To:  
Chair and Members  
Public Works Committee  
Outstanding Public Works Business Item “A”  
Master Plan for the Glanbrook Sports Facility Binbrook Road

From:  
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Date: May 9, 2007

Re: “Revised” Glanbrook Sports Complex Master Plan  
(PW06094a/ECS07030) - (Ward 11 with City Wide Implications)

Council Direction:

Public Works staff respectfully requested the presentation date 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.

The “Revised” Glanbrook Sports Complex Master Plan report, as directed by Council, is to be prepared and submitted to the Public Works Committee on June 18, 2007. However given the length and completion dates of the studies involved below, the report submission date and presentation date is unattainable. Completion and assessment of all these studies will conclude by the end of 2007.

Information:

The “Revised” Glanbrook Sports Complex Master Plan was forwarded 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). In our investigation Staff have identified several issues and concerns which require further investigation and study. The following studies are described below with the anticipated completion date:

1. Archaeological Background Study: **ANTICIPATED COMPLETION JUNE 2007**
   - The Community Planning and Design section of the Development division Planning and Economic Development Department 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.

- The undeveloped City-owned lands to the north of the complex will very likely require a Stage 1 and a Stage 2 Archaeological Assessment and as former agricultural lands will be ploughed for visual assessment under the Ministry of Culture technical guidelines. Field assessment cannot be carried out in Winter. Plow preparation of fields requires relatively dry, late Fall or Spring conditions and subsequent two to four weeks of weathering or drying out period of the furrow. The fall weather was extremely wet and ploughing could not have taken place. Depending on spring ploughing conditions, it is estimated that the Stage 2 assessment could be carried out between late April and mid-May, 2007, with a final report prepared by the beginning of June.

2. Roadway Improvement Costs: **ANTICIPATED COMPLETION AUGUST 2007**

- Strategic and Environmental Planning staff of the Capital Planning and Implementation division of Public Works 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 Binbrook Road, adjacent to the Glanbrook Sports Complex. This is 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. These costs will be reviewed and provided upon completion of the Traffic Impact Study.

3. Stormwater Management Study: **ANTICIPATED COMPLETION NOVEMBER 2007**

- The Strategic and Environmental Planning section have recommended that a storm water management study be completed prior to the Glanbrook Sports Complex Master plan being finalized and being considered by Committee and Council. The Stormwater Management Study recommendations may also influence how the site is developed and where the facilities will be constructed.
- The study will require at least six months to undertake and will include a Public Information Centre.


- 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”.
- Culture and Recreation staff in Community Services have indicated the Public Use Study of Indoor Facilities has commenced. The Glanbrook Arena facility will be reviewed in detail by the consultant and utilizing information from GRIDS as well other strategic plans related to servicing, consideration of the need to expand Arena facilities in the Glanbrook area will be assessed. The Information Update sent to Council on May 7, 2007, indicated that the next update would be in mid-September, followed by a final report in late 2007.
Summary:

The “Revised” Glanbrook Sports Complex Master Plan report, as directed by Council, was to be prepared and submitted to the Public Works Committee on June 18, 2007.

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 and that should be completed prior to the Master Plan being finalized and being considered by Committee and Council.

The anticipated completion dates for the various studies and departmental responsibility are as follows:

1. Archaeological Background Study: JUNE 2007, PUBLIC WORKS
2. Roadway Improvement Costs: JUNE 2007, PUBLIC WORKS

Given the length and completion dates of the studies involved above, the report submission date of May 16, 2007, and presentation date of June 18, 2007, is unattainable.

One of the more critical studies, and one which would have a greater impact on the “Revised” Glanbrook Sports Complex Master Plan, is Culture and Recreation’s, the Public Use Study of Indoor Facilities. This study is anticipated to be concluded in December 2007.

All of the above studies’ recommendations will have to be assessed by staff and those considered would be implemented into the “Revised” Master Plan. This process would require user-group and public involvement and require at least a minimum of four months to complete.

Given this, the anticipated completion date of the “Revised” Master Plan will be at the end of April 2008. A final report would then be presented to Public Works Committee at the end of the second quarter in 2008.

Public Works staff are respectfully requesting the presentation date of June 18, 2007, of the “Revised” Glanbrook Sports Complex Master Plan Master Plan to the Chair and Members of the Public Works Committee be formally changed to the end of the second quarter of 2008 to allow for completion and assessment of the recommended studies as identified herein.

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