

The Ward Councillor directed staff to hold meetings with the Hamilton and District Baseball Association Stoney Creek 1812 Baseball Club (HDBA) and the Glanbrook Youth Soccer Club (GYSC) sports groups to review the "Revised" Glanbrook Sports Complex Master Plan. The GYSC has agreed to an interim plan whereby the existing softball diamond will be removed and replaced with a full size soccer field. This conversion work will be taking place in the fall of 2006 by Operations and Maintenance staff with the expected use of the field by the GYSC in the Spring of 2007.

To date, staff have been successful in their discussions with the HDBA and GYSC which have lead to reducing the overall phasing costs from the original $6.2 million to $5.585 million, a reduced cost of $615,000. This, in part, can be attributed to maintaining two of the existing lit facilities, the lit hardball diamond and the lit soccer field.

Relevant Consultation:

The "Revised" Glanbrook Sports Complex Master Plan was forwarded on April 25 2006 to various departments including Community Services (Culture and Recreation), Planning and Economic Development (Development, Long Range Planning and Design), Public Works (Capital Planning and Implementation, Operations and Maintenance). Staff have raised several issues and concerns which require further investigation and study.

1. Stormwater Management Study
   • The Strategic and Environmental Planning section of the Capital Planning and Implementation Division have recommended that a storm water management study be completed prior to the Glanbrook Sports Complex Master plan being finalized and/or approved by Committee and Council.

   • The proposed Master Plan Redevelopment provides an ideal opportunity to make this Sports Complex Site a sustainable one by using integrated stormwater management and innovative policies such as pervious paving, naturalized parking areas and using stormwater to service the turf needs. Fertilizers and pesticides are the largest non-point source pollution. Irrigation from Storm Water Management quantity ponds may be an option but it cannot be determined without the appropriate study.

   • The Stormwater Management Study recommendations may also determine how the site is developed and where the facilities will be constructed.

2. Archaeological Background Study
   • The Community Planning and Design Section of the Development Division indicated the Glanbrook Sports Complex is transected by a tributary of the Welland River and is located at the crossroads of two historic transportation routes. These criteria have determined this site to be of archaeological potential.
Heritage Planning staff recommend undertaking a Stage 1 Archaeological Background Study considering any soil disturbance may uncover archaeological artifacts. This should occur before grading or other soil disturbances take place on the subject property, and prior to the Ontario Ministry of Culture (OMOC) confirming that all archaeological resource concerns have met licensing and resource conservation requirements. If archaeological resources are identified on-site, further Stage 2 Assessment, Stage 3 Testing and Stage 4 Mitigation may be required as determined by the OMOC.

3. Roadway Improvement Costs

- Strategic and Environmental Planning staff have requested, in accordance with the “Binbrook Village Transportation Study”, that provision be made for the right of way width to be a minimum 30.48m for the Binbrook Road portion adjacent to the Glanbrook Sports Complex. This would be required to accommodate pedestrian and cyclist facilities as well as the roadway improvements recommended by the Traffic Engineering and Operations Section.

- The financial implications of constructing the roadway improvements on Binbrook Road and Trinity Church Road at the entrances to the Sports Complex may be significant depending on the design, road allowance widths, etc. Further comments from the Traffic Engineering and Operations Section on costing are required.

- The road allowance widenings on Binbrook Road and Trinity Church Road may impact the area of developable lands in the Sports Complex.

4. Potential Twinning of Glanbrook Arena

- Strategic and Environmental Planning staff indicated the existing Glanbrook Sports Complex, the Glanbrook Municipal Cemetery, the undeveloped City-owned lands to the north of the Glanbrook Municipal Cemetery and the Glanbrook Sports Complex currently are not serviced by water, storm or sanitary services. These municipal lands are currently outside the urban boundary of the “Binbrook Settlement Area”.

- The current GRIDs growth strategy approved by Council does not include an urban boundary expansion of the Binbrook Settlement Area. The Provincial Policies of the Greenbelt, the Official Plan and the Water/Waste Water Policies as approved by Council do not permit municipal servicing outside the Urban area. Rural land uses must have sustainable private services (well and septic).

- Given these policies, Culture and Recreation staff must determine and make recommendation on the feasibility of potentially twinning the Glanbrook Arena.

Summary

To date Public Works Staff have been successful in their discussions with the Hamilton and District Baseball Association Stoney Creek 1812 Baseball Club (HDBA) and Glanbrook Youth Soccer Club (GYSC) which have lead to reducing the overall phasing costs from the original $6.2 million to $5.585 million, a reduced cost of $615,000. This in part can be attributed to maintaining two of the existing lit facilities, the lit hardball diamond and the lit soccer field.
Based on the information provided above City staff have raised several issues and concerns related to the “Revised” Glanbrook Sports Complex Master Plan which require further investigation and study that should be completed prior to the Master Plan being finalized and/or approved by Committee and Council.

Public Works staff are respectfully requesting the presentation date of August 9, 2006, of the “Revised” Master Plan to the Chair and Members of Public Works, Infrastructure and Environment Committee (PWIE) be formally changed to the end of the second quarter of 2007 to allow for completion of the recommended studies as identified herein.

John Mater, C.E.T.
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