

ROLLIE MILES ATHLETIC FIELD DISTRICT PARK MASTER PLAN

June 19, 2018

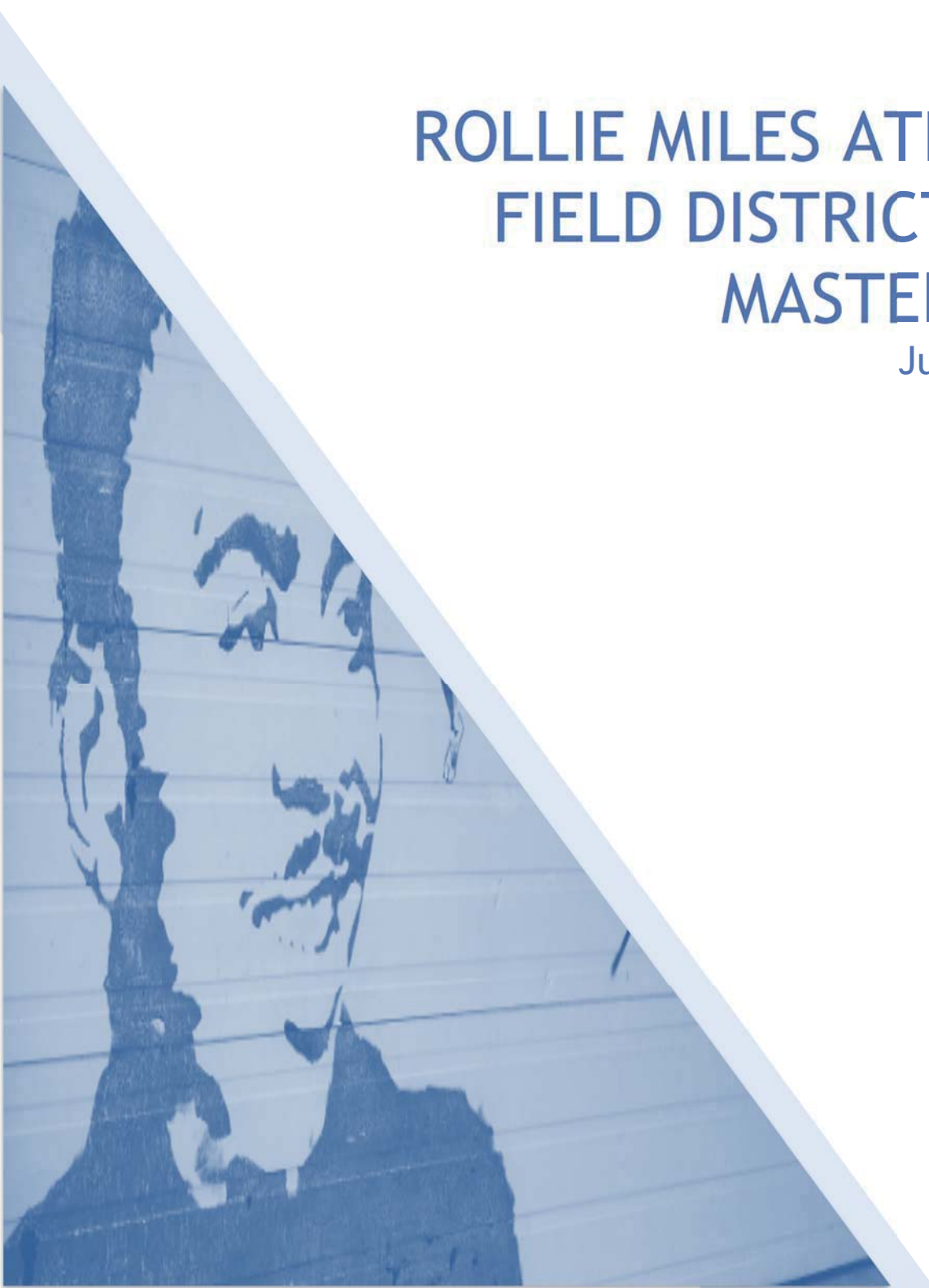


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EXECUTIVE SUMMARY

District Activity Parks contribute to citizens' quality of life, health and wellness. They are an integral part of the City's park system and support a wide variety of facilities, programs and open space opportunities. As part of a district park renewal strategy developed in 2013, the Edmonton's Urban Parks Management Plan 2006-2016 provided strategic direction for the acquisition, design, construction, maintenance, preservation and animation of parks. District Parks are defined as "busy, active sites that serve a population primarily within a single Area Structure Plan. These parks are the primary sites for adult-sized sports fields, senior high schools and major recreation centres". In 2017, Breathe - Edmonton's green network strategy replaced UPMP, but the main goal for district parks remains to plan for and sustain a healthy city by encouraging connection and integration of open space at the neighbourhood, city and regional levels. Parks continue to be a place where we value ecology, celebration, and wellness.

District parks need to accommodate a number of community needs identified in City Council approved plans and strategies including the Recreation Facility Master Plan, Outdoor Aquatic Strategy, 10-Year Arena Capital Development Strategy, and Bicycle Transportation Plan. There is a requirement to develop, preserve and renew facilities and park amenities and ensure current park and facility development, maintenance and environmental standards are in keeping with The Way Ahead: City of Edmonton Strategic Plan.

Mature neighbourhoods built prior to 1970 face the challenge of keeping communities livable, lively and vibrant when confronted with historical and demographic changes and aging infrastructure. Parks and recreation facilities are valued assets in these communities. Over half of the district parks are in mature neighbourhoods with built infrastructure beyond its expected life cycle. Park components such as mature trees have significant value and are important to preserve.

This document serves as the Parks Master Plan for the Rollie Miles Athletic Field District Park site and is supported by visuals and diagrams that paint a picture of the recreational needs identified through public and stakeholder consultation. At the September 20, 2016, a draft of the Master Plan was presented to City Council.

At this meeting, the following motion was passed:

1. That Administration develop a detailed program, that includes capital costs and a business case, for a small recreation centre including a swimming pool in Rollie Miles Athletic Field District Park; and
2. That Administration continue to consult with members of the community based on the proposed Rollie Miles Field District Master Plan.

This document is an updated Park Master Plan for Rollie Miles Athletic Field District Park including a functional program for a Community Recreation Centre.

The Rollie Miles Athletic Field District Park Renewal project provides a long term strategic approach to renew the district park and identify priorities through a park master plan and functional program for a Community Recreation Centre that serves a geographic community of over 51,000 people. The

development of a park master plan will provide crucial information required to address community needs and aging infrastructure. Further public consultation would take place during the design phase followed by construction and ultimately, the realization of the Rollie Miles Master Plan.

INTRODUCTION

Rollie Miles Athletic Field is a district park that has been dedicated to sport, recreation and fitness for the past century. District parks contribute to citizens' quality of life, health and wellness, artistic, cultural and celebratory activities by supporting a wide variety of facilities, programs and open space opportunities for residents and families. Through an initial park assessment (2013), Rollie Miles was identified as a priority for renewal so it can better support the intent for district parks in the City of Edmonton.

Background

Parkland Classification System

The parkland classification system from the Urban Parks Management Plan (2006-2016) guided the City and its community development partners as they manage these beautiful spaces. This tool ensures that the park system accommodates a variety of recreational needs while integrating parks into a functioning urban environment that consists of residential, commercial, industrial and institutional land users. Each type of park identified in the classification system provides a distinct range of program opportunities and activities.

District Park

The Urban Parks Management Plan stated that district parks are busy, active sites that serve a population primarily within a single Area Structure Plan. They are primary sites for adult-sized sports fields, senior high schools and major recreation centres (e.g., arena/pool/fitness centre/gymnasium, etc.). These sites are typically located in the approximate centre of an Area Structure Plan and service a population of 40,000-80,000. District parks are prescribed to be approximately 33-35 hectares in size (depending on the program/function of the park) and located adjacent to major roadways. The sports field component of a district park includes regulation-sized, bookable fields that can be used by all ages. A systematic approach to sports field planning allows rectangular fields to dominate one site and ball fields to dominate a site in a neighbouring Area Structure Plan. This focused development approach helps user groups deliver specific types of programming (e.g., tournaments, special events, etc.). However, both rectangular and ball fields will be provided on each district park.

District Park Renewal Program

Over half of the district parks are in mature neighbourhoods built with infrastructure beyond its expected life cycle. A long-term strategic approach to renew district parks located in mature neighbourhoods is provided through the District Park Renewal Program. The Program provides the renewal priorities for the 10-Year Capital Investment Outlook and 4-Year Capital Budget based on an assessment and prioritization of these parks. The development of master plans with renewal priorities for the 2015-2018 Capital Budget will provide the details required to address the community needs and aging infrastructure for the following parks: Londonderry Athletic Grounds, Bonnie Doon Campus Park, Rollie Miles Athletics Grounds, and Coronation District Park.

Breathe, Edmonton's Green Network Strategy

Breathe is Edmonton's current Green Network Strategy to make sure that as the city grows, each neighbourhood will be supported by a network of open space for the next 30 years. The main goal of the

Green Network Strategy is to plan and sustain a healthy city by encouraging connection and integration of open space at the site, neighbourhood, city and regional levels.

Three overarching themes help to frame how we think about the green network and why it is important to people, the city and the ecological system:

Ecology: Open space protects the environment. By working with our ecosystems, we support natural ecological processes, save our riverbank from erosion and build habitat for animals such as birds, fish and moose, as well as plants and trees.

Wellness: Open space supports health and well-being and offers places for people to be physically active and recharge mentally.

Celebration: Open space connects people to each other and builds a sense of place. These are key places for communities to thrive, gather and celebrate.

Park Master Plan

A Park Master Plan outlines future park uses and development using a 10 to 20-year vision and anticipates how citizens' needs may evolve over time. A master plan is conceptual in nature and does not provide detailed design, although it sets up the framework for when and how improvements may occur. The end result is a plan which strives to increase people's opportunities to experience and enjoy the park while preserving and enhancing the ecological systems in place.

Rollie Miles Athletic Field Park Draft Master Plan

In the 2015-2018 Capital Budget, City Council approved \$5.3 million for the Rollie Miles Athletic Field District Park Renewal, Capital Profile 15-28-6000, to renew the park infrastructure.

The community vision, program and renewal needs resulted in a draft Master Plan Concept and report that was shared at Community and Public Services Committee, September 12, 2016. Based on feedback from the community, the Committee directed Administration to pursue development of a functional program for a small recreation centre as part of the Master Plan.

Due to the change in scope, the park renewal was not able to proceed in the 2015-2018 budget cycle. The funds for the park renewal scope of work were released back to the corporation in the Fall 2017 Supplemental Capital Budget Adjustments.

Overview

Since 1910, Rollie Miles Athletic Field District Park has been used extensively by the community, schools and sport organizations to support athletes of all ages for training and competition and a variety of recreational activities. The park is located in the neighbourhood of Queen Alexandra.

Rollie Miles Athletic Field currently supports many amenities including: Strathcona Composite High School, Queen Alexandra Community League Hall, Edmonton Federation of Community League office, Strathcona pool, and George S. Hughes arena, as well as tennis courts, a 400 metre synthetic running track and several sports fields.

The facilities on this site host swimming lessons, hockey games, slow pitch tournaments, large track and field events, soccer games, community ice skating, music concerts in the community hall, dog walking and a great number of spontaneous runners/walkers.

The catchment area for Rollie Miles Athletic Field includes 12 communities with the total population of 51,599. There are many pockets of green space within these communities. The Queen Alexandra neighbourhood has 3 playgrounds and 1 spray park within a kilometer of each other in addition to the district park.

“Scona” High School is the primary user of Rollie Miles Athletic Field amenities as their school programs use the track and field areas, the football field, the ball diamonds and the open space. As with many district park sites, the parking lots are very congested during the day with school traffic, arena users, swimmers and Edmonton Federation of Community Leagues (EFCL) staff all competing for spots.

Rollie Miles Athletic Field is considered a small district park trying to meet many community needs in a limited space. Most of the residents who use the park consider walking, running and cycling to be the most important activity.

Some of the opportunities identified for this site include:

- Improved accessibility and parking;
- Increased lighting;
- Incorporating gathering spaces with seating and shelter locations; and
- Upgrading current amenities.

Residents identified the importance of the pool and ice rink in the community and were concerned with the aging infrastructure of these facilities.

Survey results revealed that many participants identified the site as a district park for public use. A large number of participants reported having never been to the park or having not visited the park in the last year. Residents living adjacent to the park had concerns about noise, traffic congestion and parking. There was also a desire to create natural visual barriers between Calgary Trail and the park to address issues with noise and safety concerns around fast moving traffic.

Rollie Miles Athletic Field District Park lacks the ability to draw the neighbourhood in as a location that promotes overall health, happiness and wellbeing. Incorporating traditional park features that utilize the existing environment will create more opportunities for residents. Areas that offer opportunities for spontaneous play, connected pathways, quiet gathering spots, interesting features such as interactive art could encourage greater park use.

Goal, Objectives and Outcomes

Goal

The goal of the Rollie Miles Athletic Field District Park Master Plan is to deliver a long-term strategic approach to renew the district park based on the direction provided in the District Park Renewal Program. This includes renewal targets that consider the physical condition, functionality, and demand capacity of the site's recreation needs identified through public and stakeholder consultation and operational requirements to ensure sustainability of the park and facility.

Objectives

1. Align with The Way Ahead: City of Edmonton Strategic Plan and key supporting documents including Urban Parks Management Plan, Recreation Facility Master Plan, Great Neighbourhood Framework, etc.
2. Develop and implement a Master Plan that address the needs of citizens, educational institutions, non-profit sport, recreation and cultural organizations, and the community
3. Balance the immediate needs to renew parks with ongoing and preventive maintenance and rehabilitation based on the Risk-based Infrastructure Management System (RIMS)
4. Seek coordinated development opportunities within the Corporation and other partner organizations to maximize investments and minimize disruptions

Outcomes

The outcomes identified below define what success will look like and are aligned with the City's outcomes:

- Parks are connected to their diverse communities;
- Parks are vibrant, connected, engaging, safe, accessible and welcoming;
- Parks support a vibrant, diverse sports sector;
- Parks celebrate and promote healthy living;
- Parks support a diverse, creative city with a rich and vibrant arts and cultural community; and
- Parks are environmentally sustainable.

Planning Process

The development of the Rollie Miles Athletic Field District Park Master Plan follows the process outlined in the Recreation Facility Master Plan 2005 - 2015. This process prescribes that all new and re-developed parks and facilities require programming and concept planning prior to development, which includes an assessment of needs and consultation. Public consultation with the citizens of Edmonton and key stakeholders is an important component throughout the development of all plans. The Public Involvement Plan is designed to involve the appropriate people at the appropriate times in appropriate ways.

The process includes a variety of techniques including an in-depth needs assessment and analysis, development of priorities and recommendations, consultation and plan approval.

- The needs assessment and analysis include a research program and community input.

- The research program includes demographic and participation profiles and forecasts, trends analysis, benchmarking with other municipalities and a review of municipal, provincial and federal strategic policy documents. A site and program analysis is completed to understand all the factors and parameters. The community and key stakeholders are consulted throughout the process.
- The development of a concept plan and recommendations are based on the analysis of the needs assessment, site and program analysis. The recommendations are holistic and include the capital plan, recommendations for the program and service delivery, operating model, funding and implementation.
- A second round of consultations are held to refine and confirm the Master Plan recommendations to ensure overall support.
- Based on the consultation, implementation and costing plans are developed.
- The final phase of the plan development is review and approval. The approval will initiate the implementation, service delivery and operating model based on funding availability.

STRATEGIC ALIGNMENT

City of Edmonton

The Way Ahead, City of Edmonton Strategic Plan 2009 - 2018

The Way Ahead focuses City efforts to deliver the greatest value of services and infrastructure that are most important to Edmontonians while managing the opportunities and challenges of our rapidly growing and changing city.

The Way Ahead guides decisions that will move us towards the achievement of the six 10-year goals and the City vision for Edmonton in 2040. The City has several integrated long-range strategic plans to advance each of these goals. The Master Plan aligns with these plans and supports the 10-year goals and corporate outcomes.

Improve Edmonton's Livability (The Way We Live: Edmonton's People Plan)

- Citizens are connected to their diverse communities and have pride in their city.
- Citizens use city infrastructure and participate in services and programs that provide enjoyment and personal health benefits.
- Complete collaborative communities that are accessible, strong, and inclusive with access to a full range of services.

Transform Edmonton's Urban Form (The Way We Grow: Municipal Development Plan)

- Attractive and compact physical design with diverse neighbourhoods, amenities and public open spaces.
- Edmonton has sustainable infrastructure that fosters and supports civic and community needs.

Shift Edmonton's Transportation Mode (The Way We Move: Transportation Master Plan)

- Citizens use public transit and active modes of transportation.

- The transportation system is integrated, safe and gives citizens many choices to their mode of movement.

Preserve & Sustain Edmonton's Environment (The Way We Green: Environmental Plan)

- The impact of City operations on air, land, and water systems is minimized.

Ensure Edmonton's Financial Sustainability (The Way We Finance)

- The City has well managed and sustainable assets and services.

Diversify Edmonton's Economy (The Way We Prosper: Economic Development Plan)

- The City has a positive and attractive reputation making it competitive nationally and internationally.

The Way We Live: Edmonton's People Plan

The Way We Live: Edmonton's People Plan, approved by City Council in 2010, acknowledges the municipal government's role in bringing people together to create a civil, socially sustainable and caring society where people have opportunities to thrive and realize their potential in a safe, attractive city. Throughout the design, development and implementation of people services, the City of Edmonton consults and works with residents and community groups to gain their views.

The Way We Live sets out six overall goals that focus on people services and quality of life issues. Edmontonians look to the City of Edmonton to promote healthy lifestyle and leisure opportunities as a means of building strong, connected communities. Each of these six goals are linked to the Master Plan Outcomes for district parks:

- Goal One: Edmonton is a vibrant, connected, engaged and welcoming community;
- Goal Two: Edmonton celebrates life;
- Goal Three: Edmonton is a caring, inclusive, affordable community;
- Goal Four: Edmonton is a safe city;
- Goal Five: Edmonton is an attractive city; and
- Goal Six: Edmonton is a sustainable city.

Edmonton's Open Space Policy (C594), approved by City Council in August 2017 along with the Breathe Strategy (April 2017), recognizes Edmonton's green network as a living system of interconnected public parks and open spaces, which deliver a broad range of services and community benefits.

The Rollie Miles Athletic Field District Park Master Plan is influenced by several plans and strategies including but not limited to:

- *Breathe – Green Network Strategy (April 2017);*
- *Urban Parks Management Plan;*
- *Recreation Facility Master Plan 2005 – 2015 and 5-Year Review/Update;*
- *10-Year Outdoor Aquatics Strategy;*
- *10-Year Arena Capital Development Strategy;*
- *Artificial Turf Facility Strategy;*
- *Joint Use Agreement and Field Strategy 2005 – 2015;*
- *Vision for An Age Friendly Edmonton Action Plan;*

- *Winter City Strategy;*
- *Elevate: The Report of Community Sustainability Task Force;*
- *Wheeled Recreation Strategy;*
- *Child Friendly Strategy; and*
- *Event Strategy*

Other goals and objectives for the project include:

- Developing a functional program that supports the best and highest use of the new Recreation facility;
- Align programs and services with demonstrated community and stakeholder organization needs; and
- Support neighbouring schools and post-secondary institutions in meeting student program requirements.

Government of Alberta

At the provincial level, the relevant policy is Active Alberta 2011 - 2021. The 10-year policy includes a refocus of government initiatives challenging partners and encouraging Albertans to become more active. This policy sets out a vision for recreation, active living, and sport, which leads to a high quality of life, improved health and wellness, strong communities, economic benefits, and personal fulfillment.

Active Alberta is intended to be an effective policy. Rather than a fixed plan of action, it establishes six key outcomes to be achieved during the next ten years. These will serve as the yardsticks for measuring success in the year 2021:

1. Active Albertans: More Albertans are more active, more often;
2. Active Communities: Alberta communities are more active, creative, safe and inclusive;
3. Active Outdoors: Albertans are connected to nature and able to explore the outdoors;
4. Active Engagement: Albertans are engaged in activity and in their communities;
5. Active Coordinated System: All partners involved in providing recreation, active living and sport opportunities to Albertans work together in a coordinated system; and
6. Pursuit of Excellence: Albertans have opportunities to achieve athletic excellence.

Strategic priorities are set out under each of the outcomes, as well as measures of what success will look like in ten years. Implementation of the *Active Alberta Policy 2011 - 2021* will be through a collaborative effort among the three orders of government as well as sport governing bodies.

Government of Canada

The Government of Canada's Canadian Sport Policy 2012 sets a direction for the period of 2012-2022 for all governments, institutions and organizations committed to realizing the positive impacts of sport on individuals, communities and society. The 2012 Policy builds on the success of the 2002 version, which was endorsed by federal, provincial and territorial ministers responsible for sport, physical activity and recreation on June 27, 2012.

A desired outcome of Canadian Sport Policy 2012 is that both the number and diversity of Canadians participating in sport will increase over the time frame of 2012-2022. The Canadian Sport Policy 2012 sets out five broad objectives:

1. Introduction to Sport: Canadians have the fundamental skills, knowledge and attitudes to participate in organized and unorganized sport;
2. Recreational Sport: Canadians have the opportunity to participate in sport for fun, health, social interaction and relaxation;
3. Competitive Sport: Canadians have the opportunity to systematically improve and measure their performance against others in competition in a safe and ethical manner;
4. High Performance Sport: Canadians are systematically achieving world-class results at the highest levels of international competition through fair and ethical means; and
5. Sport for Development: Sport is used as a tool for social and economic development, and the promotion of positive values at home and abroad.

Planning Context: People and Their Interests

Demographics, Trends and Best Practices

Demographics

The Rollie Miles Athletic Field District Park falls within the Mature Neighbourhood Overlay, neighbourhoods built before the 1970's (Map 1). These neighbourhoods, including their recreation facilities and parks, are challenged with keeping their communities livable, lively and vibrant when confronted with historical and demographic changes and aging infrastructure.

Rollie Miles Athletic Field District Park is situated in the Queen Alexandra Community, a mixed residential and commercial neighbourhood in south west Edmonton. The area around Rollie Miles Athletic Field is constantly changing with the draw of the University of Alberta, the shopping district of Whyte Avenue, and the new pull of citizens looking for walkable communities.

The northern part of the neighbourhood contains most of the commercial land uses, and Whyte Avenue, which forms the neighbourhood's northern boundary, is a significant city-wide activity node, shopping and entertainment destination. Institutional land uses are prominent throughout Queen Alexandra.

The neighbourhood contains several schools, parks, sports facilities and religious assemblies. Residential redevelopment has been a significant component of land use change over the last decade, as single-family homes are replaced with higher density residential units, including low-rise apartments and condominiums. The neighbourhood's proximity to Whyte Avenue, the University of Alberta (U of A) and the U of A Hospital-all major employment centres and significant destinations within the city- has made Queen Alexandra a very convenient neighbourhood in which to live, shop, work and play.

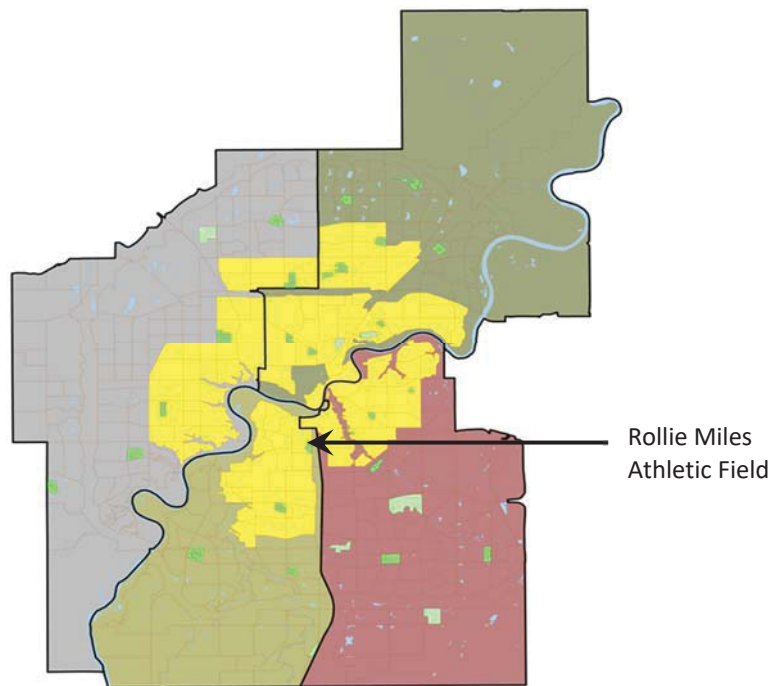
Demographic Data

The 2016 Edmonton Civic Census and Plan Edmonton were used to examine the population trends of the neighbourhoods surrounding Rollie Miles Athletic Field District Park. The statistics for the catchment area provide key information on the social structure of population, age characteristics and other key demographic indicators that reveal the diverse composition in this area.

Catchment Area

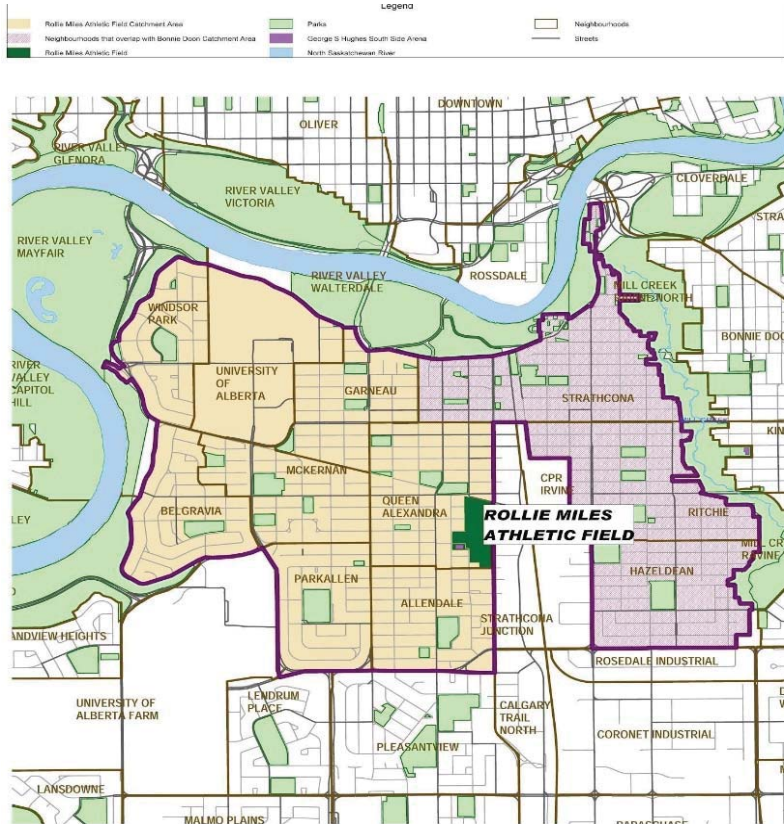
The catchment area of the Rollie Miles Athletic Field includes the following neighbourhoods identified in Table 1 and Map 2 based on the 2016 Municipal Census. The total population of the Rollie Miles Athletic Field catchment area is currently 51,599.

MAP 1: City of Edmonton & Mature Neighbourhoods



Source: CITY OF EDMONTON, COMMUNITY SERVICES, GEOMEDIA SOFTWARE - MAY 2016

MAP 2: ROLLIE MILES ATHLETIC FIELD CATCHMENT AREA



Source: City of Edmonton, Community Services, Geomedia Software

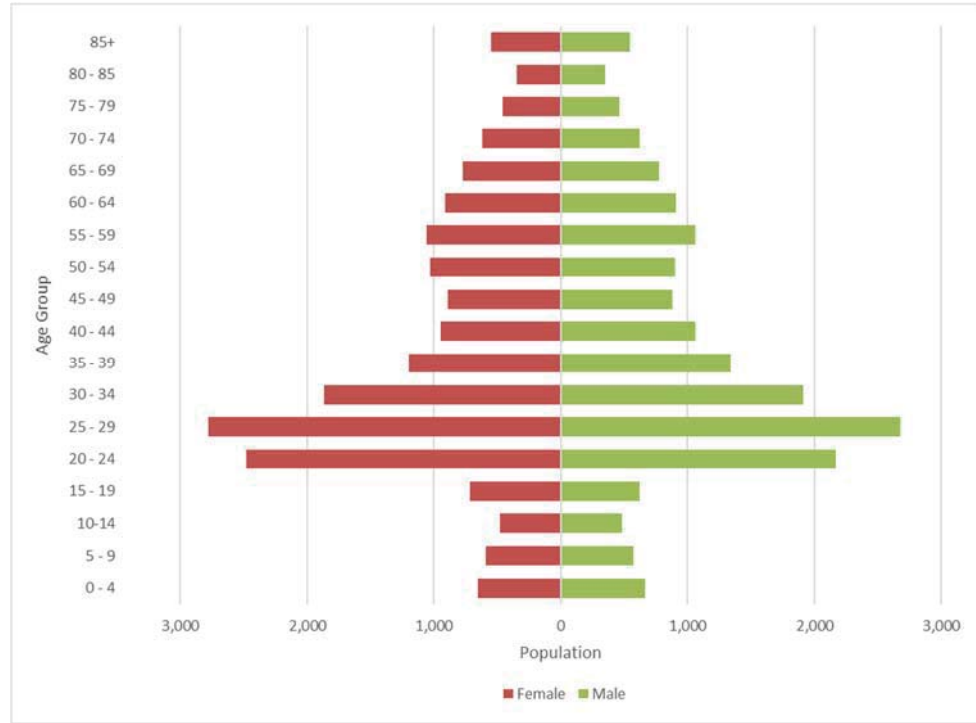
The following table identifies the various neighbourhoods and number of people within a 2.5 km radius of Rollie Miles Athletic Field District Park.

TABLE 1 – 2016 POPULATION OF NEIGHBOURHOODS WITHIN A 2.5 KM RADIUS

Neighbourhood	Population
Allendale	2,739
Belgravia	2,334
Empire Park	4,902
Garneau	9,790
Lendrum Place	1,720
Hazeldean	3,273
McKernan	2,455
Parkallen	2,374
Pleasantview	3,902
Queen Alexandra	5,158
Ritchie	3,979
Strathcona	8,973
Total	51,599

Source: 2016 Municipal Census by Neighbourhood

CHART 1: POPULATION PYRAMID OF THE ROLLIE MILES ATHLETIC FIELD CATCHMENT AREA (2016 MUNICIPAL CENSUS)



The following table identifies the age composition of the population in the neighbouring communities by gender.

TABLE 2: AGE DISTRIBUTION OF NEIGHBOURING COMMUNITIES

AGE GROUP	FEMALE	MALE	TOTAL	PERCENT
0-4	1,120	1,068	2,188	3.3%
5-9	855	893	1,748	2.6%
10-14	791	778	1,569	2.4%
15-19	942	902	1,844	2.8%
20-24	1,903	1,802	3,705	5.6%
25-29	2,487	2,525	5,012	7.5%
30-34	2,134	2,395	4,529	6.8%
35-39	1,637	1,815	3,452	5.2%
40-44	1,456	1,554	3,010	4.5%
45-49	1,550	1,632	3,182	4.8%
50-54	1,720	1,884	3,604	5.4%
55-59	1,747	1,765	3,512	5.3%
60-64	1,469	1,381	2,850	4.3%
65-69	1,169	1,065	2,234	3.4%
70-74	873	720	1,593	2.4%
75-79	801	541	1,342	2.0%

AGE GROUP	FEMALE	MALE	TOTAL	PERCENT
80-84	756	457	1,213	1.8%
85 & OVER	869	463	1,332	2.0%
NO RESPONSE	8,557	10,081	18,638	28.0%
Total Population	32,836	33,721	66,557	

Source: 2014 Federal Census by Neighbourhood

Summary of Key Demographic Indicators

Population	There were 51,599 people in the identified catchment area in 2016. There were almost equal numbers of females and males.
Age (Chart 1)	Compared to the City of Edmonton, the Rollie Miles Athletic Field catchment area's population pyramid shows: <ul style="list-style-type: none"> • More people 20-34 years are in the Rollie Miles catchment area • Second bulge in population ages 50-64 years • A decrease in the 80-85 age groups
Ethnicity	The catchment area neighbourhoods have an immigrant population that is 16.5% of the population, which is significantly lower than the City's 22.9%
Housing	<ul style="list-style-type: none"> • A slightly larger percentage own their dwelling unit (41.2%) than rent (36.4%). • Queen Alexandra's renter population is (60.6%) • 61% of the residents in the catchment area reported living in a single-detached dwelling.
Education	The percentage of people living in the catchment area and attending post-secondary education is 15.4%, which is significantly higher than the City average (5.6%)
Languages	59.1% of Edmontonians within the catchment area speak English only as their household language.
Employment	As can be expected due to the high percentage of post-secondary students in the area (10%), catchment area neighbourhoods have less people employed 30+ hours per week (34.8%) than the City's average (40.2%) The catchment area neighbourhoods have notably fewer retired people (8.3%) than the City's average (10.3%).
Mode of Transport	The percentage of respondents who report using a car/truck/van as their main mode of transportation from home to work in this area (41.3%) was considerable lower than the City average (53.34%). Within the catchment area, 9.7% of the respondents walk to work while 16.1% use public transit.

Trends and Best Practices

The analysis of trends and best practices is a critical factor in park and recreation facility planning. An understanding of the past and emerging trends helps the City of Edmonton anticipate future demand for parks, recreation facilities and the program needs of both. The values and attitudes that people place on leisure influences participation, the environment, willingness to pay for services and expectations to explore special needs. Trends and best practices have been identified through extensive background research with attention focused on the outcomes identified for district park master plans. A summary of trends and practices shaping park and recreation facility needs includes the following:

Outcome	Trends / Best Practices	Description / Implications
Parks are connected to their diverse communities and a source of pride	Aging Population	<ul style="list-style-type: none"> There is increasing demand for seniors programming and spaces to accommodate needs, social aspects and scheduled programs are important The 65+ population in Canada won't peak until 2031; new seniors are quite different than preceding older generations in leisure choices. They are more active and likely to stay in multi-generational facilities longer
	Ethnicity	<ul style="list-style-type: none"> Edmonton has an increasingly ethnically diverse population and ranks 5th overall in Canada in terms of new Canadian immigration. This results in increase demand for services that are welcoming, that address language barriers, and that recognize the needs and interests of various cultures
	Economics	<ul style="list-style-type: none"> Edmontonians spend \$4,779/year to support participation in recreation; this is above national average of \$3,711/year As family income and education levels increase so does the likelihood of participation in recreation and sports There is a growing gap between haves and have nots; more than half the wealth is now owned by people over 50, with young families twice as likely to live in poverty
	Partnerships	<ul style="list-style-type: none"> Growing interest in partnerships to support diverse needs including other public sector organizations, private sector developers and a wider range of nonprofit organization
Parks are vibrant, engaging, connected, safe, accessible and welcoming	Quality of Life	<ul style="list-style-type: none"> Parks and green spaces contribute to citizen's perception of quality of life and benefits to the community Parks provide a sense of place in the community, increase property values, and improve the image and livability of a neighbourhood
	Safe and Accessible	<ul style="list-style-type: none"> Perceptions of safety in parks and neighbourhoods are barriers to participation as are the distance to parks and recreational amenities

Outcome	Trends / Best Practices	Description / Implications
	Active Transportation Systems	<ul style="list-style-type: none"> • There is increasing demand for safe and inviting places to walk and cycle • Active transportation, such as walking and cycling, is a major contributor to individual and community health
	Recreation Facilities	<ul style="list-style-type: none"> • Multi-purpose, multi-generational facilities are becoming the standard; they create economies of scale, provide a variety of opportunities, and are inclusive, serving all ages, genders, interests and abilities
Parks support a diverse sport sector	Decline in Sport Participation	<ul style="list-style-type: none"> • Overall participation in sport is declining: 45% - 2005; 28% - 2010 • Individualized sport and fitness activities are on the rise. In order to achieve personal health objectives, people are opting to fit sport into their busy lives when opportunities arise and at their convenience rather than commit to a regular organized sport
	Current Sport Participation	<ul style="list-style-type: none"> • Top 10 sports by participation for all ages: golf, hockey, soccer, baseball, volleyball, basketball, downhill skiing, cycling, swimming, badminton • Top youth sport participation: soccer 42%, swimming 24%, hockey 22% • Higher percentage of males and youth (5-12) participate in sport compared to females and older youth • Women’s participation rates increase with age
	Sport Diversity	<ul style="list-style-type: none"> • Emerging sports include cricket, kabaddi, ultimate • Youth are attracted to challenging activities and extreme sports, including skateboarding, BMX, freestyle biking, parkour, snowboarding • Artificial turf supports earlier and later seasonal play and minimizes weather-caused delays
	Sport Opportunities for Disabilities	<ul style="list-style-type: none"> • There is growth in the number of opportunities for people with disabilities to participate in sport, specifically the Paralympics, Special Olympics and the Deaflympics
Parks celebrate and promote healthy living	Importance of Being healthy	<ul style="list-style-type: none"> • Obesity is a problem of epidemic proportions: 58% of Edmontonian’s are overweight and 48% are inactive • More importance is being placed on recreation and physical activity as part of a healthy lifestyle • Government policies promote healthy living and increased physical activity
	Shifts in Participation	<ul style="list-style-type: none"> • There is a clear shift from formal and organized activities to more individual and informal pursuits (individual and small groups, at times of individual’s choosing, near to home) • Fewer people participate in activities requiring specialized equipment or facilities

Outcome	Trends / Best Practices	Description / Implications
		<ul style="list-style-type: none"> 61% of Edmontonians state walking/jogging as their main active recreation activity Walking will continue to be a growth activity (low cost, individual and group activity, offering flexibility with schedules and diversity)
	Environment	<ul style="list-style-type: none"> There is increased interest in environmental activities, such as bird watching, camping, gardening and home landscaping There is increased interest in interpretative programs and signage to support environmental learning
	Barriers to Participation	<ul style="list-style-type: none"> Lack of time – the average Albertan has 5 hours of leisure time/day Lack of desirable programs and activities to attract people Use of technology, including playing computer/video games and watching TV (average Canadian 2.1 hr./day), are on the rise and evidence of the growing need to stay connected to peers through technology
	Children and Youth Participation	<ul style="list-style-type: none"> 45% of children spend 3 hours or less in active play per week 21-40% of children meet Canada’s Physical Activity Guidelines There is a growing disconnect between children and nature, with fewer children playing outside; reasons include concerns for safety and preference for sedentary activities, such as using computers or devices Parental enjoyment of an activity is associated with higher levels of participation by their children Top 5 youth activities: walking, cycling, swimming, running, and basketball Most successful youth parks have enough elements to attract a range of youth groups and interests (e.g., skateboard park, sport courts, social gathering spaces)
	Adult Participation	<ul style="list-style-type: none"> Top 5 favorite adult activities: walking, gardening, home exercise, swimming, and cycling Baby boomers (born 1947-1966) are shifting their preference from activities, like tennis and aerobics, to less strenuous ones, like walking, cycling, tai chi, yoga and cultural activities
	Winter Activities	<ul style="list-style-type: none"> Top 5 trends in winter activities: skiing (downhill, cross-country, mono, and touring), snowboarding, skating (speed skating, ice dancing, figure skating, or hockey), snowshoeing, and tobogganing Inspiring cities, such as Quebec and Paris, showcase winter recreational opportunities, in part by recapturing momentous (child) activities such as skating; this serves to attract a range of people Winter activities tend to appeal to younger people and to those born in Canada. Changes are needed in amenities and services offered to better accommodate the needs and interests of an aging population and to entice new Canadians to participate in various levels of physical exertion

Outcome	Trends / Best Practices	Description / Implications
	Dog Parks	<ul style="list-style-type: none"> There is increased demand and use of dog parks, which serve as a social hub. Amenities should provide physical activity for both dogs and people
Parks support a diverse, creative city with a rich and vibrant arts and cultural community	Diverse Activities	<ul style="list-style-type: none"> There is increase demand for visual, performing arts and cooking arts programs for school-age children and adults (especially Boomers) There is increased demand for larger outdoor spaces for gatherings and celebrations, including adequate shelter and washroom facilities
Parks are environmentally sustainable	Aging Infrastructure	<ul style="list-style-type: none"> Aging infrastructure is deteriorating more rapidly than necessary because of limited preventive maintenance programs Many parks and facilities are over 30 years old and in need of significant renovation or replacement to meet today's needs, energy and environment standards
	Environmental Practices	<ul style="list-style-type: none"> Environmental practices are increasingly part of government policies and requirements: Green Building - LEED, ISO 14000 environmental practices, pesticide controls and standards
	Climate Change	<ul style="list-style-type: none"> Global warming is causing increased unpredictability of weather. Extreme weather events have doubled in last 30 years; summers are longer and drier. Funding is required to deal with damage related to storms and drought Shade is becoming an important consideration in park design due to increased incidents of skin cancer. For example, New Zealand and Australia have policies for park shade requirements.
	Parks' Role in Quality of the Environment	<ul style="list-style-type: none"> 90% of Albertans believe parks contribute to quality of the environment and that parks are an important element of municipalities environmental integrity Increasingly parks are being naturalized, restoring them to a more natural state with native vegetative species

Inventory of Community Organizations and Programs in Area

Organization	Programs and services offered
Queen Alexandra Community League	<ul style="list-style-type: none"> Outdoor skating rink (snow bank) - inconsistent depending on volunteers 40 free family swims at Scona pool with membership Hockey, indoor and outdoor soccer, basketball, ping pong Weekly playgroup Yoga and fitness classes Summer playground program at Queen Alexandra Park New spray park and playground

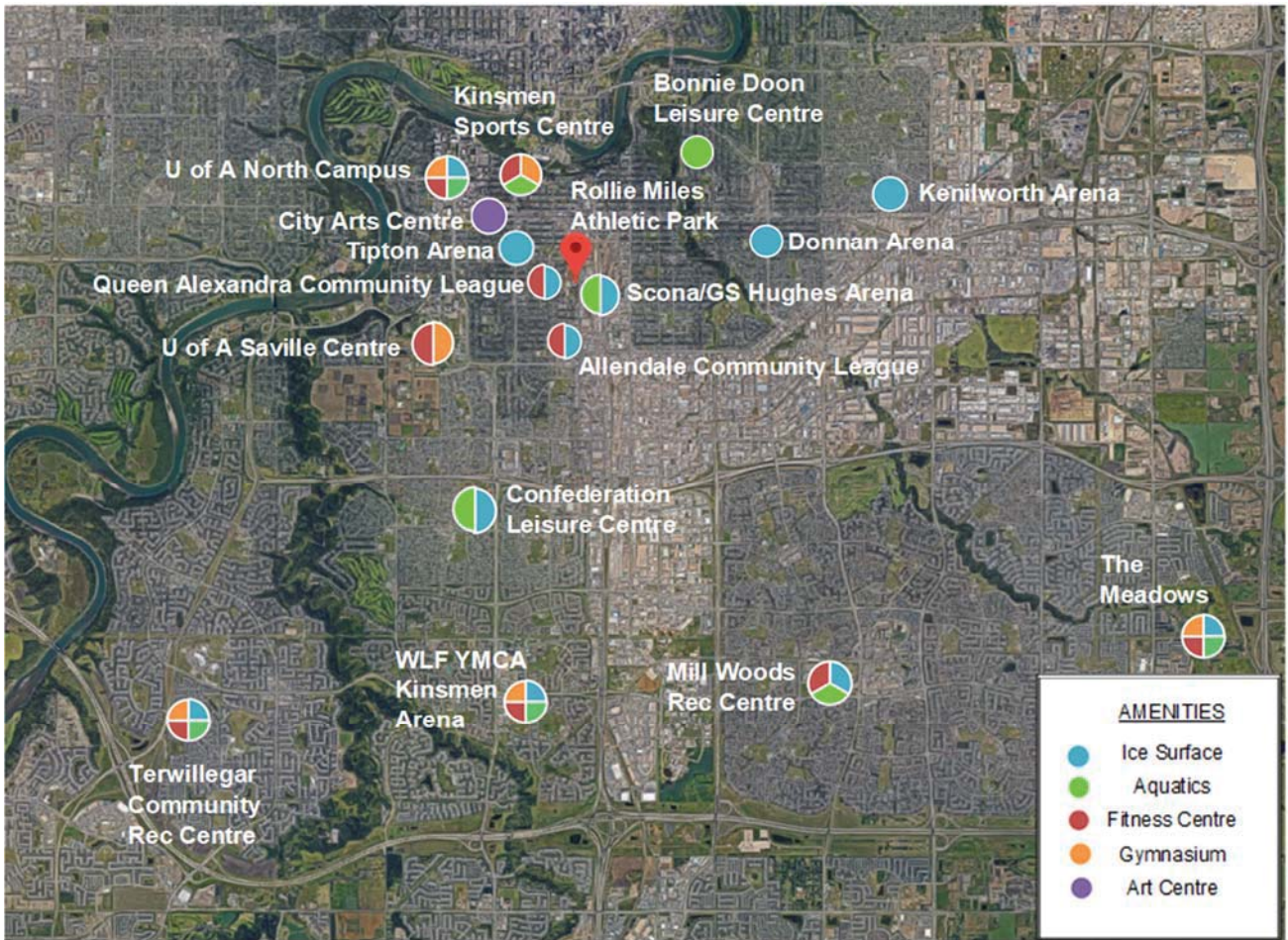
Organization	Programs and services offered
Allendale Community League	<ul style="list-style-type: none"> • Soccer program • Parent and tot playground • Yoga classes • Skating and Tennis facilities at the hall • Free swim passes to Scona pool • Community garden • Lego group • Zumba classes
Scona Pool	<p>Current programs and services:</p> <ul style="list-style-type: none"> • Community swim times • Children’s swim lessons • Drop-in lane swimming • Swim clubs - Keyano and Olympians • Northwest Scuba • Orca Synchro Club • United Alberta Paddling Society • Water Polo Team • Scona High School Swim Team
Belgravia, Garneau, Hazeldean, McKernan, Parkallen, Ritchie, Strathcona, Windsor Park, Grandview	Each neighborhood in the catchment area has a Community League and offers their own set of similar programs and activities

Other nearby District Activity Parks with Recreation Facilities

District Park/facility	Programs and services offered
Confederation District Park	<ul style="list-style-type: none"> • 5 km away • Outdoor tennis courts • Sports fields, and a running track
Confederation Fitness and Leisure Centre	<ul style="list-style-type: none"> • Pool: 25-metre saltwater pool, large whirlpool, steam room • Indoor ice arena
Dermott District Park	<ul style="list-style-type: none"> • 5 km away • Renewal of Dermott District Park is currently in progress with construction to be completed by 2018. Renewal will include upgrades to tennis courts and sports fields, a natural play area, pathways, lighting, wayfinding, community gathering areas, additional parking and improved site access
Bonnie Doon Leisure Centre	<ul style="list-style-type: none"> • 25-metre swimming pool, whirlpool, steam room and sauna

As part of the public process, the City of Edmonton looked at other community organizations in the area. Below are two reference maps showing nearby facilities/amenities in relation to Rollie Miles Athletic Field.

ROLLIE MILES ATHLETIC PARK: NEARBY AMENITIES



ROLLIE MILES ATHLETIC PARK: NEARBY SKATING RINKS



Public Consultation

The Public Involvement Plan (PIP) for this project was developed in 2013, updated in 2015 and updated again in 2017 to include the development of a Functional Program for a Community Recreation Centre.

The Public Involvement Plan (2017) identifies three stages:

Stage 1 (2013)

- Gathering information:
 - A community needs assessment that will define the needs and priorities for the park;

Stage 2 (2014 - 2016)

- Testing concepts based on community need to develop a Park Master Plan;
- Sharing the final Park Master Plan;

Stage 3 (2017 - 2018)

- Gathering information to develop the functional program. This will include prioritized activities and services that could be included in a new community recreation centre in Rollie Miles Athletic Field District Park; and
- Exploring the impact a new facility has on the park site and informing an updated park master plan.

The results and findings from the Public Involvement Plan (Phase 3) have been compiled in a separate “What We Heard Document” and is available through the City website

https://www.edmonton.ca/projects_plans/parks_recreation/rollie-miles-athletic-park-renewal.aspx

Under the Where we are today Concept Phase tab.

Stage 1 - 2013

As part of the information gathering in stage 1, key questions were developed to understand how people used the existing park to understand the importance of specific activities. Questions were also asked to understand areas that could be improved to support future use of the site.

Quantitative Survey

Leger Marketing was retained to conduct 400 random telephone interviews with Edmonton residents located within the catchment area of Rollie Miles Athletic Field District Park. Interviews were conducted between September 5 and September 29, 2013 with a total of 353 completed surveys. The survey questions were aimed to understand the current use, future needs and priorities for the park.

Qualitative Surveys

As part of the public engagement activities in stage 1 and 2 qualitative data was collected through online surveys, paper surveys and stakeholder meetings. Reports were created to document information collected which was then used to support concept development.



Public Engagement Activities

An online survey was live from September 21 - October 14, 2013. Paper versions of the survey were distributed at the September 21 public information session coordinated with the Community League Day event and at follow up Stakeholder meetings.

Meetings with stakeholder groups and focus groups were completed to further gather information from the community about the Rollie Miles District Park.

Stakeholder meetings with Edmonton Federation of Community Leagues, Strathcona Composite High School, Queen Alexandra Community League and Central Area Council of Community Leagues were completed.

Public information session, September 21, 2013 included an online survey which was advertised to the identified 2.5km catchment area and stakeholder groups for the Rollie Miles Athletic Field. The following methods to advertise the event included:

- Changeable copy signs (2 locations);
- Posters distributed throughout the catchment area in public places, schools, community agencies, community league halls, City Leisure Centres and the Edmonton Federation of Community League office;
- Flyers hand-distributed to households throughout the catchment area;
- City of Edmonton Website;
- 311 and City Councillors notified;
- Community recreation coordinators distributed electronically to community contacts to share;
- City of Edmonton Bookings distributed electronically with community contacts to share;
- Email notification to City staff;
- Queen Alexandra Community League advertised in their monthly newsletter;
- City of Edmonton Facebook and Twitter account notifications; and
- Handbills distributed at the September 21 event.

Comments on the park:

- *A beautiful open, safe, green space is all we need.*
- *Focus on things that can't be done elsewhere in the neighbourhood.*
- *We don't want to encourage a lot of vehicle traffic into the neighbourhood to get there, so access off Calgary trail is important for special events or festivals.*

ROLLIE MILES ATHLETIC FIELD

Help us improve your park!

The City of Edmonton is looking for input to help develop the Rollie Miles Athletic Field District Park Master Plan.

COMMUNITY DROP-IN SESSION
September 21, 2013 11 a.m. - 3 p.m.
Strathcona Pool (main entrance)
10450-76 Avenue

The District Activity Park Renewal Program provides a long term strategic approach to renew district activity parks in Edmonton.

Please note: there will be no formal presentations

For more information please call 311



Stage 2 - 2014-2016

To further build on the work completed in Stage 1, Stage 2 included a community update from the 2013 consultation, provided key messaging about existing facilities and the shared concept options developed as part of a Project Team workshop in 2014 to test themes and activities identified in previous engagement.

An online survey was live from November 5th to December 6th to collect qualitative data. Paper versions of the survey were distributed available at the open house. A total of 665 surveys were completed.

Public information session, November 5th, included a paper survey which was advertised to a 3km catchment and stakeholder groups for the Rollie Miles Athletic Field District Park. The following methods to advertise the event included:

- Changeable copy sign (1 location);
- Posters distributed throughout the catchment area in public places, schools, community agencies, community league halls, City Leisure Centres and the Edmonton Federation of Community League office;
- Flyers hand-distributed to households throughout the catchment area;
- Canada Post flyer drop to 3 km catchment;
- City of Edmonton Website;
- 311 and City Councillors notified;
- Community recreation coordinators distributed electronically to community contacts to share;
- City of Edmonton Bookings distributed electronically with community contacts to share;
- Email notification to City staff;
- Community newsletters; and
- City of Edmonton Facebook and Twitter account notifications.



Community meetings followed the November 5th open house to support a community request for more involvement in future public engagement. Meetings resulted in the formation of the Rollie Miles Athletic Field Redevelopment Community Advisory Committee. The Community Advisory Committee's role as per the Terms of Reference included expertise, advice and guidance on the Public Involvement Plan and implementation for the next engagement activities resulting in an updated Public Involvement Plan and stakeholder list. The committee did not have decision making authority in concept development.

Community Advisory Committee Membership included:

One representative and one alternate from each of the following:

- Queen Alexandra Community League;
- Edmonton Federation of Community Leagues;

- Strathcona Composite High School (Administration, Parent Council, and/or Student Body);
- Friends of Scona Rec;
- Central Area Council of Community Leagues; and
- The Neighbour Centre.

Representatives from the City of Edmonton project team:

- Project Manager (City Planner), Project Coordinator, Community Recreation Coordinator.

An updated Public Involvement Plan led to Stakeholder meetings with the support from the Community Advisory Committee in spring 2016 to update information from previous stakeholder meetings. Stakeholder meetings with Friends of Scona Recreation, Queen Alexandra Community League, Edmonton Federation of Community Leagues and Central Area Council of Community Leagues were completed.

May 26, 2016 Community Workshop

Based on work facilitated by the Community Advisory Committee, a Community Vision and Principles document was created. The vision, “A vibrant, safe, and accessible recreation and community hub for South Central Edmonton Neighbourhoods” is followed by six principles and discussed further in section VI. The workshop incorporated this document to develop a “program” for the park to reflect key features and activities that informed a preferred concept option.

The following methods were used to invite key stakeholders:

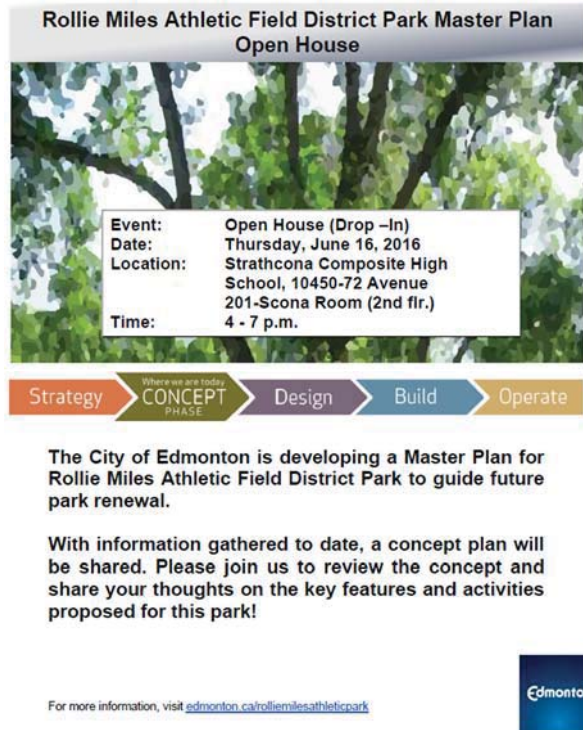
- Invitations to key stakeholders identified in the Public Involvement Plan were extended through the Community Advisory Committee and Project Team; and
- Flyer drop to residents “looking onto the park”.

June 16, 2016 Open House

The open house provided an opportunity for the public to see a park concept option that incorporated the Community Vision and Principles as well as project considerations (strategic alignment, site and program analysis, people and their interests, operation and maintenance). Comments were collected on concept boards, feedback forms and an online survey was available from June 17-27 2016, which supported further refinement of the concept option.

The following methods to advertise the event included:

- Changeable copy sign (1 location);
- Flyers distributed to 3 km catchment;
- Examiner ads in zone 3 & 5;
- Social media: City of Edmonton Facebook and Twitter;
- Project Team and Community Advisory Committee distribution electronically;
- City of Edmonton Website;
- Public Service Announcements 1 week prior;
- 311 and City Councillors notified;
- Community recreation coordinators distributed electronically to community contacts to share;
- Email notification to City staff;
- Community newsletters and websites; and
- City of Edmonton Facebook and Twitter account notifications.



Rollie Miles Athletic Field District Park Master Plan Open House


Event: Open House (Drop –In)
Date: Thursday, June 16, 2016
Location: Strathcona Composite High School, 10450-72 Avenue
201-Scona Room (2nd flr.)
Time: 4 - 7 p.m.

Strategy → Where we are today. CONCEPT PHASE → Design → Build → Operate

The City of Edmonton is developing a Master Plan for Rollie Miles Athletic Field District Park to guide future park renewal.

With information gathered to date, a concept plan will be shared. Please join us to review the concept and share your thoughts on the key features and activities proposed for this park!

For more information, visit edmonton.ca/rolliemilesathleticpark



Stage 3 - 2017 - 2018

Upon recommendations from Council, further public outreach was conducted to obtain input for the proposed Community Recreation Centre at Rollie Miles Athletic Field District Park. This consultation was conducted in 2017 and involved meetings with the Community Advisory Committee, an online survey, and public open-house event.

Online Survey

An online survey was available from June 12 – July 7, 2017 in which City of Edmonton residents were encouraged to provide input regarding activities and services they believe should be included in the Community Recreation Centre. In total, the online survey received 238 responses.

Public Open-House/Functional Modelling event

A public open house was held on November 8, 2017 that enabled the community to be involved in the site design planning process. The hands-on workshop allowed participants to explore facility placement options while considering important planning aspects. Participants organized scaled 3-D playing pieces representing the various building program and park elements. Photographs were taken of the final schemes and used in the options voting process. Participants had the opportunity to include further comments by filling out a questionnaire.

Subsequent public consultation steps are outlined in the Concept Plan / Site Plan section, particularly around the development of the four options and selection of a preferred option, which is available through the City website https://www.edmonton.ca/projects_plans/parks_recreation/rollie-miles-athletic-park-renewal.aspx Under the Where we are today Concept Phase tab.

Key Stakeholders and Organizations

Residents in the 2.5km catchment area & residents that look into the park	Queen Alexandra Community League	Strathcona Composite High School
Edmonton Federation of Community Leagues (EFCL)	Edmonton Public School Board	Central Area Council of Community Leagues (CACCL)
Friends of Scona Recreation	The Neighbour Centre *added in 2015	Community Leagues
City of Edmonton Parks Operations	City of Edmonton Recreation Facilities Operations	Sport Groups (City Wide)

SITE AND PROGRAM ANALYSIS

Site Context

Rollie Miles Athletic Field is a 13.09 hectare district activity park in the Queen Alexandra Community that supports many amenities including: Strathcona Pool, Strathcona High School, Queen Alexandra Community League, George S. Hughes Arena, Edmonton Federation of Community League building, a premier track and field facility (2014), outdoor skating rink, tennis courts and several sports fields.

Strathcona (Scona) Pool is a city owned indoor pool located within Rollie Miles Athletic Field at 10450 72 Ave NW. The pool is attached to Strathcona Composite High School and operated by a contract with RiverCity Recreation Inc. The contract is overseen by Citizen Services, Community Recreation and Facilities branch. Maintenance of the building is managed by the City of Edmonton's Building Facility Maintenance.

Scona Pool is Edmonton's oldest operating swimming pool and it was built in 1957. Scona Pool has one traditional tank (22.8 meters), and a small multi-purpose room. Programs offered include swimming lessons, lane swimming, family swimming, aquasize, parent and tot classes, private pool rentals, a sundeck, dry sauna, slide, climbing and swinging ropes and a party room.

Due to the age of the building, the City of Edmonton has conducted various facility assessments, which identified significant maintenance, mechanical and structural challenges. The building has reached the end of its life cycle and will be replaced with a new aquatics facility.

Strathcona Composite High School is a public high school (grades 10 - 12) opened in 1955 to accommodate the growing population of Edmonton. The school was constructed to hold 1200 students, but currently it services approximately 1500 students. Scona is known for its strong academic, arts and athletic programs. The school's athletics program holds numerous winning streaks in Edmonton's city championships including: track and field, swimming, football and cross country.

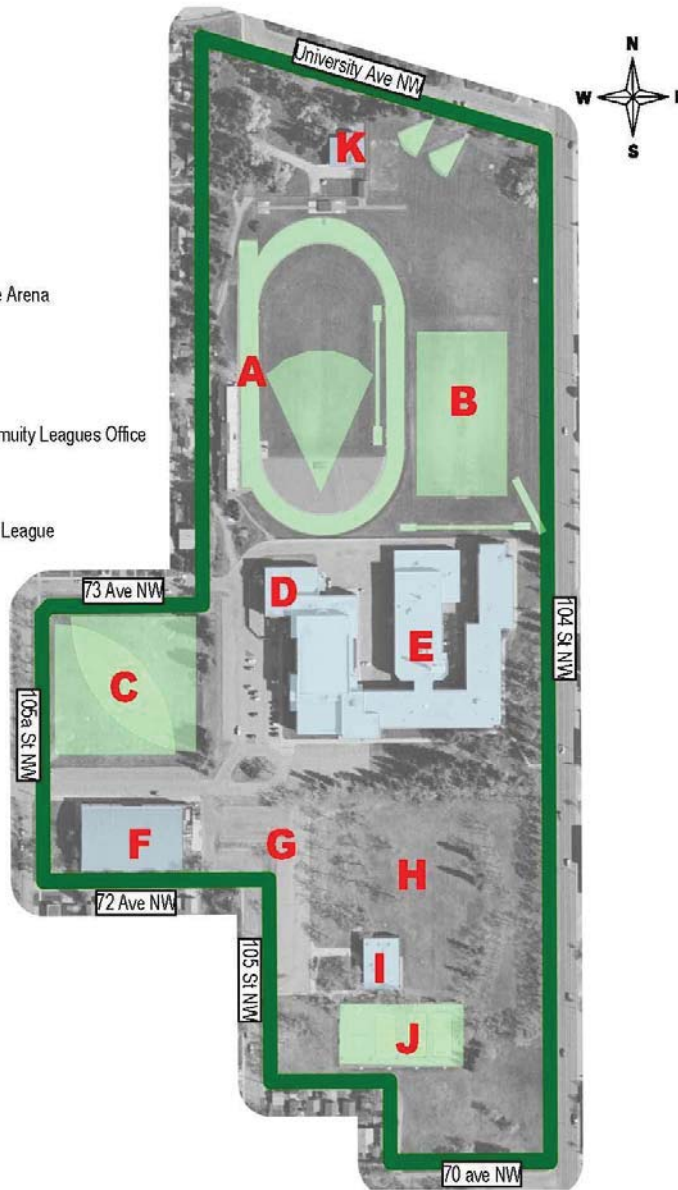


Queen Alexandra Community League (Community Hall) is one of the oldest community leagues in the City of Edmonton. It is located at 10425 University Avenue on the north side of Rollie Miles Athletic Field District Park. The league provides a wide range of social, recreational, cultural activities and interaction opportunities for its members. The community building has a large hall with the capacity of 175 people and an upstairs boardroom, a fully equipped kitchen and a small stage. In addition, the Community League operates an outdoor skating rink.

Rollie Miles Athletic Field District Activity Park

Legend

- A** Track & Field Amenities
- B** Sports Field
- C** Baseball Diamonds
- D** Strathcona Pool
- E** Strathcona High School
- F** George S. Hughes South Side Arena
- G** Parking Lot
- H** Open Green Space
- I** Edmonton Federation of Community Leagues Office
- J** Tennis Courts
- K** Queen Alexandra Community League
- Park Boundary



August 2013

George S. Hughes Arena (formerly South Side Arena) was constructed in 1961 and has a single ice surface. This Arena was identified as a site to be closed or repurposed in the Council approved 10-Year Arena Capital Development Strategy (2009 – 2019). This strategy outlines in detail the proposed changes to the inventory of arenas, including the condition of existing arenas, and the potential addition of new ice surfaces. Dermott District Park was identified as the future site of a Twin Pad Arena Facility which would replace George S. Hughes. Currently there is no capital funding in place to replace the facilities identified for closure/re-purposing, however all arena facilities will continue to receive regular on-going maintenance and repairs to ensure safety, maintain physical condition and functionality.

Edmonton Federation of Community Leagues (EFCL) (Office Building) is located in an older City facility within Rollie Miles Athletic Field District Park, and they have a lease with the City to operate from that location. The Edmonton Federation of Community Leagues (EFCL) is the representative and coordinating body for all community leagues in Edmonton. This building is primarily used as an office location with occasional workshops and programs offered to external participants.

Track and Field at Rollie Miles Athletic Field has supported city junior and senior high schools' track and field champions for decades. The fields, once known as the South Side Athletic Grounds, have been used for sporting events of various kinds since 1910. The park was renamed to honour the former Edmonton Eskimo football player, Rollie Miles.

The City of Edmonton will continue to work with the EFCL to determine what their requirements are to operate and continue to support the community leagues in Edmonton they serve. The EFCL continues to be a key stakeholder in the project and the current facility the EFCL leases from the City will be reviewed if the project impacts it.

The Track and Field area has been through many changes in the history of the park. The northwest corner of the park, the original location of the baseball diamonds was removed to clear more area for javelin, shot put and discus field activities. The track surface itself has been upgraded twice; first for a practice centre for the 2001 IAAF World Championships in Athletics and again in 2013 with the replacement of the 400m Standard Track and drainage infrastructure. The completed renewal of the track, drainage and field elements provides a public outdoor track and field facility that can support a range of athletic opportunities to serve all citizens and stakeholders now and in the future (Diagram 1).



DIAGRAM 1 - Conceptual Drawing for Rollie Miles Track Replacement

Source: AECOM, July 31, 2013

Neighbourhood Renewal program is part of the Building Great Neighbourhoods initiative. It outlines a cost effective, long-term strategic approach to renew and rebuild roads, sidewalks and streetlights in existing neighbourhoods and collector roadways. The program balances the need to rebuild in some neighbourhoods with a preventive maintenance approach in others.

Engage 106/76 - In 2014, a group of citizens in Queen Alexandra formed a committee, QA Crossroads, to work with the City to make 106 Street and 76 Avenue more walkable, bikeable, livable and safe through the upcoming neighbourhood renewal work. In April 2015, the spark ignited by QA Crossroads became what is now called Engage 106-76. The park master plan concept will consider how the park connects to the overall community.

Site Factors, Programs and Activities

Overview

Parks are connected to their diverse communities and create a source of pride

Park Summary (zoning, easements, overlays) - Map 3

Rollie Miles Athletic Field is 13.09 hectares and made up of eight lots, most of which are Public Parks Zone (AP).

Legal description of park:

- Block 42, Plan RN11;
- Lot A, Lots 4-7, Block 6, Plan 735AR;
- Lots 2-3, Lots 28-32, Block 6, Plan 735AR;
- Lot 1, Blk 6, Plan 735AR;
- Lot A, Block 1, Plan 8222834;
- Lot B, Block 1, Plan 8222834;
- NE-20-52-24-4; and
- Lot A, Block, Plan 5287HW.

Zoning

The zoning for Rollie Miles Athletic Field District Park Site is:

- Public Parks Zone (AP) - The purpose of this zone is to provide an area of public land for active and passive recreational uses; and
- Urban Services Zone (US) - The purpose of this Zone is to provide for publicly and privately-owned facilities of an institutional or community service nature.

Edmonton Public School Board land:

The school footprint and small lot in the Southeast Corner of the site is owned by the Edmonton Public School Board. Opportunity exists for Lots A,1, 2-7, 28-32, Block 6, Plan 735AR to be consolidated; other lots if possible should also be consolidated.

License / Lease Areas:

The Queen Alexandra Community League holds a Tri-partite license with the City of Edmonton and the EFCL for an envelope of land surrounding the facility on the north side of the park site.

The EFCL has a lease with the City of Edmonton for use of the office building on the south side of the park.

MAP 3 - Zoning for Rollie Miles

ROLLIE MILES ATHLETIC FIELD - DISTRICT PARK
NEIGHBOURHOOD: QUEEN ALEXANDRA

10480 73 Avenue NW



Source: 2012 City of Edmonton Airphoto

Condition Assessment

As the City's infrastructure ages, continuous maintenance and rehabilitation will be required to ensure that infrastructure is performing optimally and that it continues to meet the needs of citizens. At the same time, Edmonton is a growing city and demands arise for new infrastructure to support its growth.

To examine the state and condition of the City’s assets, each asset is rated according to its physical condition, demand capacity, and functionality.

Physical Condition of an infrastructure element that enables it to meet the intended service levels. The Risk-based Infrastructure Management System (RIMS) is a tool that assists in the ranking of rehabilitation needs of the city and the allocation of renewal funds across the various infrastructure assets to ensure long-term value.

This proactive infrastructure evaluation approach assists with decisions about repairs – what is needed, where and when – to keep rehabilitation and construction costs as low as possible. For example, RIMS is used in the allocation of grant funding, for the Neighbourhood Renewal Program, and in the City’s capital budget process, making the most of every dollar invested with the limited funding available.

Demand Capacity: ability of an infrastructure element to meet program delivery requirements. Service Ratios within a geographic catchment area (40,000 – 80,000 district park).

Functionality: capacity of an infrastructure element to meet service requirements. Functional Improvements – relate to user demand (interest, trends, demographics), standards (sport regulations, health, safety, accessibility, environment) and space needs (functional capacity, land availability).

District Park Renewal Targets

District Park Renewal Targets require a balance between immediate needs and ongoing preventative rehabilitation and have been developed to compare the existing state of a district park and the desired target to achieve. Renewal targets align with the City’s Risk-based Infrastructure Management System (RIMS) and considers the overall Physical Condition, Functionality and Demand Capacity for each park.

The overall Physical Condition for each district park site has been evaluated based on a “super report” which averages the physical condition of the 5 key park asset types (access & circulation, furniture, playground, protection and sports fields) and is scored/reported by Parks (scoring matrix 1 to 5). The renewal target for parks is a Park Condition Assessment Score greater than 3.4.

Assessment Types	Definition	District Park Renewal Targets
Physical Condition	<p>The overall Physical Condition for Rollie Miles Athletic Field Park based on the Park Condition Report is 3.622 for the key park type asset types:</p> <ul style="list-style-type: none"> ● Access & Circulation 3.30 ● Protection 3.73 ● Sports Fields 3.58 ● Playground n/a ● Furniture 3.86 <p style="text-align: right;">Total 3.622</p>	<p>Using a proactive infrastructure evaluation - Risk-based Infrastructure Management System (RIM’S)</p> <p>Park Condition Assessment Score greater than 3.4</p> <p>Utility improvements addressed</p>

Assessment Types	Definition	District Park Renewal Targets
Functionality		Maximizing opportunities within Park Renewal Program Outcomes <ul style="list-style-type: none"> ● Access & Circulation ● Sport ● Recreation & Play ● Arts, Culture & Celebration ● Environmental Sustainability
Demand Capacity	Population in the 2.5km catchment area is 51,599	Service Level Target: 40,000 - 80,000 population / district park

Site Facilities RIMS (5-point rating, A-F grading, A being the best, F means full replacement)

Physical Condition	2016 Assessment for George S. Hughes Arena: 'C' 2016 Assessment for Rollie Miles Grand Stand: 'C' 2016 Assessment for Scona Pool 'D'
Demand/Capacity	2011 Assessment for George S. Hughes Arena: 'C' 2011 Assessment for Rollie Miles Grand Stand: 'A' 2011 Assessment for Scona Pool 'D'
Functionality	2011 Assessment for George S. Hughes Arena: 'D' 2011 Assessment for Rollie Miles Grand Stand: 'A' 2011 Assessment for Scona Pool 'D'
Issues	<ul style="list-style-type: none"> ● Past community issues with parking within the community for larger events as well as noise. ● Mural appeared on north garage door of park stands that the community supports (Citizen Services worked with the community)

Maintenance/Operations

Park operations are located underneath the grandstands by the track. Other than ongoing graffiti issues, this is a pleasant area of the park where many residents use the shade of the trees and the walking path. The arena operations primarily keep within the facility, but they require an area in the park to dump ice which is routinely scraped off the rink. Park Operators dump in the southeast greenspace close to the EFCL office which requires the Zamboni to cross the parking lot. This becomes an issue during peak operation times when students and drivers are trying to enter/exit the lot.

Access and Circulation Activities

Parks are vibrant, connected, engaging, safe, accessible and welcoming

Circulation

As in the case with many district activity parks, parking and traffic are a concern for users and the surrounding residents. The parking on the site is disjointed, with the only access being through the adjacent residential neighbourhood.

The park is also bordered by a major highway, the Calgary Trail, on the east side. Calgary Trail can average over 30,000 cars a day traveling past the Queen Alexandra residential neighbourhood. The east side of the park experiences high traffic levels which results in excessive noise and a lack of privacy for park visitors.

Residents are averse to having more traffic in the area and are concerned about the added parking pressure large events may create on the site. A parking impact assessment would be required to inform new indoor and outdoor activity options.

Pedestrian Connections

Safe, direct and comfortable pedestrian movements through the park are important to provide access to the many indoor and outdoor facilities and amenities. Existing desire lines were used as a guide to evaluate how pedestrians were connecting to existing facilities on site. For the most part, concrete sidewalks and/or asphalt paths are well situated. What is missing from the park are connected/looped walkways around and through the open space.

Trails/Active Transportation

Some people want to travel through the park along a direct, efficient and safe route, connecting to the City bike lane and trails that link to the site. There is only a small stretch of multi-use trail within the park (behind the Rollie Miles grandstand) so those travelling through need to use a combination of road, sidewalk, parking lot and grass to meet their needs. Existing desire lines are used as a guide to determine the primary east-west and north-south trail routes that are needed. There are interests in extending the multi-use trail north and south through the park, and west into the neighbourhood.

Vehicle Access and Parking

Vehicle access and parking are one of the most discussed issues related to the existing functions of Rollie Miles Athletic Field. These issues can be broadly grouped as follows:

- No direct access to the site from an arterial road and therefore all traffic, including buses must use the residential streets. This issue causes the most concern related to school days and special school events, and all major events at the Athletic Grounds;
- The primary vehicle access from 105 Street and 72 Avenue terminates in the parking lot and drop-off loop. This works to slow traffic but creates some constraints to egress during events and busy school times;
- Access to a new Recreation Centre, and parking, will be required. Access from the Calgary Trail opposite 71 Avenue, and off 70 Avenue are potential options;
- The parking lots that support the park, EFCL, arena, pool, high school and track facility total 305 stalls. During the school year, all parking stalls on site are full during the day causing significant spill over into adjacent residential streets. This is also the case during evening events at the

school and major events at the Rollie Miles track. A parking study is needed to determine parking demand and to make recommendations as to the level of parking that should be provided to meet daily, seasonal and peak use; and

- A formal geotechnical and engineering evaluation of the condition of the parking lot surface, curbs and drainage has not been completed and is required, to ensure good management of the asset.

Sense of Place

A park should be a recognizable place that assists in supporting the identity of the community it serves. Currently the overall Park has no clear sense of place due in part to the lack of a true entry location with strong identification signage. The Rollie Miles Athletic Field is a prominent and well-known location but likely viewed by most as a stand-alone, city-wide facility. Most people do not associate the rest of the park space as being part of a single, district-wide park and during the public consultation activities people were surprised to learn the boundaries of the park.

Furniture

2012 Park Condition Report Score - Furniture 3.86.

Rollie Miles Athletic Field has two picnic tables, few benches, leaning chain link fences, old oil drum garbage receptacles and limited bike stands. Upgrading park furniture is an easy and cost-effective way to instantly improve the park's aesthetic and function.

Signage and Wayfinding

Basic traffic and parking, tennis court use, and bylaw signage is present mostly in the site's parking lots but is not supported through wayfinding signage to direct park users to the various areas and amenities accessible from the parking locations. The only formal park sign is the Rollie Miles Athletic Field sign at the corner of the site facing 104 Street near University Avenue.



Park Lighting

As part of the Building Great Neighbourhoods and District Park Master Planning consultation (2015), residents in Queen Alexandra indicated that lighting on the path adjacent to Rollie Miles Athletic Field was important to increase safety and that additional lighting throughout the park would be beneficial. The site currently relies on street lighting for the majority of light sources aside from the tennis courts (user operated) and the parking lots. Walkways are not lit and are covered by trees, creating dark areas and shadows.

As part of the Building Great Neighbourhoods and District Park Master Planning consultation, residents in Queen Alexandra indicated that lighting on the path adjacent to Rollie Miles Athletic field was important. In fall 2016, new lighting was installed in the Park along the west path as part of the upgrade to the entire neighbourhood streetlight system with Neighbourhood Renewal.

Crime Prevention Through Environmental Design

Crime Prevention Through Environmental Design (CPTED) supports safer communities through neighbourhood planning, development, and maintenance. CPTED deters criminal activity through natural surveillance (visibility, positive social activities), natural access control (entry and exit points, fences), and natural boundaries (clear ownership, clearly marked private spaces). A CPTED assessment was completed for Rollie Miles Athletic Field Park in 2016 (Appendix 7). An overview of recommendations includes fencing repairs, signage improvements, increased lighting, trimming trees and shrubs to improve sightlines in areas where negative activities are more likely to occur.

Access and Circulation Activities: Opportunities and Constraints

- Explore the potential to provide a strong, multi-use north/south trail through the site to improve movement through the park in support of the City's trail and bike lane program. Part of this trail would require an extension of the existing trail that runs behind the Athletic Park grandstand connecting to University Avenue.
- Explore the potential to provide a strong, multi-use east/west pedestrian and bike connection through the site to improve adjacent neighbourhood access.
- Explore the potential to create walking trails through the park that create 'loops' around the entire park for leisure and fitness.
- Consider providing a dedicated and signalized vehicle access to the parking lot for the facility at 71 Avenue and 104 Street, and off 70 Avenue west of 104 Street.
- A traffic and parking impact assessment should be completed to determine whether additional parking is warranted.
- Consider ways to reinforce the park's identity through defined entry 'gateways' or nodes and prominent aesthetic entrance and wayfinding signage. Consider changeable signage that highlight upcoming events.
- Improved bus access, circulation and drop-off should be considered particularly in support of major Athletic Field events.

Sport Field and Spectator Experience

Parks support a vibrant, diverse sports sector

Sports Field Inventory

It is required that Rollie Miles remain as a destination for Athletics at all levels as well as supporting soccer, football and softball for High School, community and city-wide sports programming. The inventory of outdoor sport amenities at Rollie Miles Athletic Field District Park is as follows:

- 400 metre standard track (synthetic turf);
- Field amenities;
- Steeplechase;
- Long jump/triple jump area;
- Shot put/hammer area;
- Javelin area;
- Discus throw area;
- High jump area;

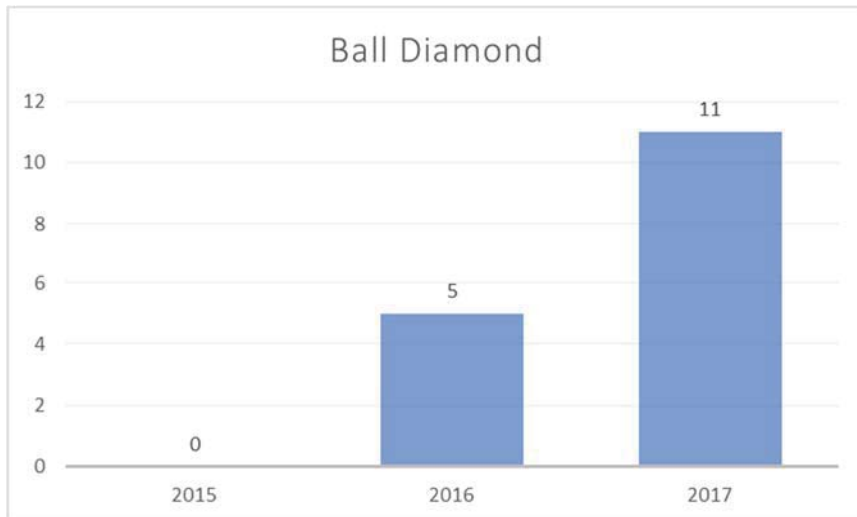
- Spectator viewing area (grandstands) with change rooms/washrooms/accessible elevator;
- 2 overlapping baseball diamonds;
- 1 Football/soccer combo field; and
- Strathcona Tennis Courts - 4 courts.

Usage Rates

Booked use of sports fields at Rollie Miles Athletic Park for 2015-2017 are reflected in the tables below. This does not reflect drop-in, spontaneous use of the sports fields, tennis courts, and track.

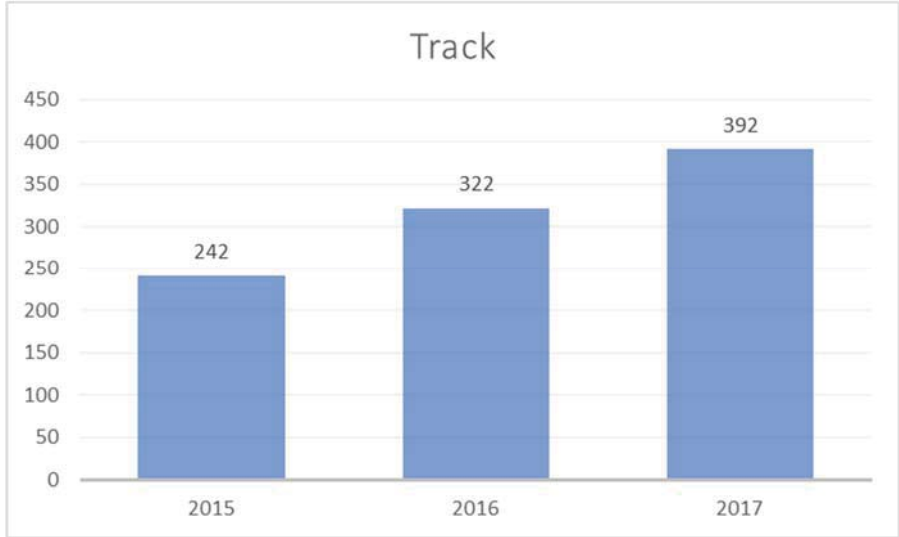
Scona Annex #1 & #2 Overlapping Diamonds (240 ft & 250 ft)

Groups that participate in slo-pitch are the primary user of the baseball diamonds (Scona Annex), but this is not a heavily booked site. Spontaneous use does occur in the spring and fall by the school with baseball and other field activities/games. Many residents use the space as an unofficial dog off leash area utilizing the fenced zone as a barrier for pets. The diamonds are currently overlapping fields that cannot be booked at the same time and the two uses of dog activity and sports can create conflicts. (Parkland Bylaw 2202)



Athletics Track and Field

This area of the park is a City-Wide facility for the City of Edmonton. The facility serves local schools and residents, as well as groups from all over the city. The site was closed for construction in the summer of 2012 and opened in fall 2014. This location will host local, provincial, national and international training and events.



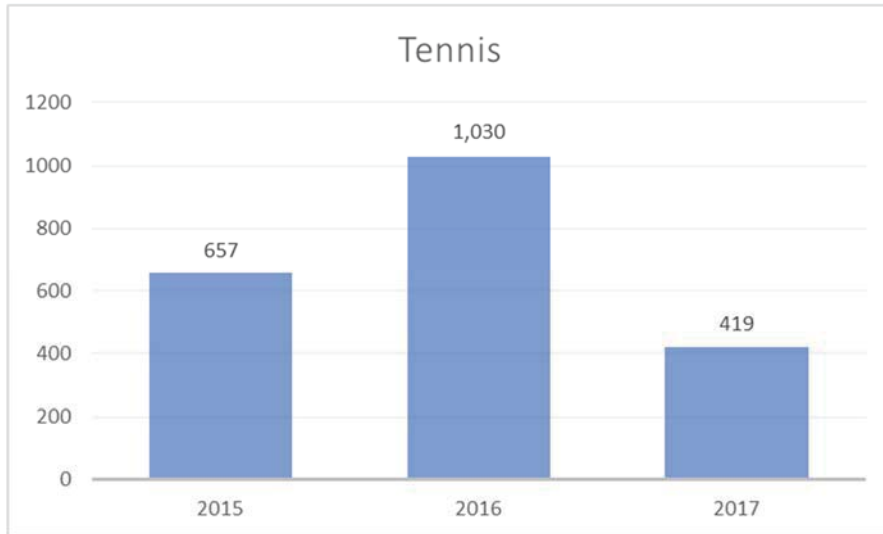
Combo Field (300 x 180)

This area of the park serves local schools and residents, as well as groups from around the city. The field, which received permanent soccer lines in 2015, is booked by soccer and football groups and is used heavily to support Strathcona Composite High School physical education and sport teams.



Strathcona Tennis Courts

The tennis courts are in adequate shape and are well utilized by the community. Through the public consultation it was clear that stakeholders support keeping the tennis courts, as opposed to reducing the number of courts or re-purposing. The courts are fenced, surfaced and lit, but enhancements or upgrades are required. Scona School identified that they would like to have two more courts on the site and residents commented that they would like the light switch to be more visible and user friendly.



Major user groups of the site include Edmonton Track and Field Council, Strathcona Composite High School, Edmonton and District Soccer, Edmonton Public School and Edmonton Catholic Schools.

Spectator Experience

The existing grandstand on the Rollie Miles track provides spectators with the basics (seating and washroom facilities). It has been noted through site review and public input that improved parking, user and spectator access to the fields, viewing benches, and shade would contribute to an improved experience. In addition, the design team noted that improved waiting and gathering space would be beneficial and could be achieved through the development of a public space at the south end of the grandstand.

Sport Field and Spectator Experience: Opportunities and Constraints

- Review the requirements for all fields and ensure that they are appropriate for usage numbers.
- Identify and provide opportunities to enhance spectator amenities.
- Consider four seasons use of the facility and complementary functions.
- Provide additional landscaping and trees within the site to provide shade in key areas where spectators/players gather near fields.

Recreation and Play Activities

Parks celebrate and promote healthy living

Open Space

To promote a range of informal recreation and play activities it is important that parks have functional and defined open spaces for activities and events other than organized sports. Rollie Miles Park has open spaces of various sizes and shapes that are defined by trees. As such, there isn't a need as part of this plan to create new spaces, but rather to provide access and amenities to encourage the use of the existing spaces. There is also a need, particularly in the open space areas parallel to 104 Street, to make grading and drainage improvements as there is often standing water in these areas following snow melt and significant rain.

Fitness

As described under Access and Circulation, there was a clear desire from the community, that opportunities be provided for walking/jogging loops around and within the park. In addition, there may be opportunities to introduce fitness amenities into the park.

Meeting/Gathering

In support of recreation and play activities as well as to promote community use of the park, identifiable and defined meeting/gathering spaces should be considered. These could be as formal as a plaza with a shelter and other amenities or as simple as a well-placed, shaded group of benches.

Amenities

Meeting the needs of the neighbourhoods within the catchment area is important and can be met through the provision of community amenities in one location or throughout the park. Individual seating and table locations, shelters of various sizes, and standard amenities such as trash/recycle receptacles and bike racks are required. A consistent standard for all amenities should be adopted for the park. This could be a current City standard, or some style or product line that is introduced to the park to enhance the overall sense of place.

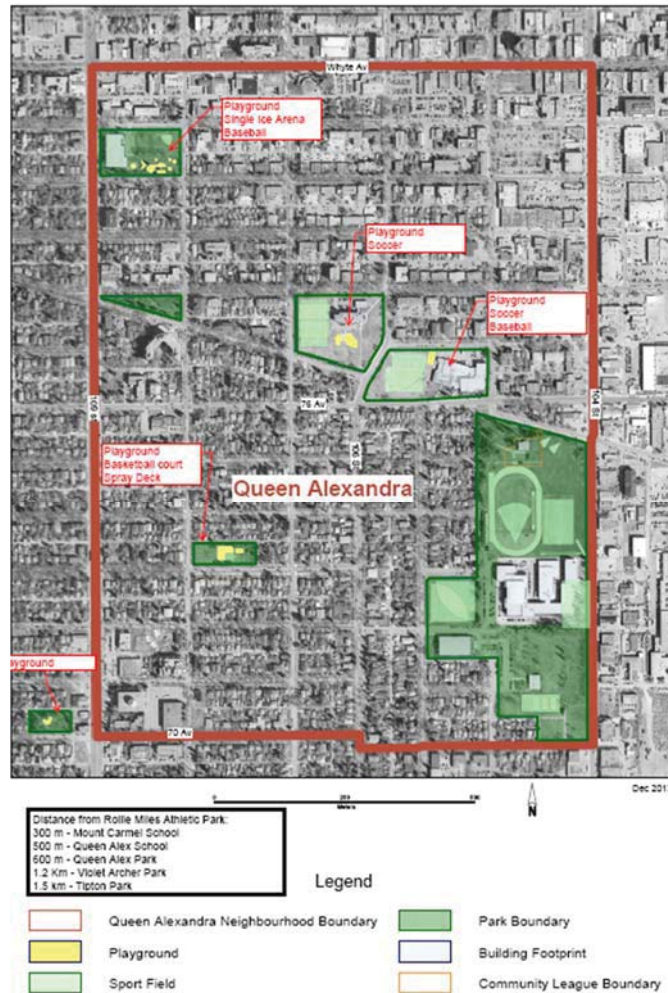
Edmonton Federation of Community Leagues Building (EFCL)

The Edmonton Federation of Community Leagues (EFCL) is a very important city-wide partner to the City of Edmonton and to the Community League network. Currently the EFCL leases space from the City of Edmonton for offices, meeting space for community groups and at one time provided washroom access for the park. The City continues to work closely with the EFCL on the process to develop their future goals and business case. This will support future decisions on the EFCL's needs and requirements within a facility. If the new facility is funded and the current office that the EFCL leases from the City is impacted, the City will review several options to ensure that the EFCL continues to have a location to meet their needs.

Play

While playgrounds are often included in district parks, there are a number of suitable and reasonably new playgrounds within walking distance of Rollie Miles Park. There are currently no spray decks or playgrounds on this site but there are a variety of opportunities situated in nearby neighbourhood parks and school sites (Map 4). Some residents find there are limited opportunities for families and children at this site, however a playground was not identified as a necessary program element. The city is now placing play elements such as natural play features within district parks.

MAP 4 - Proximity of Various Park Amenities to Rollie Miles Athletic Field



Recreation and Play Activities: Opportunities and Constraints

- Consider the development of 2-3 meeting/gathering spaces to support the use of the park by small school and community groups, families and friends.
- Consider a park amenities standard that is unique to Rollie Miles and then provide a broad range of well-placed seating options supported by receptacles and bike racks.
- Consider an outdoor multi-purpose court that can be used for basketball, ball/roller hockey, and toddler cycling in warm months, and for skating in the winter.
- Consider the inclusion of some defined and enjoyable open spaces for informal activities, such as frisbee and catch. Landscaping can be used to define these spaces and create visual boundaries between different spatial uses.
- Consider the creation of small defined spaces that are appropriate for passive activities, such as small gatherings and picnics. Consider shade, windbreaks, furnishings and amenities that encourage year-round activities.
- Consider the provision of shelter structures on the site to encourage family and community use. A well-placed shelter in the park across could become a hub for those using the Recreation Centre, multi-purpose court (summer and winter), and tennis courts.

- If a new Community Recreation Centre is not approved, evaluate opportunities to make use of and operate washroom and change spaces in the EFCL building.
- Provide comfortable and safe places for meeting and gathering.

Arts, Culture and Celebration Activities

Parks support a diverse, creative city with a rich and vibrant arts and cultural community

Community Event Space

The open space in the park is defined by groups of trees and although this space has some flexibility for event use, there are no amenities or supporting infrastructure that would allow a community group to stage an event. The site does not currently support community events and programming and could be developed to meet that need.

Public Art

There is no public art (fountains, statues, murals) or interpretive elements (historical and cultural) in the Park. Under the Percent for Art policy, locations for public art will need to be provided within the park.

Celebration

A community event space could double as a celebration space where athletes are recognized for their achievements. A space adjacent to the Athletic Field Grandstand would allow for these types of celebrations and serve as a social hub for sports events and neighbourhood gatherings.

Arts, Culture and Celebration Activities: Opportunities and Constraints

- Consider the development of a ‘celebration’ space adjacent to the grandstand.
- Consider locations in the park for a designated community event space that can be used as a staging area for community gatherings and events at a variety of scales. Ensure that the event space is designed to be functional and comfortable when not in use for events. If developed, ensure that the community event space has reasonable event infrastructure such as power, shelter and hard surfacing.
- Include a public art element that is meaningful to the community and/or tells an important story about the community, people or the City.

Environmentally Sustainable

Parks are Environmentally Sustainable

Tree Inventory

The Urban Parks Management Plan prescribes a minimum of 45 trees planted per hectare of greenspace on a base-level development site. Rollie Miles Athletic Field currently has an inventory of 474 trees on the 13.09 hectares of greenspace. After calculating the amount of greenspace available with landscaping and after construction (subtracting sports fields, parking lots and building footprints), the 8.98 hectares remaining results in approximately 52 trees per hectare. Therefore, the target base-level tree inventory has been achieved on this district park. The consensus from the public is that trees should be protected and integrated with any new development and should only be removed when necessary to facilitate the development of park facilities, amenities and trails.

The proposed location of the Centre will result in the loss of trees even though the building will be sited to retain as many mature trees as possible. More trees can be planted to compensate for this loss.

Planting and Landscaping

There are opportunities to add strategically located ornamental trees and shrub beds to define spaces, improve the environment, and add beauty and interest to the park. In addition, in a few key areas trees may be grouped into mulched beds in an effort to better define spaces. The CPTED review (see below) revealed that there are numerous overgrown shrubs and tree branches that have encroached onto walking paths and created spaces where people can hide. Selective pruning is recommended to address these issues.

Utilities, Drainage and Stormwater Management

A high-level analysis of existing utilities, drainage and stormwater management has not been completed but will be provided prior to plan approval. The lack of drainage in the southeast treed area of the park was a concern to city staff and the community. Drainage improvements in this area should be able to reduce the amount of flooding and the duration of soggy ground.

Crime Prevention Through Environmental Design (CPTED)

CPTED has been included under Sustainability because it helps make communities safer (addressing social needs) through neighbourhood planning, development, and maintenance. CPTED deters criminal activity through natural surveillance (visibility, positive social activities), natural access control (entry and exit points, fences) and natural boundaries (clear ownership, clearly marked private spaces). A CPTED assessment has been completed for the Rollie Miles Athletic Field District Park and a CPTED principles have been considered to ensure safety and security elements are incorporated into the Master Plan where possible.

Natural Park Elements: Opportunities and Constraints

- Consider the use of tree and shrub planting to enhance and define the park edges and entrances.
- Consider grouped trees in mulched beds to reduce grass cutting and define use areas.
- Consider the selective removal of mature trees to facilitate the development of new park amenities and trails (where necessary), replacing these trees in the park plan.
- Consider CPTED principles during the conceptual design phase and then implement a formal CPTED review during the detailed design phase.

CONCEPT PLAN / SITE PLAN

This section details the functional components (programs and activities) integrated into the Concept Plan as well as the overarching site organization of the park. The recommended Concept Plan is based on consideration of the identified outcomes, thorough analysis, and incorporates the findings from the previous three sections (see Appendix 1 Existing Conditions Figure 1.1).

Design Vision and Principles

The Community Advisory Committee, with input from the community, generated the content for the vision and guiding principles for Rollie Miles Athletic Field Park, as a key part of their contribution to this project. The vision and principles provide direction for design decision-making. All proposed program elements were tested against the principles through the design and stakeholder consultation phases as the concept plan evolved.

Vision

A vibrant, safe, and accessible recreation and community hub for South Central Edmonton Neighbourhoods.

Principle 1

The park accommodates unique city-wide facilities and events while maintaining its district focus.

Principle 2

The park enhances the year-round active and passive recreational opportunities.

- Outdoor recreation facilities geared towards both organized and casual use are available.
- Passive recreation design including open space and sitting areas are included.
- Opportunities for future indoor recreation facility development are maintained.
- Amenities are provided to encourage and support winter uses.

Principle 3

The park has a distinct identity that celebrates community and acts as a hub to bring people together.

- The Park encourages social gathering through the provision of different types of spaces that appeal to a growing young demographic as well as mature and senior residents.
- The Park has a distinct and recognizable identity and fits the character of the community.
- The Park design incorporates features to enhance the safety and comfort of the park for all users.
- Entry and way-finding signs help establish an identity for the park.

Principle 4

The park is designed holistically and in the context of surrounding amenities.

- The Park meets the recreation needs of the community without unnecessarily duplicating other existing community amenities.
- The different elements of the Park are designed to function together so that the entire Park becomes a cohesive and easily accessible recreation zone.

Principle 5

The Park design encourages transportation choices that minimize impact to surrounding homes.

- Public transit and personal motor vehicle access are available while minimizing disturbance to residential areas and green space.
- Access to the Park through the Queen Alexandra Community is available via active transportation.
- Travel routes within the Park prioritize pedestrians including vulnerable populations such as children, seniors, and those with mobility aides.
- A multi-use trail connects the park to the north, south and west.

Principle 6

The Park is environmentally sustainable and maximizes natural elements.

- Green space that encourages casual and non-organized recreation is maximized through natural elements (pleasant walks, reflection areas, pet-friendly areas, retention of mature trees, etc.).
- Existing trees are protected to the highest degree possible and more trees are added to support succession of the tree canopy.
- The Park is appropriately shielded from the noise and pollution of arterial roads through the use of green landscaping.

Concept Plan Options

One of the key challenges in developing concept options for Rollie Miles, during the first phase of this project, was the uncertainty around the future of the Scona Pool, the EFCL building, and the potential for a future multi-purpose recreation facility to be built in the park. To address these challenges an internal stakeholder workshop was held with City of Edmonton staff from various departments in April, 2014.

Based on the discussion and the bubble diagrams produced at the workshop, the design team produced three preliminary concept options (in sketch form), which were then reviewed by the design team and two concept options were selected for further refinement to support Stage 2 public engagement activities. The two options were used to gather feedback from stakeholders and the public through the online survey in 2015. The following is a general description of the two concept options:

1. Concept A - General Description: This concept focuses on enhancing the park space around the EFCL building with a walking loop, stage and performance space, a new activity area (e.g. fitness nodes or basketball courts) and a range of site furnishings. A strong north-south trail moves people through the park along the 105 Street alignment. In the centre of the park a single ball diamond is a key feature which is framed by a new berm/sliding hill, and a new 'celebration/awards' plaza defines an improved entry into the Rollie Miles track facility. In this concept the Scona Pool can remain or be removed and minimal access changes include a bus drop-off/turn-around, and the potential closure of the east end of 74 Avenue; and
2. Concept B - General Description: This concept provides significant change to the site with the removal of the EFCL Building and the Scona Pool, and the addition of a new multi-purpose Recreation Centre in the southeast corner of the park. A new signalized intersection is proposed at 71 Avenue providing access into a dedicated 150 stall parking lot. Another major access change is a 4-way stop on a raised intersection proposed for the centre of the site at 72 Avenue

and 105 Street, providing improved access to additional parking for the School and Athletic Grounds. The remaining park space west of the new Recreation Centre includes a walking loop, stage and performance space, a new activity area (e.g. sport courts) and a range of site furnishings. A strong north-south trail moves people through the park along the 105 Street alignment. In the centre of the park a single ball diamond is a key feature which is framed by a new berm/sliding hill, and a new 'celebration/awards' plaza defines an improved entry into the Rollie Miles track facility.

In 2017, Concept B, which included the addition of a recreation centre on the Rollie Miles Athletic Field site, was developed further and four site design options were considered.

Option One



Option 1 offers positives such as:

- + Access from Calgary Tr., 70 Ave. and 105 St.
- + Facility is highly visible from Calgary Trail
- + Facility buffers park from traffic
- + Link to School
- + Green buffer space adjacent to neighbourhood
- + Line for pedestrians from west-east
- + Access to 72 St from Gateway Blvd N

The potential negatives of Option 1 are:

- Loss of mature trees
- Loss of greenspace
- Large parking lot areas create potentially dangerous crossing for children
- Creates barriers to community pedestrian access

Option Two



Option 2 offers positives such as:

- + Access from Calgary Tr., 70 Ave., and 105 St.
- + Visible from Calgary Trail
- + Link to school
- + Efficient parking

The potential negatives of Option 2 are:

- Loss of park/greenspace for parking lot
- Park is divided up
- Pedestrian access cuts through the park
- Park is isolated from the school and the community
- Loss of mature trees for parking
- Parking precedes facility
- Distance from School

Option Three



- Option 3 offers positives such as:
- + Access from 70 Ave. and 105 St.
 - + Visible from Calgary Tr.
 - + Retains mature trees on east side of park
 - + Double entrance lobby (public and school)
 - + Links to community
 - + Pool receives sun from the south and west
 - + Consolidated park area

- The potential negatives of Option 3 are:
- No buffer from traffic to park
 - Distance from school

Option Four



- Option 4 offers positives such as:
- + Access from Calgary Tr. and 105 St.
 - + Links to community
 - + Reasonably close to School

- The potential negatives of Option 3 are:
- Limited visibility from Calgary Trail
 - Park/greenspace area is divided up
 - Loss of park/greenspace for parking lot
 - Loss of mature trees to parking
 - Over emphasized parking lot

Preferred Concept Plan

The options were reviewed by the Community Advisory Committee and Steering Committee and Option 3 was chosen as the preferred option that provides the most benefits to the community. It is the option that retains and consolidates the most park greenspace and provides the most convenient access and visibility from the highway. The building placement also allows pedestrian traffic to flow between the neighbourhood and the highway.

The selection of the final program elements for the preferred concept plan was based on meeting the Vision and Principles that had been defined by the Advisory Committee. These elements were then organized around five key design themes: Access and Circulation Activities; Sports Fields and Spectator Experience; Recreation and Play Activities; Arts, Culture and Celebration Activities; and Environmentally Sustainable. All of these themes have been addressed based on community consultation, site and program analysis and concept design development by the City Project Design Team. The following sections describe and illustrate the proposed development plan for Rollie Miles Athletic Field District Park.

Access and Circulation Activities

Parks are vibrant, connected, engaging, safe, accessible and welcoming

Access, Drop Off and Parking

Vehicle access and parking are a significant issue for all facilities within the Rollie Miles Athletic Park boundaries. A high-level parking supply was undertaken to establish a target number of parking stall. The information sources were as follows:

- Edmonton Land Use Bylaw: 416 stalls required;
- ITE Parking Generation Manual:
 - average demand: 186 stalls, and
 - 85th percentile demand: 292 stalls.

The Scona south lot has approximately 170 stalls available during the PM peak hour. The recommendation was to provide a minimum of 186 stalls in the new lot, which will meet the “average” demand. With the addition of the 170 Scona stalls as overflow, there will be 356 stalls, which will accommodate the 85th percentile demand and approaches the bylaw requirement. The bylaw rates are notoriously high, and the City can justify some reductions based on the information above.

The changes proposed in the Concept Plan have been reviewed informally with City Transportation staff, and a Parking and Traffic Impact Assessment was completed by Stantec in 2018. The following describes the proposed access, drop-off and parking changes to the site:

- Vehicle Access – no changes to the existing vehicle access and parking on the west side of the park. Two new access points are provided to a new parking lot in the southeast corner – one off Calgary Trail across from 71 Avenue, and another off 70 Avenue just west of Calgary Trail. The former access point will include a drop-off in front of the Recreation Centre;
- Parking – net increase of parking stalls to 186 on the south east of the site. The existing parking lot to the west of the park, which provides 170 stalls will remain unchanged. This will provide a total of 356 parking stalls;
- Parking Rehabilitation – It is proposed that all of the existing parking areas and drop-off loop be resurfaced. The extent of the work will be contingent on a formal geotechnical investigation. A capital allowance has been included for the resurfacing and line painting but no curb replacement. As part of the resurfacing scope, the parking lot west of the school will be realigned into angled parking with one-way drive aisles. This will better fit the available width of the lot; and
- A Plaza will be added to improve the safety and convenience of pedestrians moving through the parking lot, and the island in the middle of the drop-off will be repurposed as a central crossing point through the lot. In addition, approximately 6 parking stalls will be removed and replaced with islands with sidewalks. Pedestrian crossing lines will also be added.

Multi-Use Trails and Walkways

To allow for convenient and safe movement of pedestrians and cyclists through the park, three primary (3.0m wide asphalt) multi-use trails will be constructed. These multi-use trails will be lit and will be cleared in the winter. In addition, there will be several 1.8m wide sidewalks added within the park to allow people to better connect to facilities as well as to walk loops for leisure or fitness.

- 105 Street multi-use trail – this will be an extension of the existing trail that runs behind the Athletic Park grandstand from 73 Avenue, south through the Park, with one branch connecting to the sidewalk on 105 Street and the other extending to the sidewalk on Calgary Trail across from 71 Avenue with a proposed connector path to the Queen Alexandra Community League.
- 104 Street multi-use trail – this will be a new trail that would run parallel to 104 Street and the existing sidewalk. The north portion of this trail would be facilitated by moving the Athletic Field fence approximately 10m into the park which would create space for a trail and landscape buffer for the park. The rest of the trail would meander on the park side of the existing trees along 104 Street.
- 72 Avenue multi-use trail – this trail will begin at 105A street, run along the south edge of the ball diamonds, through the central hub of the parking area and connect to 104 Street creating a strong east-west route.
- Walkways – proposed walkways (1.8m concrete) west and south of the Recreation Centre, when combined with the multi-use trails, will create a 500+ metre long walking/fitness loop through the open space. A walkway is also proposed along the south boundary of the Athletic Field to allow athletes and spectators that get dropped off on 104 Street during events an opportunity to walk straight to the grandstand. To support accessibility, transitions between walkways and multi-use trails will be required.

Entry Nodes and Signage

In order to create a sense of place for those arriving at Rollie Miles Park, a total of seven entry nodes are proposed at key pedestrian and vehicle access points. The entry nodes will be made up of a small plaza area, planting bed, a small park sign and an information/directional sign. Improved signage will also be provided as needed to address wayfinding for using the facilities within the park and for those passing through the park. For signage, the City of Edmonton's wayfinding and signage standards for river valley parks may be applied in the development of this site. In addition to the entry node signs, facility signs and miscellaneous message and/or regulatory signs will be added. The signage hierarchy will also include three main park identification signs:

- 72 Ave/105A Street;
- University Ave/104 Street (replace existing sign with new standard); and
- 104 Street at 72 Ave – adjacent to entry node to identify the park along 104 Street as drivers pass Strathcona High School.

Site Furnishings

Throughout the Park, site furnishings will be added to meet the needs of all users and enhance the overall user experience. Furnishings will include benches, picnic tables, trash/recycling receptacles and bike racks. An allowance has been allotted in the capital cost for 40 individual site furnishing units (1 bench = 1 unit).

Sport Field and Spectator Experience

Parks support a vibrant, diverse sports sector

Athletic Field

The upgraded track and field facilities opened in 2014 to meet the needs of all levels of competition. The only additional program elements proposed in this plan include:

- Strategic tree planting within the open field space to provide shade and define uses within the grounds;
- A community amenity space, possibly a fitness node or seating area to the north of the grandstand;
- Additional paving to improve the gathering area west of the grandstand and allow more space for trail users to pass through;
- Replacement/enhancement of the existing fence and gates along the west boundary of the site (adjacent to residential);
- A sidewalk is proposed along the south boundary of the Athletic Field to allow athletes and spectators that get dropped off on 104 Street during events an opportunity to walk straight to the grandstand. The existing fence would be moved north approximately 5m to facilitate this;
- Landscape maintenance, including clearing out overgrown trees and shrubs to open up the area around the grandstand; and
- Address CPTED issues through improved sight lines and creating better gathering/seating areas for events.

Outdoor Sports Facilities

A few key outdoor sports facilities are to remain as a key part of the development program:

- Combo Field - a single, full size (330 x 210') combo field remains in the athletic grounds area to meet the programming needs of the school (soccer and football) as well as for some community and city-wide soccer;
- Ball Diamonds - In the centre of the park, one ball diamond will be removed and the remaining diamond (250') retained to support both school and community use. Ball diamond should be brought up to premier standard level including shale. The diamond should be large with multipurpose use and no mound. Future external partnership space (enhanced amenities) provision should be considered (space for storage, bleachers, above ground dugouts, batting cage); and
- Tennis Courts – the existing tennis courts will be rebuilt slightly farther west to allow sufficient space for the Recreation Centre.

Recreation and Play Activities

Parks celebrate and promote healthy living

Open Space

The majority of the open space is defined by mature trees in grass. This allows one larger open space for activities in the centre, and smaller, more intimate spaces for individuals or small groups under the trees. The open space areas to the north east of the Edmonton Federation of Community Leagues (EFCL) are generally low-lying and are often inundated with standing water following snow melt and after periods of prolonged rain. These areas will receive drainage improvement to make them more useable.

Community Amenity Spaces

Four community amenity spaces have been identified in key locations throughout the park. The main amenity space west of the Recreation Centre will be the key hub as it is located near most of the activity spaces. This amenity space will include a covered shelter, special paving, seating, picnic table, a natural play element, planting beds, and possibly a piece of exercise equipment. The space will be designed for summer and winter uses.

The other smaller amenity spaces will include some special paving, and benches and/or picnic tables. Planting areas may also be included.

Multi-Purpose Court

A multi-purpose court with basketball hoops is proposed northwest of the Recreation Centre. The court will have dedicated lights. This area will support basketball, ball/roller hockey, toddlers cycling, and a variety of other uses. It could also be used as a festival area in association with the park and the Recreation Centre.

Winter

Winter activities in the park will include skating in the outdoor rink (multi-purpose court). A snowbank 'freezeway' is also proposed extending out from the rink and forming a loop around the park. The operation of the Recreation Centre will allow for warm-up and the outdoor shelter area will serve as a hub for neighborhood winter events.

Future Community Recreation Facility

As illustrated on Figure 1.4 in Appendix 2, a future indoor Recreation Centre will be located in the southeast corner of the park adjacent to 104 Street and 70 Avenue. The proposed facility is a building of approximately 5670 square metres (~60,000 square feet) with an 8-lane 25m pool, leisure pool, hot tub, sauna and steam room, a fitness centre, a gymnasium and a multi-purpose room. It will feature a large lobby that will be a community gathering space. A signalized intersection at 104 Street and 71 Avenue will provide access to a parking lot that is situated adjacent to the facility. See Appendix 2

Arts, Culture and Celebration Activities

Parks support a diverse, creative city with a rich and vibrant arts and cultural community

Plazas

A plaza space will be developed adjacent to the Athletic Field Grandstand to meet the gathering needs of users and spectators (particularly during events); it will also be a space to celebrate the achievements of track athletes. The plaza will showcase public art and will provide a number of seating options and a "podium" for medal ceremonies.

The amenity space west of the Recreation Centre could also include a plaza for gathering, socializing and performances. The space will include lighting, power and site furnishings (seating, picnic tables, trash/recycle receptacles). The site could be booked for community, school and family events.

A plaza located south of the high school, adjacent to the drop-off area is envisioned to be the main meeting and gathering location for the park (and school), complete with lighting, easy walking access, existing trees, unique seating, and public art.

Public Art

Two proposed locations, the Central Hub and the Celebration Plaza, have been identified to include public art elements that are meaningful to the community and/or tell an important story about the community, its people or the City.

Environmentally Sustainable

Parks are Environmentally Sustainable

Mature Trees

Mature trees will be retained throughout the park and will be removed only upon necessity.

Landscaping

Additional tree planting is proposed for the park around the new parking lot and interplanted in the central green space to support a continuous tree canopy as some of mature trees reach the end of their lifespan. In an effort to define use spaces and reduce grass cutting and potential root damage, a few mulched beds may be added around selected groups of trees. In some locations, small ornamental shrubs may be added for colour and interest.

IMPLEMENTATION AND COSTING

The following section defines the key benefits of the development and renewal of Rollie Miles Athletic Field District Park as well as a recommended implementation strategy and the capital and operating impacts. All assumptions used to determine the benefits and costs are clearly documented within each subsection.

Benefits

Based on the input of the stakeholders and discussion of the proposed development features and programs, the Working Team identified the following key tangible and intangible benefits that can be achieved through implementation of the master plan:

- A Place for Community – proposed development including the community events stage, defined open spaces, hard surfaces, and site furnishings will create a place for community gathering, events and celebration. When combined with the support amenities in the Grandstand and Edmonton Federation of Community Leagues (EFCL) buildings, the Park will serve as an all seasons site for community events;
- A Place for Fun and Fitness – with combined trails and walkways, open space, tennis courts, and Athletic Field, the park will be a community destination for fun and fitness for users of all ages; and
- Improved Community Connections – trails will provide safe and comfortable pedestrian connections across the Park while planned meeting places will provide opportunities for chance meetings between neighbors.

Implementation Plan

Two potential phases of development are anticipated. The first phase includes the park amenities in the north and west portions of the park. The second phase includes all works associated with the construction of the Recreation Centre.

Capital Impacts

The purpose of the Capital Impacts subsection is to summarize the funding requirements to support the master plan implementation. Due to the change in scope in 2016, the park renewal was not able to proceed in the 2015-2018 budget cycle. The funds for the park renewal scope of work were released back to the corporation in the Fall 2017 Supplemental Capital Budget Adjustments. These costs are based on cost estimates developed by the Working Team and then reviewed and confirmed in conjunction with Landscape Design and Construction. There is currently no approved capital budget. The current capital estimate which includes the project costs for all elements of the park master plan is approximately \$5 million, these costs will continue to be refined during the design phase. The recreation facility is estimated at \$ 76 million.

Operating Impacts

The purpose of the Operating Impacts subsection is to summarize the short and long term operational funding requirements needed in support of the recommended capital development plan. These costs are based on cost estimates developed by the Working Team and then reviewed and confirmed in conjunction with City Operations, Parks and Roads Services and Citizen Services, Community and Recreation Facilities.

The following is a summary of the estimated operating costs for the proposed facility and amenity development in Rollie Miles Athletic Field District Park.

TABLE 3: Operating Cost Estimates (\$)

Operating Activity	Description	Annual Expenditures
Horticulture	Shrub bed maintenance Horticulture maintenance equipment repairs	\$9,000
Vegetation Management		\$500
Park Services	Furniture construction and repair	\$3,000
Play Spaces Maintenance	Inspections and servicing Program support Play space repairs	\$10,000
Park Access & Circulation	Parking, roadway and sidewalk maintenance Snow removal	\$45,000
Forestry	Tree maintenance	\$20,000
Utilities	Associated with pathway lighting	\$1,500
	Projected Expenditure Impacts	\$89,000
	Projected Revenue Impacts	
	Net Operating Impacts	(\$89,000)

Funding Recommendations

The Rollie Miles Athletic Field District Park renewal recommendation for \$5 million, with operating impacts of \$89,000.

SUMMARY OF RECOMMENDATIONS

The redevelopment of the Rollie Miles Athletic Field District Park will result in renewed sports, recreation and community event facilities that will meet the long-term needs of athletes, spectators, students, teachers, neighbours and visitors. The selection of final program elements for a preferred concept plan was based on meeting the Vision and Principles for the park. These elements were organized around five key design themes: Access and Circulation; Sports Fields and Spectator Experience; Recreation and Play; Arts, Culture and Celebration; and Environmentally Sustainable. These themes have been addressed based on community consultation, site and program analysis and concept design development. The following is a summary of the key recommendations that have been provided in the master plan and must be considered as the project is implemented over the short and long term:

Access and Circulation

- Parking lot rehabilitation to support pedestrian crossings;
- New parking lot for the Community Recreation Centre in the southeast;
- A central hub plaza with walkways, parking stall islands, landscaping and seating;
- Multi-use trails from 105 Street, 104 Street and 72 Avenue with lighting;
- Decorative plaza spaces at park entrances to include wayfinding signage and planting;
- Entry nodes;
- Park signage; and
- 104 Street access sidewalk to connect 104 Street to the south end of the track.

Sport Field and Spectator Experience

- Fitness node north of the grandstand, a place to exercise, gather and watch athletics;
- Maintain existing sport infrastructure (track and sports fields) with enhancement including grandstand area, fence replacement, trees for shade;
- Ball diamond removal to prevent overlap, addition of backstop, benches and replace fencing; and
- Rebuild existing tennis courts with lights.

Recreation and Play

- Location for new recreation centre;
- Drainage improvements of open space along Calgary Trail;
- Addition of two community amenity spaces, one with a natural play feature and outdoor exercise equipment;
- Addition of multi-purpose court with asphalt, line painting, lights; and
- Opportunity for ice surface on multipurpose courts and freeway in fields.

Arts Culture and Celebration

- Addition of shelter attached to new Recreation Centre to support gathering space in summer and winter;
- New Celebration plaza; and
- Public Art.

Environmentally Sustainable

- Maintaining mature trees;
- Tree planting and landscaping; and
- Bike racks to encourage active modes of transportation.

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APPENDICES

Appendix 1: Figure 1.1 Existing Conditions

Appendix 2: Preferred Concept

Interim Phase 1 Plan
Summer
Winter
Area Enlargement

Appendix 3: Functional Program

Appendix 4: Crime Prevention Through Environmental Design (CPTED) Assessment

For further Information

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June 19, 2018

This plan is available online at
edmonton.ca/rolliemilesathleticpark

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Appendix 1:
Figure 1.1 Existing Conditions

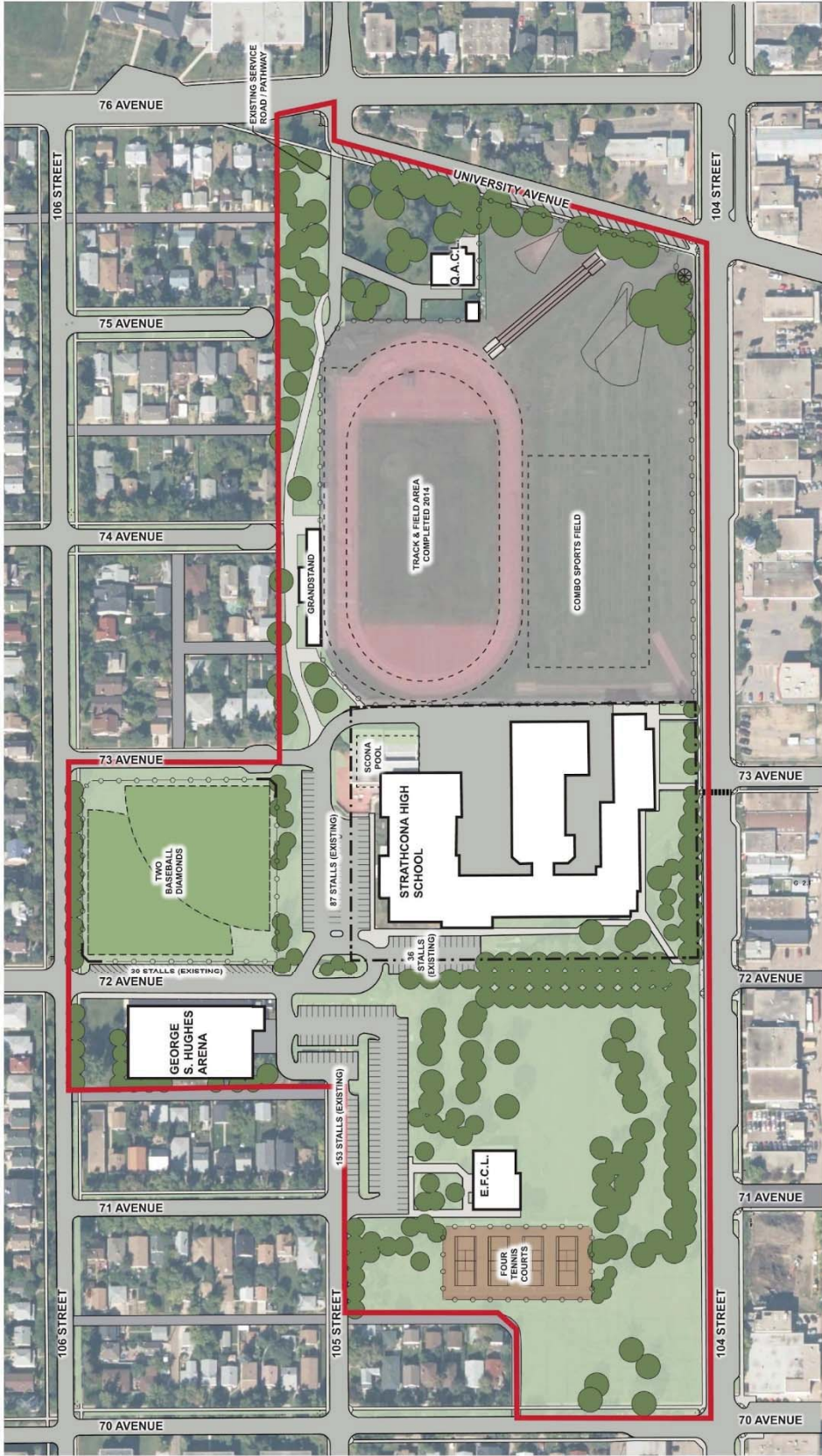


Figure 1.1 - Existing Conditions

LEGEND

	OPEN LAWN SPACE		COURTS		EXISTING BUILDINGS (OUT OF SCOPE)		SCHOOL BOARD LAND
	SPORTS FIELDS		LANDSCAPING (INCLUDING TREES)		EXISTING PATHWAYS/SIDEWALKS		EXISTING SERVICE ROAD / PATHWAY
					ROADS / PARKING AREA		BOUNDARY
					87 STALLS (EXISTING)		BOUNDARY
					36 STALLS (EXISTING)		BOUNDARY
					153 STALLS (EXISTING)		BOUNDARY
					20 STALLS (EXISTING)		BOUNDARY
					SCONA POOL		BOUNDARY
					E.F.C.L.		BOUNDARY
					GRANDSTAND		BOUNDARY
					Q.A.C.L.		BOUNDARY
					COMBO SPORTS FIELD		BOUNDARY
					TRACK & FIELD AREA COMPLETED 2014		BOUNDARY
					TWO BASEBALL DIAMONDS		BOUNDARY
					GEORGE S. HUGHES ARENA		BOUNDARY
					STRATHCONA HIGH SCHOOL		BOUNDARY

Appendix 2:
Preferred Concept

ROLLIE MILES ATHLETIC FIELD DISTRICT PARK MASTER PLAN



Overall Concept - Interim Phase 1 Plan



NOTE: THIS CONCEPT PLAN IS FOR INFORMATIONAL PURPOSES ONLY. ALL CONCEPTS ARE SUBJECT TO APPROVAL BY THE CITY OF EDMONTON AND THE DISTRICT OF STRATHCONA. THE CITY OF EDMONTON AND THE DISTRICT OF STRATHCONA ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.

LIST OF ABBREVIATIONS:

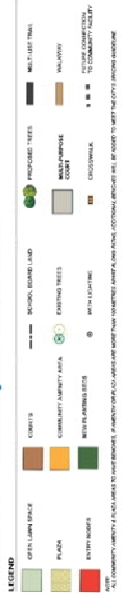
- AREA OF INTEREST
- EXISTING PAVEMENT
- EXISTING PLANTING
- EXISTING STRUCTURE
- EXISTING UTILITIES
- EXISTING WALKWAY
- EXISTING WATER
- EXISTING WOODS
- EXISTING YARD



ROLLIE MILES ATHLETIC FIELD DISTRICT PARK MASTER PLAN



Overall Concept - Summer



LIST OF ABBREVIATIONS

AREA OF INTEREST

Rollie Miles Athletic Field District Park

PROJECT NAME

Rollie Miles Athletic Field District Park Master Plan

DATE

2024

SCALE

1:1000



ROLLIE MILES ATHLETIC FIELD DISTRICT PARK MASTER PLAN



Area Enlargement



Appendix 3: Functional Program



Rollie Miles District Athletic Field Recreation Centre

FUNCTIONAL PROGRAM



Resource Planning Group Inc.



**ROLLIE MILES DISTRICT
ATHLETIC FIELD
RECREATION CENTRE
FUNCTIONAL PROGRAM**

June 19, 2018



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The content of this document is the product of a collaborative effort of Resource Planning Group Inc., the City of Edmonton and requires the formal approval of these parties prior to its use. The specifications herein do not absolve the parties providing subsequent design services from their own responsibility to provide fully functional and complete facilities and to satisfy applicable building code requirements.

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1.0: INTRODUCTION

1.0 INTRODUCTION

BACKGROUND

Since 1910, Rollie Miles Athletic Field has been used extensively by the community, schools and sport organizations to support athletes of all ages for training and competition and a variety of recreational activities. The park is located in the neighbourhood of Queen Alexandra.

Rollie Miles Athletic Field currently supports many amenities including: Strathcona Composite High School, Queen Alexandra Community League Hall, Edmonton Federation of Community League office, Strathcona pool, George S. Hughes arena, as well as tennis courts, a 400-metre synthetic running track and several sports fields.

The facilities on this site host swimming lessons, hockey games, slow pitch tournaments, large track and field events, soccer games, community ice skating, music concerts in the community hall, dog walking and a great number of spontaneous runners/walkers.

The catchment area for Rollie Miles Athletic Field includes 11 communities with a total population of 51,599. There are many pockets of green space within these communities. The Queen Alexandra neighbourhood has three playgrounds and one spray park within a kilometre of each other in addition to the district park.

Rollie Miles Athletic Field is considered a small district park trying to meet many community needs in a limited space. Most of the residents who use the park consider walking/running/ cycling to be the most important activity.

Some of the opportunities identified for this site include: improved accessibility and parking, increased lighting, incorporating gathering spaces with seating and shelter locations, upgrading current amenities and refreshing the items that are currently there. Residents identified the importance of the pool and ice rink in the community and were concerned with the aging infrastructure of these facilities.

PURPOSE OF DOCUMENT

The purpose of the Functional Program is to:

- Confirm the activities to be included in the proposed development of the Rollie Miles Recreation Centre and the facilities required to support it;
- Provide the design team with a description of the activities and facilities required within the *Functional Program for the Rollie Miles Recreation Centre*, and of the functional criteria to be addressed during the schematic stages of the design process;
- Provide City of Edmonton staff with a reference manual from which to discuss and evaluate design schemes; to discuss administrative and organizational policies for the renewed facility; and to plan for its commissioning, operation and evaluation;
- Provide City of Edmonton staff with a record of decisions and information collected to date during the pre-design programming process; and
- Provide the approving and funding authorities with a summary of key planning parameters for the project, including role and scope of services and the facilities needed to accommodate them.

ORGANIZATION OF THE DOCUMENT

This report includes the following sections:

1. Introduction;
2. General Planning Criteria, which establish general functional and operational principles, which should influence programming, planning and design solutions for the project as a whole; and
3. Component Planning Criteria, which translate the expected role and scope of services of the project into a description of activities, design and functional relationship concepts, and physical space estimates.

PARTICIPANTS

City of Edmonton

Annette Kamenz, Citizen Services
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Yogalekshmi Subramonian, Integrated Infrastructure Services

Resource Planning Group Inc.

Mark Mehrer, Senior Principal
Nancy Vo, Consultant
Megan Taylor, Consultant
Sherri Slobodian, Technical Support

STAFFING AND OCCUPANCY SUMMARY

Estimated staffing & occupancies for this component are summarized below in full-time equivalents (FTE), headcounts and maximum occupancy.

TABLE 1: STAFFING AND OCCUPANCY

Component	Future FTE	Total Headcount	Max. Occupancy
1. Entrance/Lobby, Public Service Desk and Administration	8.0	14	121
2. Aquatics	9.5	69	206
3. Fitness Centre and Multipurpose Room	4.0	13	162
4. Gymnasium	2.0	8	76
5. Back-of-House Functions	3.0	9	7
6. Outdoor Activity Support	-	-	-
Total	26.50	113	572

SPACE SUMMARY

The following table identifies the net areas and component gross areas for each component along with a summary of overall building area.

TABLE 2: SUMMARY OF SPACE REQUIREMENTS

Component	Proposed Area (NSM)	Estimated Component Grossing Factor	Component Gross Area (CGSM)
Entrance/Lobby, Service Desk and Administration	215.0	1.30	280
Aquatics	2,160.7	1.20	2,595
Fitness Centre and Multipurpose Room	698.9	1.25	875
Gymnasium	668.8	1.20	805
Back-of-House Functions	156.1	1.20	185
Outdoor Activity Support	166.0	1.15	190
Total	4065.5		4,930
Building Gross Area			5,670

2.0: GENERAL PLANNING CRITERIA

2.0 GENERAL PLANNING CRITERIA

INTRODUCTION

General Planning Criteria are intended to generally describe functional, operational, infrastructure systems and site contextual criteria that should influence planning, as opposed to specific planning or design solutions.

General Planning Criteria are placeholders or strategies that describe or highlight particular performance ideals of the proposed project. Criteria will require further development and review during detail planning and design. General Planning Criteria are organized as follows:

Site and Urban Design Criteria

- Overall Site Layout
- Site Access
- Vehicular Circulation
- Exterior/Interior Circulation Systems
- Parking
- Landscaping
- Provision for Bicycles
- Snow Considerations
- Crime Prevention Through Environmental Design
- Building Entrances
- Accessibility
- Exterior Lighting
- Urban Furniture

Architectural Criteria

- Image
- Building Materials
- Accessibility
- Building Massing
- Sustainability/Flexibility
- Building Organization
- Building Circulation Systems

Interior Design, Wayfinding and Signage Concepts Criteria

- Visual Connections
- Interior Design
- Signage
- Finishes
- Informal Interaction
- Design for Persons with Disabilities
- Ergonomics

Building Systems Criteria

- Mechanical Systems
- Lighting
- Electrical
- Information Technology/Communications
- Security and Access Control
- Shipping and Receiving
- Maintenance/Janitorial

SITE AND URBAN DESIGN CONCEPTS

Site and Urban Design Concepts are used primarily in the siting of the proposed facility and its relation to the surrounding park and community. The existing condition, capacity and location of utilities, location and condition of existing structures, will guide the organization of the rest of the site to ensure a sense of order, arrival, orientation and community. The City of Edmonton's Access Design Guide provides guidelines for various design elements and should be used as a reference.

Overall Site Layout

The location and positioning of facilities, amenities and vehicular and pedestrian routes should consider adjacent developments, land use and linkages. Landscape treatment should support overall concepts.

Site Access

Vehicular site access is provided primarily from both Calgary Trail (104 St. NW) and from 71st Avenue NW with secondary access from 105 St NW and 72 Avenue NW.

Vehicular Circulation

Vehicular access and circulation routes should be located and designed to minimize the impact of vehicles on the adjoining neighbourhood and on Park activities and to reduce pedestrian safety issues as people access the High School and Recreation Centre.

External/Internal Circulation Systems

Clear, easily recognizable exterior/interior circulation systems should be provided to assist the public move from adjacent streets to transitional spaces, such as parking lots and gathering areas, through to the Recreation Centre. Parking areas should be well signed, to reduce confusion around who can park where and when.

Parking areas should have efficient traffic flow, with space for a bus turn-around and for emergency access.

Pedestrian pathways from parking areas to site amenities and the Recreation Centre must be clearly identified, easily recognizable and should accommodate strollers and wheelchairs.

Obvious pedestrian and bicycle pathways should link to the Community Recreation Centre from various destinations and facilities on the site, including the playing fields, Strathcona Composite High School, adjacent transit stops and the new bike routes along 106 St and 76 Ave. Site

development should connect all site amenities through the development of an integrated pedestrian network.

As much as possible, service access routes should be separated from public vehicle, bicycle and pedestrian routes.

Service routes should be provided to access the service entrance to the pool as well as general service access to the Centre.

Parking

Parking for vehicles, motorcycles and bicycles is to be provided in accordance with the City of Edmonton requirements with consideration of Province of Alberta's Barrier-Free Design Guide. Pathways connecting parking and gathering areas to buildings or sports fields/outdoor spectator seating must be easily identified and accessible for anyone moving strollers or equipment and for those with limited mobility and provided in the parking area further from the Centre. Parking stalls will be provided with electrical outlets.

Parking for the Community Recreation Centre and the park should be separated and easily distinguished from the parking provided for high school students and staff.

A number of parking stalls will have electrical outlets for block heaters, and in the future, plug-in hybrid and electric vehicles.

A drop off area should be provided adjacent to the entrance to the Recreation Centre, particularly for buses, dropping off of children and DATS (Disabled Adult Transit Service).

Stalls for family parking and for wheelchair access should be provided in close proximity to the Recreation Centre, and to other Park amenities.

Power should also be provided for food vans in an area where they will support park and event activities.

Landscaping

Site development should minimize disturbance to existing vegetation. Landscape concepts should build on the existing landscaping, landscape patterns and park design. Overall concepts should limit the creation of hard surfaces.

Service requirements, such as loading docks and garbage containers, should be unobtrusive and park friendly. Also, design should be consistent with policies identified in the City of Edmonton's *Design and Construction Standards*.

Consideration should be given to utilizing non-obtrusive garbage containers, such as the Molok® system, rather than dumpster containers.

Provision for Bicycles

106 Street NW, Calgary Trail and 76 Avenue NW are bicycle routes that run close to or adjacent to the Park site. As such, it is anticipated that a significant number of users of the Recreation Centre will arrive by bicycle. Covered secure bicycle parking should be provided that links to bicycle routes with minimum crossing of pedestrian lanes.

Snow Considerations

Parking, vehicle and bicycle routes and pedestrian pathways should all be designed with temporary snow storage in mind. Materials and thresholds of roads and pathways should withstand the wear and tear of snowplows. Areas to stockpile snow should be provided, preferably on paved surface or other type of hard surface area. Landscaping and any plantings in these areas should be selected for its ability to withstand being covered with snow for prolonged periods.

Obstacles along sidewalks, pathways and roads should be minimized to facilitate snow removal, which will be conducted using skid steer loaders, sweepers and plow trucks.

Crime Prevention through Environmental Design

The site and exterior areas should be designed to support the safety and security of people and property through sound Crime Prevention Through Environmental Design (CPTED) principles. The implementations of these strategies prior to construction are a cost-effective measure for park and facility safety.

While not definitive, they include:

- Ensuring that as much of the surrounding site is visible from areas of high activity, providing "eyes on the street" through thoughtful building orientation, placement of windows and entrances;
- Ensuring that there are no blind corners or dead-end alleys;
- Minimize foliage and vegetation near pedestrian pathways, particularly between a height of 50 and 200 cm;
- Clearly defined borders;
- Signage located near pedestrian and vehicle access points and pathways should not interfere with lines of sight;

- Highlight main pedestrian access points; and
- Street furniture such as benches, garbage receptacles and bike racks should discourage loitering, and which are secured so that they cannot be used as projectiles.

CPTED principles should be implemented in such a way so that security is transparent in design and form. The City of Edmonton’s ‘Design Guide for a Safer City’ can be used as a reference document.

Lighting decisions are situational and need to be made with the intended uses, surrounding environment and various security applications in mind. Site lighting should be evenly applied, avoiding hot spots, shadows, dark spots and the effect of light trespass and light pollution.

Building Entrances

The building entrances should be easily recognizable both through design features and directional signage. Two entrances will be provided to the Main Entrance and Lobby component of the Recreation Centre, one oriented to the parking on the east and south sides, and one oriented to the Park and connections to residents living to west of the Park.

An illuminated facility entrance sign should be provided to the Centre, consistent with *City of Edmonton Way Finding Standards for City Recreation Facilities*.

Pathways should connect pedestrian trails to the Outdoor Amenity Space component to access the public washrooms, as well as the skate change and warming area in winter.

Staff will use the general public entrance to the facility.

Accessibility

All areas to and within the site must be easily accessible by all to encourage use of the facilities.

Vehicular access needs to consider emergency, service, bus routes and pedestrians to enable clear and obvious access to, and around the site.

Site Signage

A large marquee site sign should be provided along 104th Avenue to identify the Community Recreation Centre as well as events taking place. The sign should be connected to the Network Access Rooms.

Exterior Lighting

Lighting should ensure the public has a means of safely moving between outdoor and indoor spaces. Adequate site lighting should be provided at any point where there is a change in grade requiring steps or a significant grade change, near accessible parking areas, under stairwells, and near the entrances to the Centre. Even ambient lighting that highlights pathways and areas where someone may be lurking is preferable to direct beams that cause glare and veiling.

The site information signage should be illuminated and consistent with *City of Edmonton Way Finding Standards for City Recreation Facilities*.

Urban Furniture

Site furniture that reflects the architectural style of the facility complements the building and makes the outdoor spaces more usable and organized should be provided. Provide outdoor seating, and sufficient trash disposal containers and recycling bins to keep the site welcoming and user friendly. Seating should be fixed and consistent with the current park furniture inventories.

Furniture should be located where people using the furniture can both see activities around them and be seen by those around them. Furniture should be vandal-resistant.

If banners are provided around the facility, they should be consistent with *City of Edmonton Way Finding Standards for City Recreation Facilities*.

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ARCHITECTURAL CRITERIA

Architectural Criteria inform overall architectural strategies and planning criteria related to the entire facility, as opposed to the strategies and criteria that relate to a single component.

Image

The form, colour, material, massing, graphics, shapes, lighting, and finishes should express the active and energetic functions accommodated within the Centre. The building should reveal the activities taking place within and should reflect openness and community access.

Building Materials

As possible, the design should feature local building materials, both to provide a sense of origin and place, but also to minimize energy costs through construction. Materials used should also be sensitive to materials used in other site structures.

Accessibility

The Centre should provide universal accessibility, supporting all community members including those with mobility impairments, hearing and sight impairments, and mental impairments. The Centre and site should adhere to all relevant legislation and regulations for accessibility (Access Design Guide).

The facility must also support the range of public who will use the facility, including children, caregivers with children, and seniors. It must support both those who are fit and those who are less than fit.

Building Massing

Recreation facilities include large, often windowless spaces that detract from the adjacent urban environment. Effort should be made to break up the building masses with views into the facilities in order to provide a human scale and welcoming ambiance.

Where possible, window areas should be maximized to the extent permitted by functional requirements, with light/glare control provided. The glazing in general fitness areas should provide screening or window covering for privacy when required.

Sustainability/Flexibility

The building will follow Sustainable Building Policy (C532) which also includes on-site energy generation. Sustainable design concepts should be integrated into the Centre, emphasizing ease of use and service

access. Siting and landscape features can help support the sustainable design elements of the facilities, including energy efficiency, by taking advantage of natural systems, including solar gain, shading, natural ventilation, and day lighting.

To maximize flexibility, multipurpose rooms and offices should be planned on a modular basis and should be as generic as practical.

Key general determining factors for long-term flexibility include the ability to quickly develop power and communications points wherever required, minimum use of fixed partitions and maximum use of easily reconfigured systems furniture and partitions as well as electrical services that are consistently available by means of a convenient grid of service connection points and a system that facilitates the development of new connection points wherever and whenever they are needed.

Provision for wireless technologies should be made as it supplements other technologies.

Equipment should be able to be relocated within multipurpose rooms without altering the space, or its attendant utility systems, or without compromising the use of the space.

As appropriate, flooring should be finished and continuous under equipment and partitions.

Building Organization

The building should generally be organized from general activities near the entrance, to areas that support increasingly specific activities. Functions that support large crowds and gatherings should also be located close to the entrance.

Building Circulation Systems

The general circulation system in the building is intended to serve the movement of the public, staff and materials to all components. All public entrances to the Centre will link directly to the Lobby and gathering space. From the Entrance Lobby, access the activity areas will be provided, some by way of a service desk providing controlled access.

Circulation system design should be carefully considered to provide clear legibility of space, easy orientation and access to various functional components. Potential uses that will affect design width include informal interaction areas, information displays, and the movement of people and equipment. Wall space should be protected for large format displays, awards, and informal information.

Corridors in support areas should be a minimum of 1800mm in width, with wider corridors considered in higher traffic areas, to facilitate the movement of equipment into and out of fitness rooms, etc. In general, the number of corridors and overall corridor area should be minimized, while accommodating material and access requirements.

People will typically use stairs to access facilities within two to three floors. Effort should be made to make stairways accessible and attractive. The building requires passenger elevator access to all floor levels. Elevators should meet all requirements of the Alberta and City of Edmonton building codes. For the passenger elevator, a minimum platform size of 1.5m by 2.1m is required to accommodate stretchers in the prone position. Elevators with double entrances could be used to minimize the number of elevators within the building if security concerns are met.

In addition to elevators, consideration should be given to the provision of a larger open staircase that connects the main building Lobby to upper floor levels.

Amenities

The City of Edmonton has a policy of providing gender neutral options for washrooms and change rooms to accommodate the diverse needs of the community. As such, change rooms have a significant gender-neutral component with gendered options also provided for community members who feel more comfortable in a more traditional environment.

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INTERIOR DESIGN AND WAYFINDING CONCEPTS

The following interior design, wayfinding and signage concepts relate to the entire facility, as opposed to a single component. Wayfinding is by nature a whole building concept.

Visual Connections

As much as possible provide visual connections to destination points to support wayfinding concepts. Make use of color and textures to guide in wayfinding. People will feel much more comfortable when they can see the activity that is happening within destination spaces. Because of privacy and other cultural concerns this may not always be possible.

When there is a visual connection between circulation space and a destination space, provide a route to the space that is as direct as possible, or at least evident and easy to follow, to avoid confusion and aggravation.

Provide views to the exterior wherever possible, and particularly from general circulation corridors so that people remain oriented and connected to the outside world.

Interior Design

The use of colour, materials, and furnishings should provide elements of both comfort and distinctive character and to define any barriers. Interior design concepts should work with the proposed architectural design, reflecting the activities accommodated and dynamic nature of the building.

Signage

All signage must comply with the *City of Edmonton Wayfinding Standards for City Recreation Facilities*.

Signage should be consistent throughout the Centre, both within each component but also throughout the entire site. The building and its services will be more easily understood, if consistent approaches are maintained through the building, including signage for the food services and the partner organizations.

Signage dimensions and locations should comply with the City's wayfinding standards.

Signage must address the range of information to be conveyed to the public, and the challenge of serving people of different ages, socioeconomic backgrounds, ethnic and cultural origins, and cognitive and physical abilities. A wide variety of informational, directional and orientation devices will be required to make the building meaningful, comprehensible, and accessible.

The entire signage system must be designed as a sequential progression from general activity to specific activity, with the user selecting the level of information desired.

Signage systems should include digital monitors that provide event information as well as general information about the site and facility amenities and which can be easily updated.

Finishes

Use materials and finishes that accommodate a range of uses. Materials that are specific to one function should not be used except where the specific activity requires special flooring, such as the Gymnasium, and group exercise areas (i.e., aerobics rooms where flooring must meet specific criteria.).

Low Volatile Organic Compound (VOC) emitting finishes for improved indoor air quality are to be specified wherever possible.

Use finishes that limit unwanted noise within the building and use non-rectilinear room configurations to limit reverberation in high activity rooms or between high activity spaces and quieter spaces.

Flooring

In general, all floor finishes should be selected with ease of maintenance as a prime consideration. Slippery materials, especially in potentially wet areas and at entrances, should be avoided. Hard, durable and non-slip finishes should be provided for high traffic areas, change rooms and washrooms.

Special requirements for managing moisture and debris at exterior entrances should include grated snow-traps, mud scrapers, walk-off mats, and non-slip flooring or proper wet transition areas.

Painted concrete is adequate for janitorial closets, electrical rooms and mechanical rooms. Resilient sheet flooring should incorporate welded seams. Carpet with continuous filament nylon level-loop or cut pile with anti-static or static dissipative qualities is suitable for severe traffic in all public areas and heavy traffic in public areas.

Activity area floors should be selected with consideration of hygiene and ease of maintenance.

Walls

Wall finishes should be selected to support the range of functions anticipated and should withstand day to day wear and tear. Corner guards should be provided, particularly in areas with a high level of equipment movement.

Ceilings

In areas where the ceiling finish is not specified, it will be influenced by the floor treatment. Attention should be given to exposing as much of the infrastructure as possible to educate users about building systems.

Doors

Doors should be wide enough for accessibility and moving of equipment. As much as possible and unless otherwise indicated, doors should be power operated, wave activated and include view panels.

Vestibules are to be used to transition from outdoors to the controlled indoor environment and serve as an airlock entry for energy conservation.

Informal Interaction

The building should be specifically designed to encourage public and staff encounters and to promote healthy community interaction. As a community recreation centre, this should be a place that builds a sense of community.

The facility should be designed to attract users out of their respective activity areas from time to time for encounters with like-minded individuals. Strategically placed display alcoves, main corridors, break areas with a range of seating types, all make successful interactive zones.

Design for Persons with Disabilities

The building design will meet and, preferably, exceed all relevant local and building code requirements regarding accessibility (Access Design Guide). The quality of experience for staff and the public with disabilities should be as high as for others and therefore, accessibility features of the facility should be integral to the facility's design and not considered "add-ons".

Design for persons with disabilities must include sight, hearing and learning-disabled members of the public, in addition to those who have mobility challenges. Among the provisions that must be made are:

- All circulation spaces must accommodate wheelchairs and scooters;
- Tactile systems and high contrast edging strips must be provided for any stairs and ramps;
- The signage systems must be designed to enhance orientation and security using high contrast colours;
- Redundant cues should be used to assist in orientation;
- Washrooms should have power doors and should include facilities for those with disabilities; multi-person washrooms should include a wheelchair accessible stall and grab bars; and
- Emergency exit systems need to be visual as well as auditory.

Ergonomics

The design of the facility should provide design features that facilitate the physical activities of staff and public in order to increase their safety, efficiency, and general well-being, and assist in eliminating ergonomic risk factors.

The design shall provide ergonomics design of all work spaces (including consideration of millwork, furnishings, lighting and finishes) consistent with current “best practices” to eliminate strain and injury to the public and staff. Design should also consider the needs of staff members with disabilities.

The facility shall comply with all *Work Safe Alberta Occupational Health and Safety Regulation* requirements.

BUILDING SYSTEMS CRITERIA

Building systems criteria relate to the technical systems that support the entire facility, including mechanical, electrical, communications, maintenance and janitorial systems.

Mechanical Systems

As possible, independently zoned mechanical systems should be provided, based on functional area and occupancy schedules. Systems should be selected based on factors such as: operational simplicity, and ease of maintenance. As required, equipment should be located where it is easily accessed by maintenance staff without the need for ladders or other portable means.

There should be separate mechanical systems for each of the different building space types, i.e. one for the natatorium/aquatics, one for the gym and one for the fitness centre and multipurpose room. Each have different design standards and requirements.

As necessary, electronic programmable controls capable of adjustable occupancy scheduling, temperature setback, duty cycling and other energy saving routines should be provided.

As necessary, room temperature controls for areas such as group exercise rooms, fitness equipment areas, etc. should be provided. Controls should be capable of remote monitoring through the automated building management system.

The building will be equipped with an automated Building System that is monitored centrally.

Utility run lengths should be minimized when locating the HVAC equipment.

Natorium mechanical systems are specialty systems, with inlets and outlets ensuring airflow over windows, airflow sweeping over pool surface, exhaust being drawn from the hottest parts of the pool and air washing over any windows in the natatorium.

Negative air pressure should be provided in washrooms and locker/change room areas.

All systems should be easily changed to accommodate changes in use and future building renovations.

Mechanical systems should be designed for the lowest life cycle costs with consideration given to measures that take advantage of favourable climatic conditions as a means of reducing energy consumption including use of passive and acting renewable energy systems. Redundancy may be required in some systems for backup.

Lighting

Natural lighting should be maximized whenever possible throughout the building. Operable windows are to be used to provide natural ventilation to selected perimeter spaces in the building. Thermally broken, triple glazed units should be used for energy efficiency.

Windows in office areas shall be designed to allow installation of window blinds to control light and glare. Clerestory lighting is preferred to the use of skylights, which are discouraged due to their higher maintenance requirements. Provision of shading devices above any large south facing windows is desirable to reduce solar heat gain.

Gymnasium lighting design will need to consider direct glare and access for maintenance. Use of LED light fixtures with lenses and guards to protect the light fixtures should be considered.

Use energy-efficient LED lamps throughout the building. The number of different types of lamps to be used should be minimized.

Sufficient horizontal and vertical chases should be provided for rewiring of equipment.

The location of light switches for all public areas should be accessible from staff areas with a master control as part of the building management system. The use of vacancy sensors should be considered to reduce energy consumption.

Exterior lighting should be designed so that zero direct-beam illumination leaves the building site.

Electrical

As required, electrical systems should be sized to allow for maximum operating efficiency with consideration given to adequately accommodating future expansion.

As required, dedicated electrical rooms should be provided to house all major electrical equipment. Power distribution systems and outlets should service all equipment needs and allow for the future reconfiguration of equipment layouts.

A grid of floor-mounted power outlets should be provided in open areas, particularly the Fitness Centre and office areas, to allow for flexibility in locating equipment. A grid of overhead drops should be considered only if it can be integrated with architectural systems.

The power diversity and special electrical requirements, such as dedicated 220-volt service, for exercise equipment should be analyzed to identify power requirements.

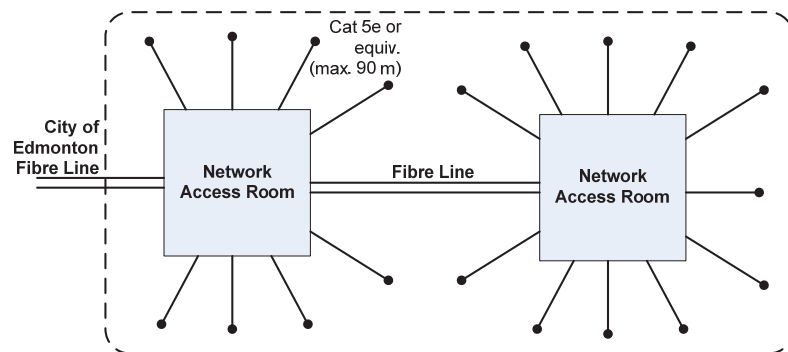
Information Technology/Communications

The communication backbone to the facility will be via fibre connected to the City’s (or Telus) fibre optic system.

Network Access Rooms (NARs) should be a minimum of 1980mm X 3048mm and will be fit out with a 480mm standing 2 post rack. As many Network Access Rooms should be provided to ensure that all cable runs emanating from the NARs are 90m in length. This includes both horizontal and vertical lengths. Each Network Access Room that is provided should be connected to others via a single mode fibre optic (number of strands to be discussed with IT). Category 6e cable or the latest standard should be used between the Network Access Rooms and all drops.

Commercial retail units will be responsible for obtaining their own internet service provider and will not be connected to the City's network.

DIAGRAM 2: SCHEMATIC SHOWING NETWORK ACCESS ROOMS



Voice Over Internet Protocol (VOIP) telephone communications will be used. Each anticipated workstation/position location will be equipped with two network drops. One or two analog phones should be provided for emergency access when network is down and in elevators.

Provision should be made for digital messaging and signage monitors. Power and data will be required at anticipated locations. As well, these

should be located sufficiently high so that the public cannot access or tamper with the monitors. In addition, the Lobby will have digital kiosks, including power and network drops.

A public address (PA) system should be provided throughout the building. It should allow selection of rooms as required. The PA system should originate from the service desk. The PA system should be able to connect to a music source.

In addition, there should be provision to provide music individually within each of the activity rooms. Controls for these systems should be provided within the room. Controls should be common between rooms.

Emergency call/alarms should be provided in all locker rooms and in the steam & sauna room. It will be monitored from the main service desk.

Provide for computer LAN (local area network) data lines and Wi-Fi that allow for flexible use.

For additional related information see also Security and Access Control below.

Security and Access Control

Access control card readers will be provided at all doors as required and selected during design. These doors will be provided with a proximity card reader, door position sensor, locking mechanism and exit request push button or motion sensor. System specifications will be based on the City of Edmonton (COE) standard C-Cure from Software House. All doors and particularly those at the perimeter, with a card reader should also have keyed access, in the event of power loss or system failure.

Intrusion alarm system provisions will include door sensors on all exterior doors not equipped with card reader access control. Motion sensors will be located at exterior windows and in offices requiring additional security. Keypads will be located at the main entrances to the facility to arm and disarm the system. The intrusion alarm system will be integrated into the access control system for alarm monitoring.

Building security should be zoned into areas of use so that portions of the building can be secured when other portions continue to operate.

All security devices are to be located in accordance with COE Corporate security and Building Maintenance Department requirements.

Each room to be utilized by public and staff must be individually lockable. Digital card readers will be used to control access from the exterior and semi restricted areas within the building.

A public distress alarm notification system should be provided to the control desk area from exercise spaces. All Centre users must pass through or adjacent to this point to access the remainder of the facility, except for the Arena areas.

Consideration should be given to providing excellent sightlines from the public service desk to all building entrances.

Closed circuit television cameras should be provided at exterior entrances, parking lots, and cashier locations, the cash counting room, and specified at locations to view public areas. All major spaces should be cabled for CCTV cameras. Cameras should be connected to digital recorders and connected to COE's central monitoring via fibre optic.

Provisions should also be made to ensure the CCTV systems are connected to the access control and the intrusion alarm systems.

A lockable central security systems cabinet should be included. It requires sufficient ventilation and should be located where its security will not be compromised. Suggested locations include electrical rooms, Network Access Room or other lockable room in a non-public area.

A locking mechanism should be provided in public elevators.

CCTV system installations are to be located in accordance with the *City of Edmonton Corporate Security and Building Maintenance* requirements. (Reference the Consultant Manual, latest edition).

Shipping and Receiving

A small centralized shipping/receiving zone and storage area should be provided on site, separate from the service access provided to the Arena, to the east and to the pool, to the west.

Maintenance/Janitorial

All of the major cleaning of the facility will be done after normal business hours by City staff. At least one maintenance support person will be scheduled for the day shift.

A small janitor closet, double doors with no middle post, should be located within close proximity to change room areas, as well as the 2nd floor of the Arena and in the Aquatics public area.

A space for charging floor scrubbers and other cleaning equipment must be included.

To assist in reducing housekeeping costs over the life of the facility, the design should consider:

- Stain resistant window ledges;
- Graffiti-resistant surfaces in public washrooms;
- Bird repellent devices above the windows and exterior walls;
- No unreachable internal horizontal surfaces;
- Floor mounted toilets; and
- Cove joints along all floor-wall junctions, where floor finish requirements allow.

3.0: COMPONENT PLANNING CRITERIA

3.0: COMPONENT PLANNING CRITERIA

INTRODUCTION

The basic “building block” for physically organizing facilities projects is the FUNCTIONAL COMPONENT. A functional component can be defined as a grouping of activities and assigned spaces that are physically related.

Information is presented for each component under the following headings:

FUNCTIONAL DESCRIPTION provides information on the general services of the component and basic features or characteristics, includes the movement of people and materials in a format which specifically identifies, in point form, those functions and/or activities taking place within the component space;

OPERATIONAL DESCRIPTION provides information on the specific operations of the component including hours of operation and any special processes;

WORKLOAD summarizes the factors influencing projected future workload activities;

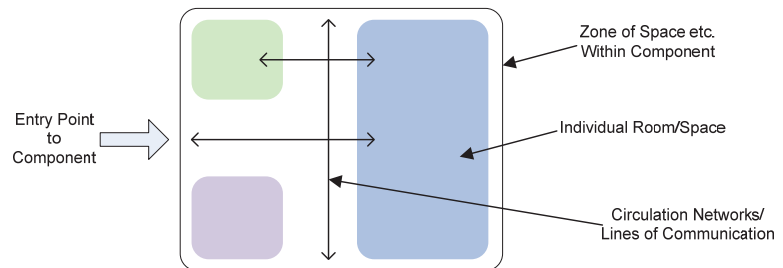
STAFFING AND OCCUPANCY ESTIMATES summarizes the estimates of future FTEs that include relief or part-time staff. These estimates are used to project space requirements. The figures are also useful to the architect in estimating maximum occupancy load conditions for fire exiting requirements (e.g., corridor and exit stair width calculations, etc.);

DESIGN CRITERIA describe the principal physical characteristics to be incorporated in the design of the component, under the following headings:

External Relationships lists the component's required adjacencies of up to five priorities. High priority adjacencies are described as requiring direct access while lower priorities require convenient access.

Internal Relationships briefly describes special requirements unique for each component. Many of the concepts described here will require further consideration in consultation with appropriate user groups during subsequent design stages.

Example:



Wherever information requires documentation, it is described under the following subheadings:

1. Architectural Concepts, including functional zoning, access requirements, circulation concepts, and quality of spatial relationships;
2. Interior Design, Wayfinding and Signage Concepts, including special requirements for colour, furnishings, character, and orientation devices;
3. Technical Concepts, including special structural, lighting, air conditioning, acoustical, mechanical, environmental concerns and unique requirements for devices, peripherals, and communications systems; and
4. Component Functional Diagram, including functional subdivisions, access points and materials movement.

Where there is no relevant information, headings may be omitted.

SPACE REQUIREMENTS indicate the number of rooms or spaces (units), the net square metres (nsm) per unit, the total net square metres for each space type, and any explanatory or supplementary remarks (e.g., concerning major items of equipment) and a reference number, which will be available for use in referencing spaces in the future.

Space requirements are totaled in order to arrive at the estimated Component Net Square Metres, which includes basic activity areas. A grossing factor is applied to this total in order to arrive at an estimated Component Gross Area, which includes circulation, minor mechanical space (if any), etc.

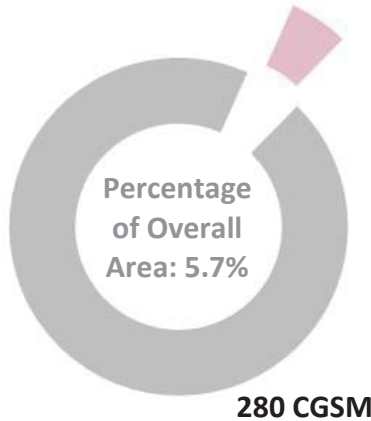
Component grossing factors differ according to the complexity of space and the number of partitions and circulation paths anticipated.

COMPONENT OVERVIEW

OVERVIEW

This component accommodates the Main Entrance/Lobby space and access leading to the Service Desk for the Rollie Miles Community Recreation Centre.

Key Metrics



Accommodation

<i>Staff Workstations:</i>	5
<i>Meeting/Staff Room -</i>	10
<i>Visitors/Community Members</i>	30
Total Occupancy:	44

Key Adjacencies

- 1 2. Aquatics
Provide convenient access by general circulation to Aquatics for the movement of community members who need to change prior to activities.
- 2 3. Fitness Centre and Multipurpose Room
Provide convenient access by general circulation to Fitness Centre and Multipurpose Room for the movement of community members and staff.
- 3 4. Gymnasium
Provide convenient access by general circulation to the Gymnasium for the movement of community members and staff.



FUNCTIONAL DESCRIPTION

This component accommodates the Main Entrance/Lobby, the Service Desk and the administrative spaces for the Rollie Miles Recreation Centre.

The Main Entrance/Lobby area will be a gathering place and the main reception point for the Centre. A Reception/Service Desk will provide the central greeting, information and control point for the facility.

The Service Desk provides the main point of public contact with Community Services and the functions included in the facility; it supports all customer service transactions for the Recreation Centre.

Activities taking place in this component will include:

- Main access for visitors/residents accessing all program areas;
- Visitor wayfinding and orientation;
- Movement of strollers, scooters, wheelchairs through the Entrance and Lobby areas;
- Social and community activities, including receptions and informal meetings;
- Periodic set up of tables for use for special events;
- Thematic and seasonal displays;
- Use of Public Washroom by visitors to Centre activities;
- Electronic display of information, including upcoming events and program schedules;
- Promotion of events through electronic and bulletin board displays;
- Donor recognition;
- Use of courtesy telephones and mobile charging stations;
- Storage of wallets and purses as well as motorcycle helmets and skateboards;
- In-person reception and information services;
- Receiving of mail deliveries;
- Control point with visual supervision of access to drop-in activity areas and to non-programmed areas;
- Access to cash at Automated Teller Machine (ATM);
- General admissions, registration processing, membership sales;
- Self-registration and information available at self-serve kiosk;

- Signing-out of equipment as well as storage and retrieval services;
- Secure storage and retrieval of lost and found articles;
- Photocopying, filing, printing;
- Internet access via wireless system;
- Beverage and snack sales using vending machines;
- Counting of money and secure storage of cash;
- Use of elevator and stairs to access functions and services on other floors;
- Reception and waiting;
- Administrative tasks including telephoning, reading and writing reports, photocopying and scanning;
- Development of recreation and community programs;
- Meetings with community members, instructors and visitors;
- Event coordination;
- Maintenance and storage of files;
- Review of employer reports, work term reports;
- Staff lunch and break activities; and
- Staff meetings.

**OPERATIONAL
DESCRIPTION**

Hours of Operation

Hours of operation for the areas in this component are as follows:

	Open	Closed
Monday - Friday	5:30 a.m.	10:30 p.m.
Saturday	6:00 a.m.	9:00 p.m.
Sunday	7:30 a.m.	9:00 p.m.

Staff may be in the Centre beyond the hours posted above, conducting administrative duties, preparing for program activities, etc.

Staff Access

All staff will access the Recreation Centre through a main public entry. The Entrance/Lobby may be zoned, with doors that reflect access to the various destinations.

Access Control

There will be a single point of control and checking for payment for program areas of the Rollie Miles Recreation Centre.

Program areas for which payment is required include the following:

- Fitness Centre and Gymnasium;
- Aquatics area, including steam room, hot tub and sauna;
- Locker and change rooms;
- Program activities hosted in the Multipurpose Room.

Program areas for which payment is not required include the following:

- Lobby area and gathering areas associated with the Main Entrance;
- Main Public Washrooms;
- Service Desk;
- Multipurpose Room, except for program activities; and
- Spectator areas of the pool

Ideally, control to each of these areas would be by dedicated circulation. As that is likely not possible, an alternate system may be required such as using coloured bracelets to indicate payment/ authorization to be within program areas.

STAFFING & OCCUPANCY ESTIMATES

Estimated staffing & occupancies for this component are summarized below in full-time equivalents (FTE), headcounts and maximum occupancy.

Position ¹	Existing FTE	Future FTE	Total Headcount	Max Occupancy
Customer Service Representative	-	7.0	7	3 - 4
Customer Service Coordinator	-	2.0	2	1
Customer Service Team Lead (Clerk IV)	-	1.0	1	
Visitor/Community Member	-	-	-	100
Director/Supervisor	-	3.0	3	2
Facility Foreman	-	1.0	1	1

¹ Community Services administrative staff are not included in this section.

Position ¹	Existing FTE	Future FTE	Total Headcount	Max Occupancy
Programmer, Aquatics	-	1.0	1	1
Staff - Based in Other Locations	-	-	-	2
Community Services Staff – Meeting	-	-	-	10
Total	-	8.0	14	120-121

DESIGN CRITERIA

Internal Relationships/ Concepts

General Requirements

For a description of planning concepts applicable to the proposed facility generally, see the General Planning Criteria section of this document.

Architectural Concepts

- This component is organized in a single zone.
- The Service Desk and self-registration kiosks should be readily seen from the Main Entrance. The information portion of the Service Desk should be visible from all Entrances.
- A single Service Desk should be provided that includes a number of functions including staffed reception, collection of drop-in fees, registration desk and equipment service. This will facilitate back-up of staff.
- Service desk requires an attached office space for two staff, a staff break area and safe/vault room
- The Service Desk must be connected to the Service Desk support area and Cash Processing Room. Moving cash to safe/ count room needs to be done in one enclosed and secure area.
- Program areas, including both those on the Entrance and upper levels, should be visible from the Lobby area to assist in wayfinding with circulation systems that are also visible and easy to understand.
- The Service Desk will serve as the main access control point for recreation programs, including the Gymnasium and Fitness Centre for high activity and mind-body programs.

- The wallet and purse lockers and helmet and skateboard lockers should be visible from the Service Desk to reduce tampering and theft.
- As possible, separate access routes should be provided to the spectator area for the pool with access provided from the Lobby area prior to the Service Desk.
- The office supplies and photocopy area should be in a separate alcove from the Service Desk to minimize noise transfer and to provide controlled ventilation for the photocopier.
- The office support area must be secure and capable of being isolated when not staffed.
- Storage areas are required for furniture associated with Lobby functions, as well as publicly available sporting equipment.
- All offices occupied by regular staff must have natural light; if possible, the reception counter and open office areas should also have natural light.
- The workroom does not require natural light; it should be divided to support control supplies, including lockable CRM for wristbands, etc.
- Offices and workstations must meet the City of Edmonton standards (City of Edmonton Corporate Space Guidelines). During design, the design team should liaise with the City to identify appropriate systems, to ensure consistency within the system.
- All offices should have easily operable windows, with as many provided with a view and operable windows as possible. Windowsills should be above desk height.
- Provide standard infrastructure, office allocations and standard furnishings, to the extent practical, to facilitate future changes.
- Offices and interview rooms should be acoustically isolated with a rated Sound Transmission Coefficient (STC) of not less than 50. To maintain confidentiality, sufficient acoustic privacy is required for enclosed offices and all Meeting Rooms so that conversations cannot be understood in adjacent spaces.

Interior Design, Wayfinding and Signage Concepts

- The Main Entrance/Lobby should be welcoming, vibrant, and filled with natural light. It should be supportive of the broad spectrum of community members.
- The Lobby should create a sense of openness for the people circulating in and out of the area. Public Washrooms should be contiguous with the Lobby space with easy access from the Park.
- The Service Desk counter height should be accessible to those in wheelchairs, those needing to sit and to young family members, while providing a degree of security to those staffing the desk. In addition, it should allow staff to sit or stand. Access routes should be wide enough to accommodate families with strollers, wheelchairs and scooters.
- Staff at the Service Desk also field telephone inquiries; therefore, an Assistive Listening Device is required and acoustics will be important at the Service Desk, both for assisting face-to-face information requests as well as telephone requests.
- While remaining accessible and visible to the public, the office support area should provide a quiet environment, with the option for privacy when needed and minimal disruption to those working within it.
- Storage cupboards should be provided in the office support area to minimize clutter.
- The interior design of the offices should be casual but professional and inviting; wood finishing's for interiors can be used to warm the environment.
- Design should consider a glazed elevator shaft in order to improve a feeling of safety and wayfinding.
- Furniture should not be built-in to facilitate any future changes. Support staff areas will consist of systems furniture with low dividers for more privacy.
- The location of this component should be located close to major circulation corridors in a non-restricted zone.

- Upon entering this component, visitors should see:
 - a reception counter and desk; and
 - convenient Waiting Area.
- Information displays in the entry area may be extensive and variable. Careful design consideration should be made to present these materials in an orderly way, that is uncluttered, changeable, easily maintained and that adheres to City of Edmonton signage guidelines. Examples include:
 - bulletin boards;
 - program schedules;
 - upcoming events;
 - donor recognition wall and dedication plaques;
 - general and community information bulletin boards (e.g., bus schedules, building hours); and
 - electronic screen broadcasting Centre and Community Services information, including current use updates.
- The City of Edmonton has standards for how cash rooms should be laid out, along with furnishings. These should be reviewed prior to design.
- The wayfinding program should comply with City of Edmonton guidelines for wayfinding.

Technical Concepts

- A courtesy telephone should be located near the Service Desk.
- Gate counters should be considered at the Entrance doors as well as provided at the Service Desk.
- The Lobby area should have a wireless service that is available to the public.
- Security cameras must be provided in the Cash Processing Room and at the Service Desk. In addition, security cameras will be located in high risk areas, in accordance with Corporate Security's recommendations.
- Location and size of safe and safety considerations must align with City of Edmonton policies.

- A public-address system that is zoned for the various areas should be accessible from the Service Desk.
- Lighting systems should be considered to highlight the Service Desk and any information display areas. Lighting controls should be located at or near the Service Desk.
- Operable windows and natural light would be desirable for offices.
- Flexible and reconfigurable raceways should be provided just above desk height. All wiring within the raceway should allow complete flexibility with regard to moving of service points.
- Each staff workstation should have two data drops and four outlets.

Operational Concepts

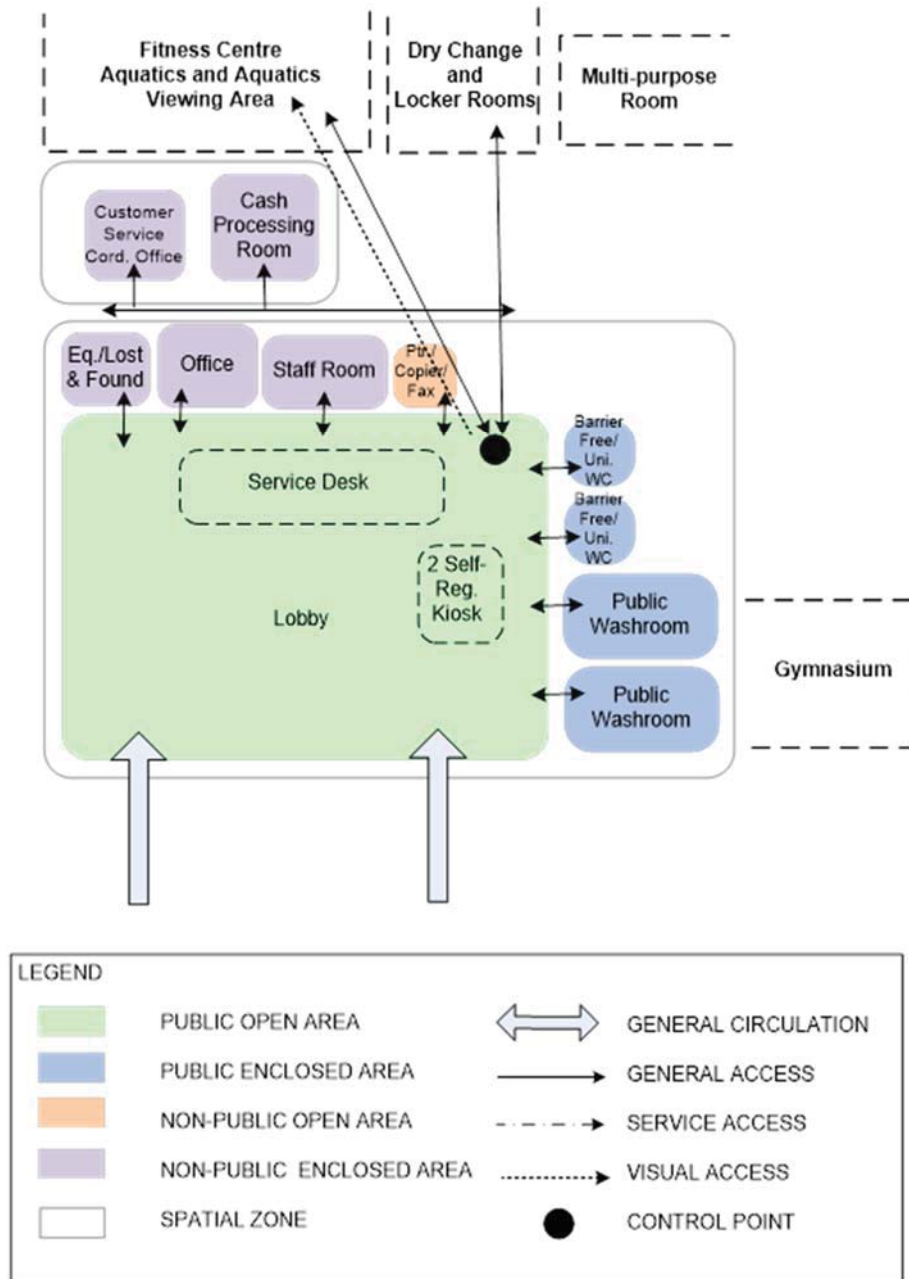
- Issues of controlled access, security, and visual supervision must be carefully addressed during design.

Outdoor Design Concepts

- A driveway/drop-off area should be provided adjacent to the Main Entrance, with an exterior canopy for weather protection. This drop-off area should accommodate pick-up/drop-off of school groups, teams, and community members who are mobility impaired.
- Temporary parking should be provided adjacent to the main or secondary Entrance for delivery vehicles, maintenance services and carriers.

Functional Relationship Diagram

The spatial organization of this component will be generally as shown in the diagram below.



Space Requirements

Ref	Space	Units	Proposed Area		Remarks
			Nsm/unit	Nsm	
<u>Entrance/Lobby</u>					
01	Lobby	1		74.3	Accommodates 20-30 people, incl. informal seating for 4-6 people
02	Air-Lock Entry	1		7.4	Sensor open
03	Housekeeping Closet	1		3.7	Used for storage; contains a floor sink and shelving
04	Barrier-Free/Universal Public Washroom	2	4.6	9.2	Wheelchair accessible
05	Public Washroom	2	23.2	46.4	Allowance only; code dependent
06	Service Desk	1		18.6	3 workstations, transaction counter, securable by pull-down gate
07	Customer Service Coordinator Office	1		12.0	Attached to service desk area for supervisory oversight, can be located near cash process room; accommodates 2 workstations
08	Control Access Gate	3	2.8	8.4	2 turnstiles and 1 accessible gate
09	Convenience Print/Copy Alcove	1		5.6	Staff print area; incl. counter and cabinets for colour printer/copier and paper/toner storage
010	Equipment/Lost and Found Storage	1		7.4	Incl. shelving and area for bins
10	Office	1		9.3	Desk, chair, filing cabinet, side chair
11	Staff Room	1		6.0	Incl. table and chairs, sink and counter; used for breaks and meetings
12	Staff Locker Alcove	1		1.4	Bank of 5 full-size lockers

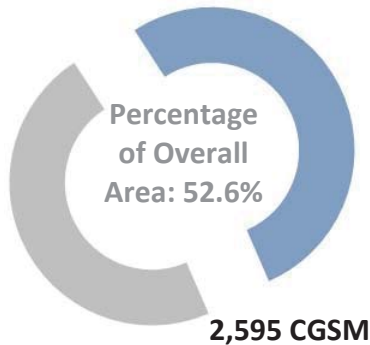
Ref	Space	Units	Proposed Area		Remarks
			Nsm/unit	Nsm	
13	Cash Processing Room	1		9.3	Desk, chair, filing cabinet, CCTV camera, safe
Total				215.0	Component Area = 280 CGSM (3,010 CGSF) at 1.30 grossing factor

COMPONENT OVERVIEW

AQUATICS

This component accommodates the office and support space for the pool, and associated Aquatics areas and Change Rooms.

Key Metrics



Accommodation

<i>Pool</i>	200
<i>Change Room</i>	22
<i>Spectator</i>	30
<i>Staff</i>	15

Total Occupancy: 267

Key Adjacencies

- 1. Entrance/Lobby, Service Desk & Administration
- 2. 3. Fitness Centre and Multipurpose Room
- 3. 4. Gymnasium

Provide direct access by general circulation to the Entrance/ Lobby and Service Desk for the movement of members of the community.

Provide convenient access by general circulation to the Fitness Centre and Multipurpose Room for the movement of the public using the Change Room before and after fitness activities.

Provide convenient access by general circulation to the Gymnasium for the movement of the public using the Change Room before and after fitness activities.



FUNCTIONAL DESCRIPTION

This component accommodates the main and support tanks, and associated areas for the Aquatics Area. It includes wet Change Rooms and other support spaces that are associated with Aquatics activities.

Activities to be accommodated within the component include:

Pool Area

- Drop-in leisure swimming focused on families;
- Group and individual swimming lessons including use of warmer Leisure Pool;
- Waiting on Deck for swim lessons, training, etc.;
- Group scheduled aquacise activities;
- Personal water therapy activities;
- Diving;
- On Deck and next to Deck lounge and spectator seating;
- Use of Hot Tub, Sauna and Steam Room;
- On-Deck showering;
- Storage of Aquatics equipment including wall storage with pegs for life jackets and a place for flutter boards, both of which require public access;
- On-Deck storage of water chairs/wheelchairs/scooters
- On-Deck instruction;
- Monitoring swimming activities including rescue and lifesaving procedures;
- Staff administrative activities;
- Storage of files and stationery supplies;
- Administrative activities; and
- Informal staff break activities.

Change Area

- Central storage of boots;
- Storage of street clothes temporarily in lockers;
- Changing into swimming gear or fitness gear;
- Pre-activity showering;
- Post-activity showering and drying area;
- Personal grooming activities, including drying hair;

- Changing into street clothes;
- Universal Change Room activities; and
- Washroom activities.

OPERATIONAL DESCRIPTION

Hours of Operation

Hours of operation for the areas in this component are as follows:

	Open	Closed
Monday - Friday	5:30 a.m.	10:30 p.m.
Saturday	6:00 a.m.	9:00 p.m.
Sunday	7:30 a.m.	9:00 p.m.

Customer Flow

After paying or showing proof of payment at the Service Desk, customers will be given a wristband and will access the Change Rooms directly. Three Change Room areas will be provided, including Universal, Female and Male. Customers will change from street clothing, store personal effects in lockers, and shower prior to participating in aquatic activities.

After participating in aquatic activities, customers will enter the respective Change Room areas, shower (showers in the Universal Change Room area will be in the open with customers suited while showering). After drying, customers will retrieve their street clothing from lockers and change, performing personal grooming activities prior to exiting.

Spectators

Parents and caregivers will be allowed on the Pool Deck in street clothing (but not street shoes) to watch children taking lessons, etc. In addition, the public may view from public areas directly.

Lockers

Lockers will have coin-operated key systems or keyless systems but will also accept user supplied locks. Locks left on lockers at the end of the day will be cut off.

Family Change Activities

Family change activities will be accommodated within wet universal rooms.

STAFFING & OCCUPANCY ESTIMATES

Estimated staffing & occupancies for this component are summarized below in full-time equivalents (FTE), headcounts and maximum occupancy.

Occupant	Existing FTE	Future FTE	Total Headcount	Max Occupancy
Lifeguard, Permanent Full Time	-	3.0	3	2
Lifeguard, Permanent Part-Time	-	1.0	2	1
Lifeguard, Casual	-	NA	25	3
Casual Swimming Instructor	-	4.0	30	5
Slide Attendant	-	0.5	4	1
Aquacise Instructor	-	1.0	5	2
Aquatics Participant	NA	NA	NA	162
Spectator	NA	NA	NA	30
Total		9.5	69	206

DESIGN CRITERIA

Internal Relationships/ Concepts

For a description of planning concepts applicable to the proposed facility generally, see the General Planning Criteria section of this document.

Architectural Criteria

- The Change Room areas should be located between the Service Desk and the Aquatics activity area.
- An alternate access route should be provided to the Deck for parents and caregivers who are attending children. This may be through corridors running through the universal change area. As well, an alternate route is required for those who wish to view the pool without going through the Change Room.
- The Change Rooms should be zoned to include Washroom areas, shower and drying, personal grooming and locker/ changing areas.
- All Change Rooms should include change tables for infants/toddlers.

- Both Female and Male Change Rooms should have a mix of facilities, including open change areas, as well as more private change areas. Individual stall showers will be provided.
- Locate the Leisure Pool and Hot Tub adjacent to natural light to support a relaxing environment.
- Facilities must include wheelchair-accessible showering stations, including a lift.
- Lockers in the Universal Change Area will be open to the public.

Interior Design, Wayfinding and Signage Concepts

- Interior design should provide a relaxed and comfortable atmosphere for all customers to feel welcome.
- Signage should be designed to move users easily to destinations within this component, including the use of colour and oversized graphics. Display systems should be self-explanatory to encourage user orientation and self-direction.
- The Lifeguard Off-Deck Area should have direct visual connection to the Pool. The Pool Deck should be free of obstructions so that lifeguards have a completely unobstructed view of the swimming pool and the Deck area.
- Diffused light is preferred for the Pool area to reduce surface reflection and increasing the ability to monitor activities below the water surface.
- Towel hooks are required for bathers' towels. Any storage furnishings should be plastic, well ventilated and easily cleaned.
- Provide clocks within view of those using the Sauna and Steam Rooms so they can monitor the length of time within each room.
- Provide On-Deck showers with timer (at least one tempered and one adjustable) and water fountain adjacent to the Sauna and Steam Rooms.
- Slip-resistant tiles surrounding the pool area as well as the Change/ Shower Room are required.
- All surfaces within the Shower and Change Rooms should be easily cleaned.
- A vestibule for removing and storing footwear is required adjacent to each Locker Room.

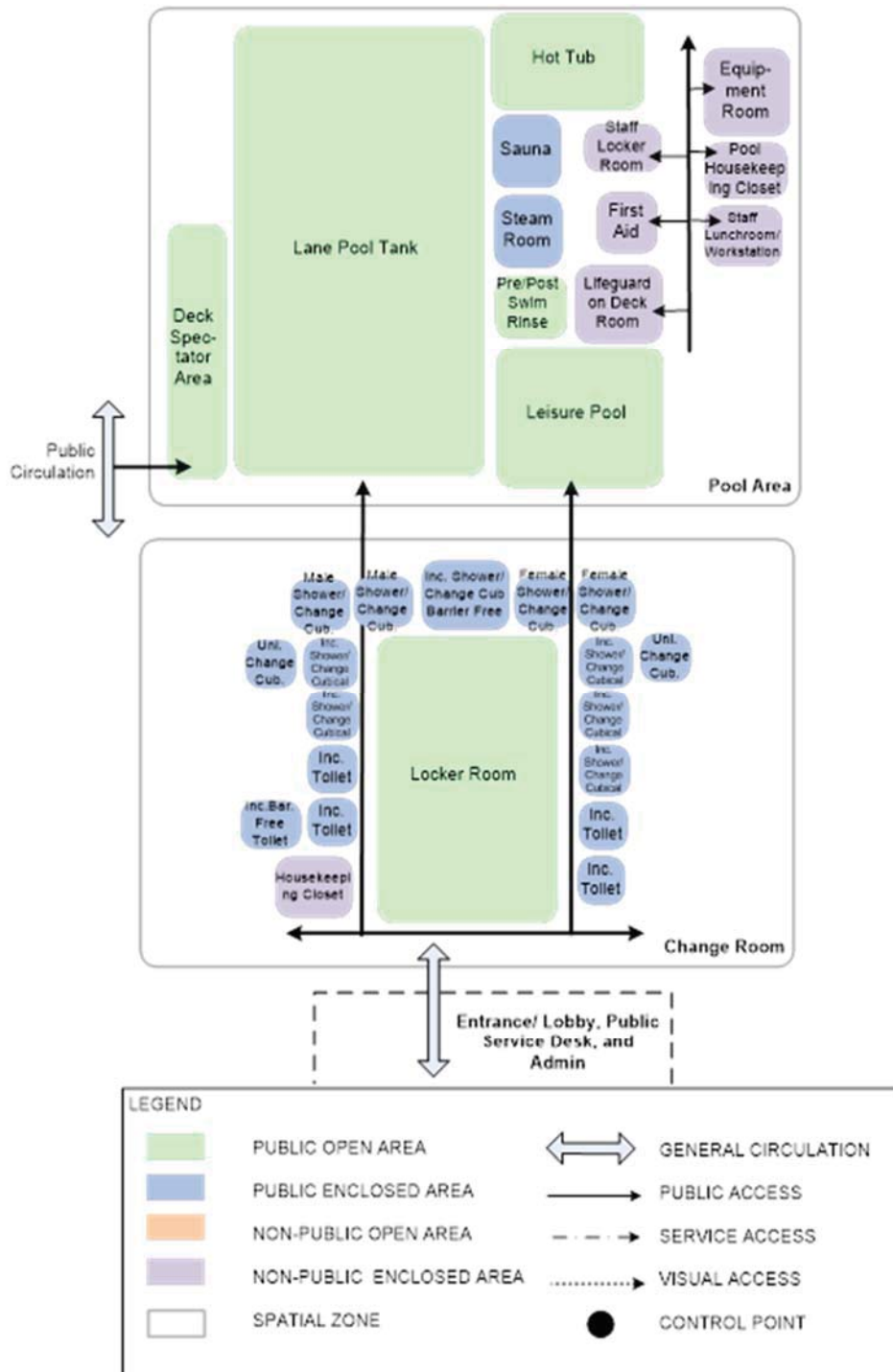
- A variety of amenities should be provided including commercial grade soap dispensers, wall-mounted hair dryers, etc.
- Lockers should be at least six inches off the floor so that they are not soaked by cleaning chemicals.
- Benches should be provided in the Locker area.
- Use medium to dark-coloured grout in shower floor tiling.
- Moisture resistant finishes should be used throughout the Change Room area.
- Rustproof materials should be used and mixing dissimilar metals for lockers should be avoided.
- Lockers should be moisture resistant and be well ventilated.
- Lockers should have sloped tops to avoid use as a storage shelf.
- All lockers should be half-sized.
- Sufficient mirrors should be provided at vanity areas.

Technical Concepts

- The shower and drying areas should have floor drains to facilitate cleaning of floors and should be properly sloped to eliminate any standing water. Floor drains should also be provided in the Locker/Change area to facilitate hosing down of the floor. All floor drains should have hair traps.
- Consideration should be given to recirculating hot water loop systems for showers.
- The shower system should be designed so that individual showers can be isolated without shutting down the entire shower room or facility.
- A hose bib should be provided in each shower/Locker Room for wash down purposes.
- High air exchange rates will be required to de-humidify the area.
- Lighting at vanities should support personal grooming activities.
- Wall mounted hair dryers should be provided at vanities, and especially vanities without sinks. Outlets should also be provided for personal hair dryers; located where they can be used safely.

Functional Relationship Diagram

The spatial organization of this component will be generally as shown in the diagram below.



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Space Requirements

Ref	Space	Units	Proposed Area		Remarks
			Nsm/unit	Nsm	
<u>Pool Area</u>					
01	Lane Pool Tank	1		510.0	Eight 25m lanes; 25m x 20.4m
02	Deck w Informal Seating	1		478.0	3m clear on 2 sides, 6m clear on 2 sides, spectator seating allowance
03	Hot Tub	1		83.6	Incl. clearance
	Patio	1		0	Should be adjacent to Pool
04	Leisure Pool	1		220.0	11m x 20m
05	Deck	1		180.0	2.5m allowance on all sides
06	Pre-and Post-Swim Rinse	1		7.4	4 Showers
07	Sauna	1		16.7	Accommodates 10-12 people
08	Steam Room	1		16.7	Accommodates 10-12 people
Subtotal – Pool Area				1,512.4	
<u>Pool Staff Support</u>					
09	Lifeguard on-Deck Room	1		18.6	Accommodates 4p; 2 designated workstations, 2 hotelling stations
10	First-Aid Room	1		9.3	Sink, medicine cabinet, cot
11	Equipment Room	1		18.6	Inc. lift, water chairs, pool lifts/EZ ladders
12	Pool Housekeeping Closet	1		8.6	Power sprayer, deck scrubber
13	Staff Locker Room	1		5.3	
14	Staff Lunchroom and workstation	1		12.0	Access to photocopier and printer is required in workstation area for Aquatic Instructor admin
Subtotal – Pool Staff Support				72.4	
<u>Change Room</u>					
15	Locker Room	1		130.1	150 full-sized, 150 half-sized lockers
16	Toilet – Inclusive	4	3.0	12.0	
17	Toilet – Inclusive, Barrier-free	1		4.6	Incl. change table

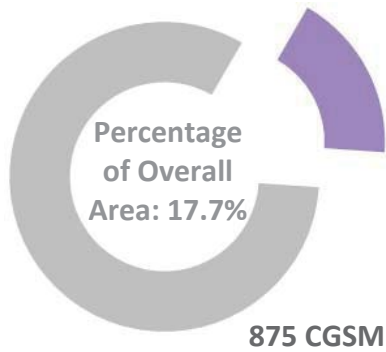
Ref	Space	Units	Proposed Area		Remarks
			Nsm/unit	Nsm	
18	Sink – Inclusive	4	1.5	6.0	
19	Inclusive Shower/Change Cubicle	5	3.0	21.0	Incl. shower stall, change bench
20	Universal/change cubicle	2	5.0	10.0	Inc shower stall, change
21	Inclusive Shower/Change Cubicle, Barrier-free	1		6.5	Incl. wand shower stall, large change bench, lift allowance
22	Female Shower/Change Cubicle	2	3.0	6.0	Incl. shower stall, change bench
23	Male Shower/Change Cubicle	2	3.0	6.0	Incl. shower stall, change bench
24	Housekeeping Closet	1		3.7	Floor sink and shelving
Subtotal – Change Room				195.9	
<u>Mechanical Room</u>					
25	Mechanical Room	1		380.0	Assumed to be 25% of Natatorium Area; locate on lower level under pool
Subtotal – Mechanical Room				380.0	
Total				2,160.7	Component Area = 2,595 CGSM (27,900 CGSF) assuming 1.20 net to gross factor

COMPONENT OVERVIEW

FITNESS CENTRE AND MULTIPURPOSE ROOM

This component accommodates the Fitness Centre and Multipurpose Room along with associated support space.

Key Metrics



Accommodation/Capacity

<i>Fitness Centre</i>	70
<i>Multipurpose Room</i>	60
Total Occupancy:	130

Key Adjacencies

1. Entrance/Lobby, Service Desk & Administration
2. Aquatics

Provide convenient access by general circulation and passed the control point in the Entrance/Lobby and Service Desk for the movement of community members and staff.

Provide convenient access by general circulation to Aquatics for the movement of community members using showers and change facilities before and after activities.



FUNCTIONAL DESCRIPTION

This component accommodates the Fitness Centre, the Multipurpose Room and associated support space. The Fitness Centre will generally support drop-in individual activities.

The following activity groupings are to be accommodated within this functional component:

- Fitness Centre; and
- Multipurpose Room.

Activities accommodated within each activity grouping in this component include:

Fitness Centre

- Monitoring desk (providing access control and supervision);
- Fitness consulting, including personal training and program development, fitness testing using bike ergometers, treadmills;
- Weight training using free weights and selectorized equipment;
- Circuit-training and cardiovascular fitness;
- Functional training using medicine balls, kettle bells, and TRX® suspension training;
- Rehabilitation programs;
- Visual self-monitoring of fitness technique using wall mounted mirrors (rather than portable mirrors);
- Warm-up and stretching;
- Video monitor viewing;
- Storage of personal effects in lockers;
- Storage, maintaining and repair of equipment, including parts storage;
- Administrative activities associated with the Fitness Centre including instructor base;

Multipurpose Room

- Arts and culture type activities, including two and three-dimensional activities, such as painting and drawing, jewellery making, cooking, cake decorating and storage area;
- Clean activities such as sewing and quilt-making, choral and instrumental music practices, photography, knowledge-based programs about physical activities and computer media presentations;

- Birthday parties and other celebrations;
- Programmed and un-programmed youth activities, such as video games, informal socializing; and
- Storage of equipment and supplies.

OPERATIONAL DESCRIPTION

Hours of Operation

Hours of operation for areas in this component are as follows:

	Opens	Closes
<u>Multipurpose and Meeting Rooms</u>		
Monday - Friday	5:30 a.m.	10:00 p.m.
Saturday	8:30 a.m.	10:00 p.m.
Sunday	8:30 a.m.	9:00 p.m.

Access Requirements

All activities in the Fitness Centre are considered to be within the proof of payment zone. Some means of identifying or controlling access from the Service Desk in the main Lobby, likely using wristbands, will need to be implemented.

Access Control

The Multipurpose Room will be used to accommodate both free and paid activities. There should be an opportunity to control and/or monitor the access to the Multipurpose Room from the central Service Desk.

STAFFING & OCCUPANCY ESTIMATES

Estimated staffing and occupancies for this component are summarized below in full-time equivalents (FTE), headcounts and maximum occupancy. Occupants for the fitness classes, weight areas, fitness and the Multipurpose Room are identified as maximums only for this component.

Position	Existing FTE	Future FTE	Total Headcount	Max Occupancy
<u>Fitness Centre</u>				
Fitness Centre Monitor		3.0	10	1
Fitness Centre User		-	-	70
Personal Trainers		1.0	3	1-2
<u>Multipurpose Room</u>				
Multipurpose Room		-	-	90
Total	-	4.0	13	161-162

DESIGN CRITERIA

Internal Relationships/ Concepts

For a description of planning concepts applicable to the proposed facility generally, see the General Planning Criteria section of this document.

Architectural Criteria

- This component is a high demand area that should be close to the Entrance/Lobby. The Fitness Centre should be located near an exterior wall or with views into an activity area.
- The Fitness Centre will require zoning for various activities, such as: stretching, cardiovascular training equipment (e.g., treadmills, elliptical machines, bicycles, etc.), selectorized training, plate loaded, free weights, and functional training. The various zones can be separated through the use of large planters, movable mirrors or partitions.
- The Fitness Centre equipment maintenance room should have double doors (with no middle post) to the corridor and to the Fitness Centre for the movement of large pieces of equipment.
- The layout and organization of the room must accommodate equipment efficiently. Fitness and equipment specialists should be consulted when designing this space.

- All facilities included in this component must be universally accessible. Equipment will be provided to support the diverse needs of the elderly and those with mobility challenges.
- The ceiling height in the Fitness Centre should be at least 4.5m to create an airy volume of space and provide higher quality air circulation. Some zones, such as the free weight area, may have lower ceiling heights.
- Waiting space should be provided outside of the Multipurpose Room. This may be in the form of widened corridors.
- The Multipurpose Room must be wheelchair accessible.
- Provide as much natural lighting as possible in Multipurpose Room.

Interior Design, Wayfinding and Signage Concepts

- The Fitness Centre surfaces should be resilient, hygienic, non-porous and easy cleaned.
- Floor surfaces must not pose tripping hazards.
- Water fountains should be available in the Fitness Centre.
- Provide an area in the Fitness Centre for supplies to wipe down equipment after use.
- Walls and ceiling should support the installation of TRX® type equipment.
- Walls in the Fitness Centre should support impacts from medicine balls, etc., as well as users who use it as a bracing device.
- Sound reducing material should be provided to reduce echoing in the large Fitness Centre space.
- Provide 1800mm mirrors on at least two walls at least 455mm off the floor, within the free weight and selectorized areas of the Fitness Centre.
- The materials, furniture and finishes that are selected for the Fitness Centre and Multipurpose Room should facilitate the reorganization of space and set up of space for different age groups, including children, using variable height tables, etc.

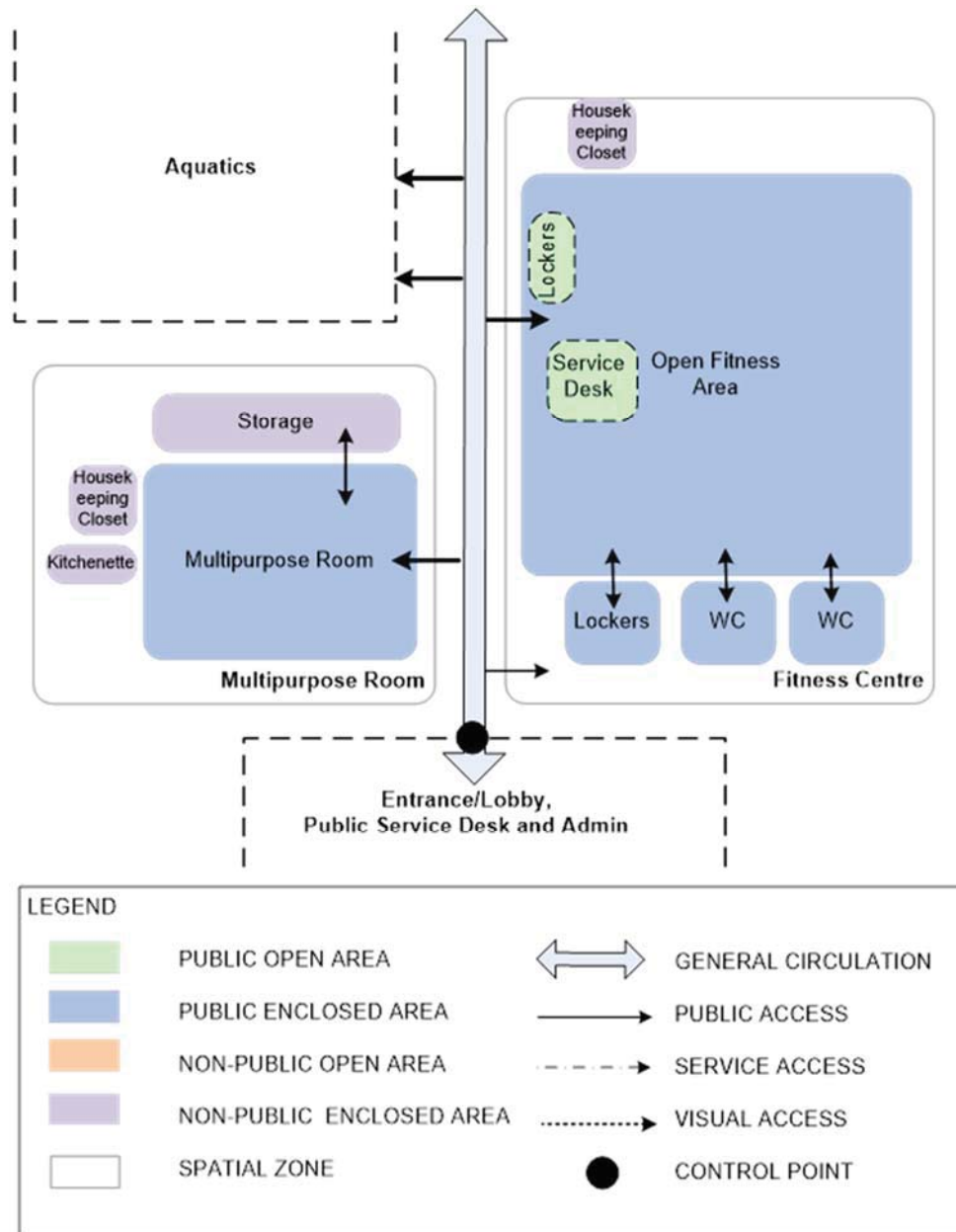
- As the Multipurpose and Fitness Studio spaces may be similar, provision should be made to make each one readily identifiable, through easily changed/updated signage, and other design elements/cues.

Technical Concepts

- All spaces should be well illuminated. Provide natural light throughout the component but general and even lighting for flexibility.
- Water fountains should be provided near the Entrance to the Fitness Centre. Fountains should have provision for filling water bottles and should be electrically cooled.
- Provide 120 and 220-volt flush floor outlets for commercial grade fitness equipment in the Fitness Centre as well as data drops. The placement of outlets should maximize flexibility and minimize any hazards created by exposed wiring.
- Power, Internet, cable and TV monitor mounts at proper viewing height should be provided in the cardiovascular machine area.
- Consideration should be given to providing a computerized interactive fitness station for use by regular users to log workout information.
- Wireless connectivity should be considered for the Fitness Centre.
- Air intakes for ventilation systems serving all activity areas should be located away from areas where vehicles will be idling or where people may be smoking; in addition, opening windows, if provided, should not be located adjacent to locations where vehicles may be idling or people may be smoking.
- Most of the rooms in this component require soundproofing so as not to disturb neighbouring activities.
- The Multipurpose Room will require temperature controls. Ventilation should be adequate for painting activities and high occupancy for prolonged periods with closed doors.
- The Multipurpose room should have dimmable and zoned lighting.
- The Multipurpose Room requires sound systems and should have a ceiling mounted video projector and control panel to connect electronics. Smartboards should be considered.
- The Multipurpose Room should have wireless connectivity.

Functional Relationship Diagram

The spatial organization of this component will be generally as shown in the diagram below.



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Space Requirements

Ref	Space	Units	Proposed Area		Remarks
			Nsm/unit	Nsm	
<u>Fitness Centre</u>					
01	Open Fitness Area	1		464.5	Mid-head space, incl. Service Desk
02	Housekeeping Closet	1		3.7	Floor sink and shelving
03	Lockers	1		18.4	Bank(s) totaling 60 lockers
04	Public Washroom	2	18.6	37.2	Placeholder only; code-dependent. Allocation for Female and Male Washrooms
Subtotal – Fitness Centre				523.8	
<u>Multipurpose Room</u>					
05	Multipurpose Room	1		148.6	Accommodates 60 people at tables and chairs and 90+ people at chairs only; mid-celling; A/V support
06	Storage Room	1		14.9	Utility shelving
07	Kitchenette	1		7.9	Pass-thru opening into Multipurpose Room
08	Housekeeping Closet	1		3.7	Floor sink and utility shelving
Subtotal – Multipurpose Room				175.1	
Total				698.9	Component Area = 875 CGSM (9,400 CGSF) at 1.25 grossing factor

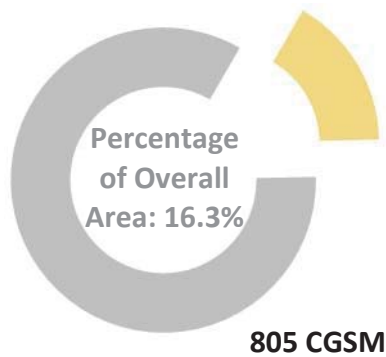
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COMPONENT OVERVIEW

GYMNASIUM

This component accommodates the Gymnasium and associated support space.

Key Metrics



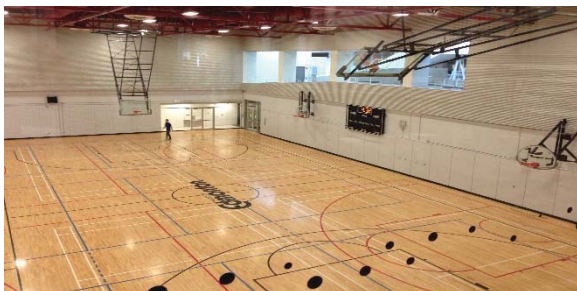
Accommodation

Gymnasium – capacity 75

Total Occupancy: **75**

Key Adjacencies

- | | | |
|---|--|---|
| 1 | 1. Entrance/Lobby, Service Desk & Administration | Provide <u>convenient</u> access by <u>general</u> circulation and passed the control point in the Entrance/Lobby and Service Desk for the movement of community members and staff. |
| 2 | 3. Fitness Centre and Multipurpose Room | Provide <u>convenient</u> access by <u>general</u> circulation to the Fitness Centre and Multipurpose Room for the movement of community members. |
| 3 | 2. Aquatics | Provide <u>convenient</u> access by <u>general</u> circulation to the Aquatics for the movement of community members using showers and change facilities before and after activities. |



FUNCTIONAL DESCRIPTION

This component accommodates the Gymnasium and associated support space. The Gym will generally support drop-in individual activities.

Activities accommodated within each activity grouping in this component include:

- Drop-in and some scheduled court activities, including basketball, volleyball, badminton, pickle ball, floor hockey, handball, ultimate, with capability of subdividing activities in gym;
- Summer and vacation camps;
- Community events;
- Storage of personal effects in lockers near Gymnasium;
- Stretching and warm-up;
- Storage of equipment for Gymnasium activities and general fitness classes;
- Cleaning and maintenance of Gymnasium surfaces and lights;
- Storage of lift equipment; and
- Sign-out and movement of equipment for Gymnasium activities.

OPERATIONAL DESCRIPTION

Hours of Operation

Operational hours are subject to review.

Access Requirements

All activities in this component are considered to be within the proof of payment zone. Some means of identifying or controlling access from the central building control point (service desk in the main Lobby), likely using wristbands, will need to be implemented.

STAFFING & OCCUPANCY ESTIMATES

Estimated staffing and occupancies for this component are summarized below in full-time equivalents (FTE), headcounts and maximum occupancy.

Position	Existing FTE	Future FTE	Total Headcount	Max Occupancy
<u>Gymnasium</u>				
Gym Animator ¹	-	2.0	8	1
Gymnasium Sport Participant	-	-	-	75
Total	-	2.0	8	76

DESIGN CRITERIA

Internal Relationships/ Concepts

For a description of planning concepts applicable to the proposed facility generally, see the General Planning Criteria section of this document.

Architectural Criteria

- This component is a high demand area that should be close to the Entrance/Lobby and Change Room area in Aquatics.
- Ceiling heights for the Gymnasium should be 9.1m.
- Care should be made to provide as much natural light as possible without providing direct natural light into the court playing areas.
- Consideration should be given to concepts that allow opening up one wall or corner of the gymnasium to the Lobby area for hosting larger events, providing seamless connectivity between the areas.

Interior Design, Wayfinding and Signage Concepts

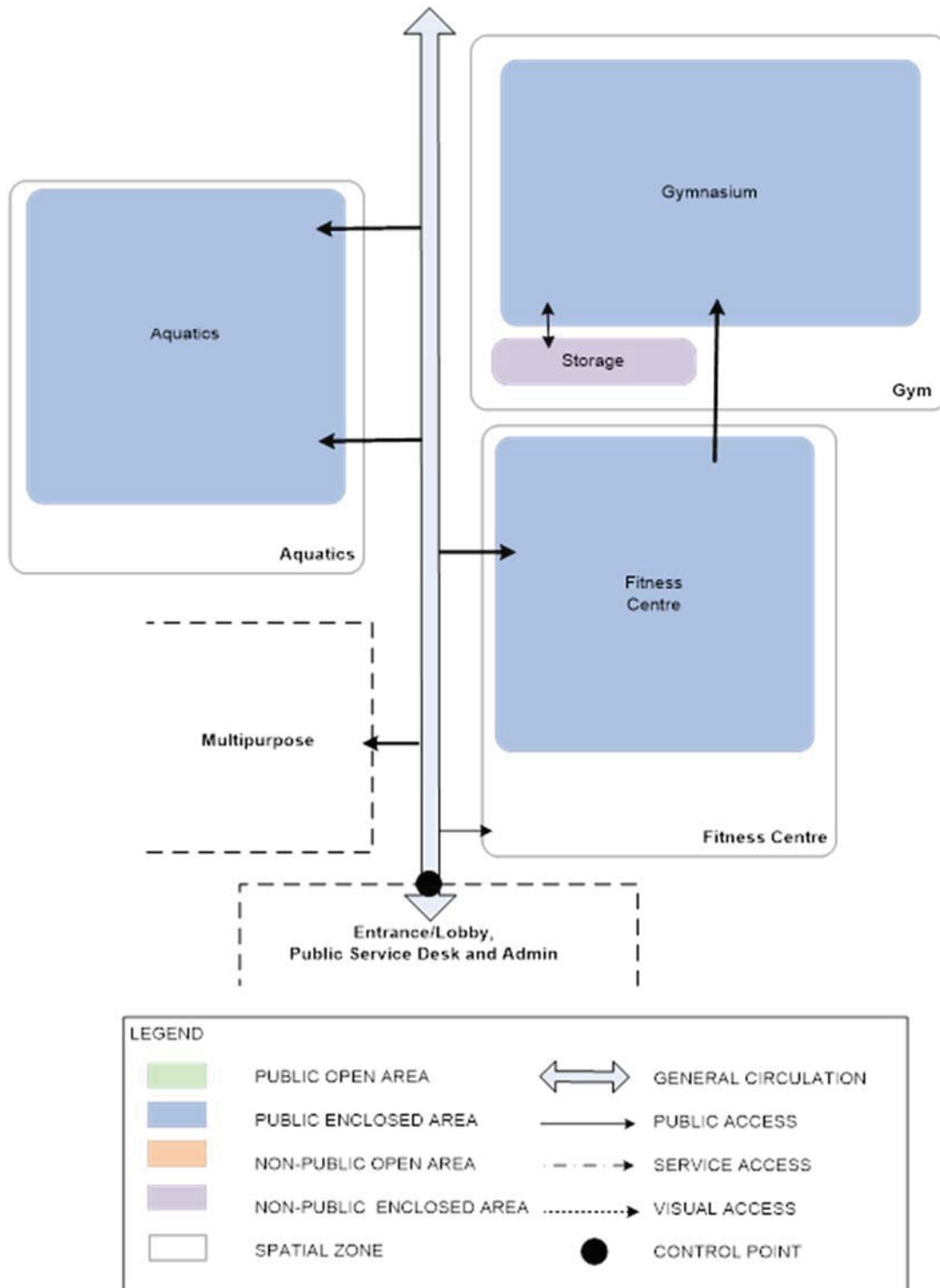
- The Gymnasium floor surfaces should be resilient, hygienic, non-porous and easy cleaned.
- Floor surfaces must not pose tripping hazards.
- Water fountains should be available in the Gymnasium.
- Sound reducing material should be provided to reduce echoing in the gym space.

Technical Concepts

- All spaces should be well illuminated. Provide natural light throughout the component but general and even lighting for flexibility.
- The Gymnasium requires a sound system for background music of varying levels as well as public address and intercom systems.
- Retractable netting should be provided in the Gymnasium to divide the gym into two activity areas.
- Water fountains should be provided near the entrances to all activity spaces. Fountains should have provision for filling water bottles and should be electrically cooled.
- Air intakes for ventilation systems serving all activity areas should be located away from areas where vehicles will be idling or where people may be smoking; in addition, opening windows, if provided, should not be located adjacent to locations where vehicles may be idling, or people may be smoking.
- The Gym requires soundproofing so as not to disturb neighbouring activities and activities on the floor below.

Functional Relationship Diagram

The spatial organization of this component will be generally as shown in the diagram below.



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Space Requirements

Ref	Space	Units	Proposed Area		Remarks
			Nsm/unit	Nsm	
01	Gymnasium	1		608.0	FIBA 28m x 15m; 2m clear all around
02	Storage	1		60.8	10% of gym
	Washroom	2		0	See Aquatics and Lobby/ Entrance
Total				668.8	Component Area = 805 CGSM (8,640 CGSF) at 1.20 net to gross factor

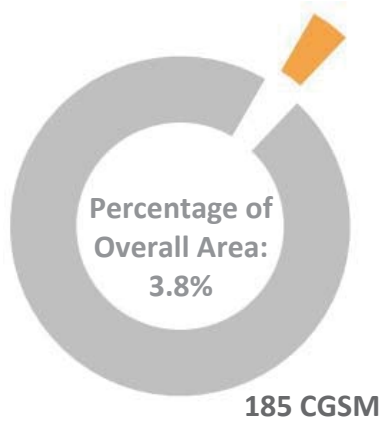
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COMPONENT OVERVIEW

BACK-OF-HOUSE

This component includes general building service and support areas. These areas are generally not accessible by the public.

Key Metrics



Key Adjacencies

1

All Components

Provide direct access by internal circulation to a service entrance for the movement of deliveries.

2

Service Entrance

Provide convenient access by general circulation all components for ease of movement of staff and equipment.



**FUNCTIONAL
DESCRIPTION**

This component accommodates general building service and support areas. While most of the spaces in this component may be associated with the building’s service zone, others may be distributed through the facility. This component is generally not accessible by the public.

Activities taking place in this component include:

- General receiving and storage;
- Staging of deliveries;
- Storage of minor maintenance and housekeeping supplies;
- Access to and activities associated with computer network maintenance and upgrades;
- Local storage of janitorial supplies and equipment;
- External access storage for park operations;
- Recycling of materials;
- Collection and assembly of refuse; and
- Janitorial staff mustering and break activities.

**OPERATIONAL
DESCRIPTION**

Hours of Operation

Hours of operation for the areas in this component are as follows:

	From	To
Monday - Friday	8:30 a.m.	5:00 p.m.
Saturday	8:30 a.m.	5:00 p.m.
Sunday	-	-

Housekeeping Services

Housekeeping staff provide scheduled cleaning of the Locker and Change Rooms and Washrooms throughout the day as well as emergency services. General cleaning will take place after regular hours of operation.

Shipping and Receiving

Shipments will be brought by a contractor or City delivery vehicle. An intercom and doorbell will be provided near the receiving door for deliveries. The intercom should be connected to the Service Desk and the doorbell to the cash desk. Reception at the Service Desk will arrange for someone to meet the delivery vehicle.

Daytime Spot Janitorial Services

The day staff will have radios or phones so that they can be contacted in case there is an emergency requiring cleaning services.

STAFFING AND OCCUPANCY ESTIMATES

The staffing table below indicates the primary users of the space in this component. Note that the amenity space will be used by all staff.

Occupant	Existing FTE	Future FTE	Total Headcount	Max Occupancy
Building Service Worker, Part-Time		0.5	1	1
Building Service Worker, Casual		0.5	3	1
Outside Ice Maintenance		0.25		
Custodial Worker		2.0	2	2
Contract Cleaner		NA	3	3
Total	-	3.0	9	7

DESIGN CRITERIA

Internal Relationships/ Concepts

For a description of planning concepts applicable to the proposed facility generally, see the General Planning Criteria section of this document.

Architectural Concepts

- Most of the functions in this component should be central to the entire facility, but not close to or associated with the main entry or areas of major public flows.
- A number of the storage areas will be used for the secure storage of equipment and supplies. They should be located adjacent to the Shipping and Receiving area to facilitate the movement of the equipment.
- A staff entrance should be provided adjacent to the loading dock.

Interior Design, Wayfinding and Signage Concepts

- Finishes should be utilitarian and able to withstand bumps and slight impacts.
- Loading dock and loading bay doors should have a glazed panel for light and visibility.

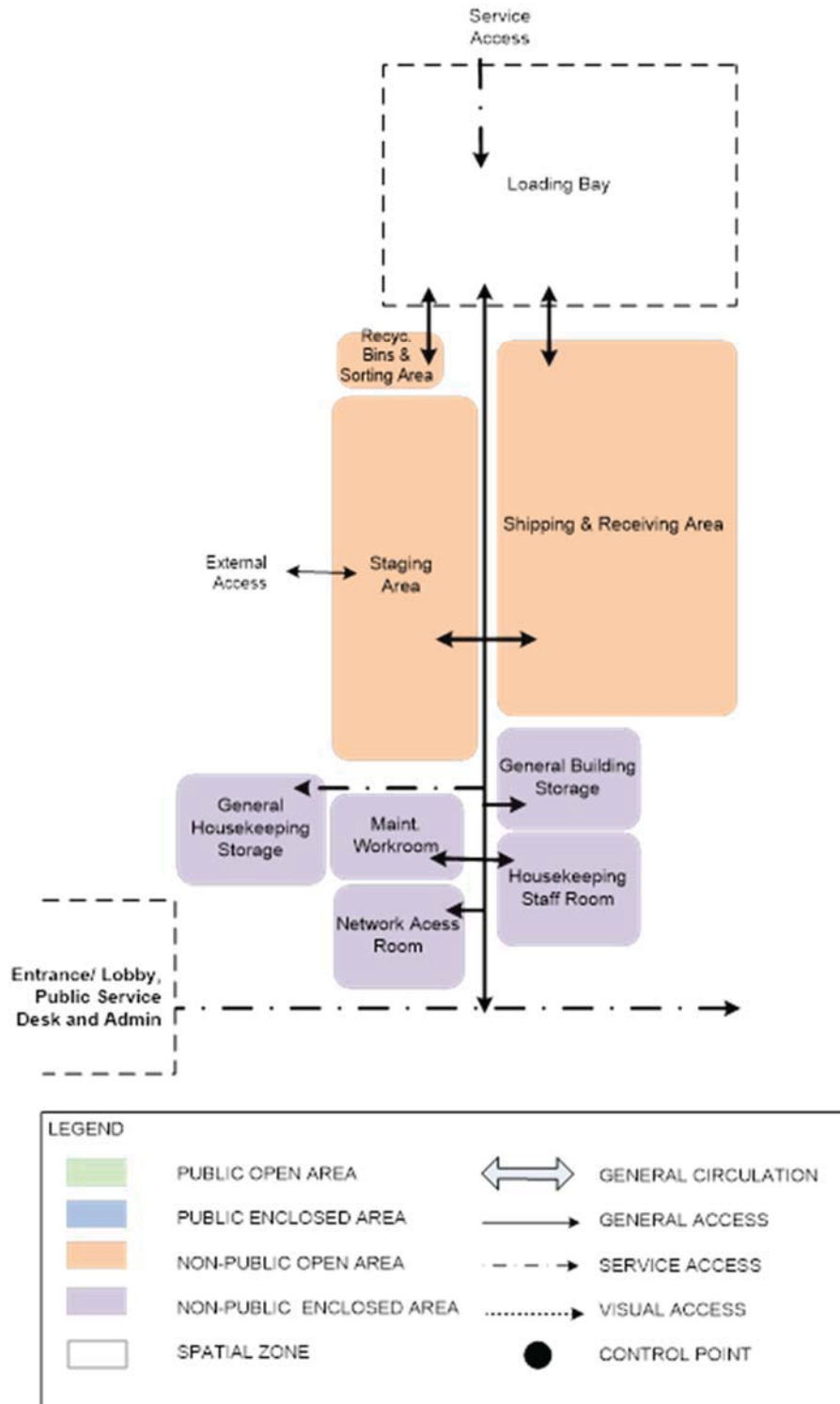
- Corridors and thresholds in this component should be as smooth as possible with low thresholds to facilitate movement of rolling carts, hand trucks, etc.

Technical Concepts

- Quick close overhead doors should be provided to the loading area.
- Air exchange rates in the vehicle loading area should be high to vent exhaust gases/fumes.
- Provide an intercom at the loading bay that connects to the Service Desk.
- Staff may be in this component when the remainder of the facility is closed or occupied. Card reader access should be provided to maintain security of all zones.

Component Functional Diagram

The spatial organization of this component will be generally as shown in the diagram below.



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Space Requirements

Ref	Space	Units	Proposed Area		Remarks
			Nsm/unit	Nsm	
01	Shipping & Receiving Area	1		46.5	Adjacent to loading, overhead door
02	Staging Area	1		18.6	Adjacent to Shipping and Receiving Area
03	Recycling Bins & Sorting Area	1		7.4	Up to 6 recycling bins
04	Housekeeping Staff Room	1		18.6	Accommodates 5-6; incl. sink and counter, computer station and lockers
05	General Housekeeping Storage	1		11.1	Industrial shelving
06	Maintenance Workroom	1		9.3	Incl. workbench, extra power outlets, industrial shelving
07	General Building Storage	1		29.7	Incl. large furniture and equipment
08	Network Access Room	1		14.9	Placeholder only; network design dependent
Total				156.1	Estimated Gross Area = 185 CGSM (1,990 CGSF) at 1.20 grossing factor

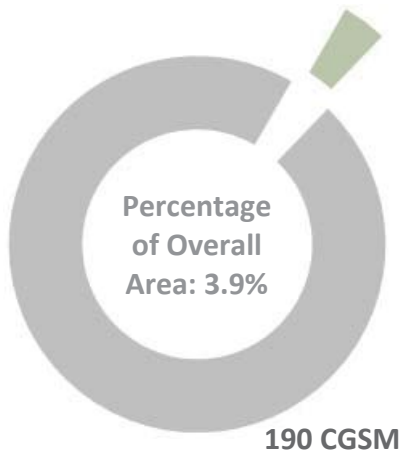
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COMPONENT OVERVIEW

OUTDOOR ACTIVITY SUPPORT

This component accommodates outdoor activity support and functions located within the Rollie Miles District Athletic Park, particularly the south portions.

Key Metrics



Key Adjacencies

1 Exterior Pathways

Provide convenient access by general circulation from exterior pathways to access the Public Washrooms in this component.

2 Court/Ice Surface

Provide direct access by internal circulation to the Court/Ice Surface to provide access by the ice-resurfacer.

3 Interior Circulation

Provide convenient access by general circulation from interior circulation routes for staff who support outdoor activities.



FUNCTIONAL DESCRIPTION

This component accommodates outdoor activities support and functions for the Rollie Miles Activity District Park and Recreation Centre.

Activities to be accommodated in this component include:

- Changing into skating/outdoor attire;
- Temporary storage of footwear and personal effects;
- Washroom activities;
- Storage and minor maintenance activities of ice-resurfacer machine;
- Storage of outdoor maintenance equipment and supplies; and
- Collection and disposal of snow and ice.

Skate Rental

Consideration should be given to a skate rental program, including provision of service by an outside partner.

OPERATIONAL DESCRIPTION

Hours of Operation

Operational hours are subject to review.

DESIGN CRITERIA

Internal Relationships/ Concepts

For a description of planning concepts applicable to the proposed facility generally, see the General Planning Criteria section of this document.

Architectural Concepts

- The storage functions in this component should be central to the entire facility, but not close to or associated with the main entry or areas of major public flows.
- Change/warming facilities must be barrier-free.
- A janitor's closet should be provided, accessible from both the Washroom and Change Room facilities.
- Storage areas will be used for the secure storage of equipment and supplies. They should be located adjacent to the Park area to facilitate the movement of outdoor equipment.

- Staff access should be provided from within the main Recreation Centre, as well as from the exterior.

Interior Design, Signage and Wayfinding

- Finishes should be fairly utilitarian and able to withstand bumps and slight impacts.
- All surfaces in the washrooms and changing areas should be easily cleaned.
- Boot storage should be provided in cubbies and under benches.
- Storage cubbies should be off the floor to avoid possible damage and soiling by dirt, snow, and ice tracked in.
- Durable mats should cover the main traffic areas of the Change Room and Washroom floors to avoid floor damage by skate blades.
- All mirrors, fixtures and surfaces in the washrooms should be tamper proof and graffiti-resistant.
- Benches should have enough clearance surrounding to allow assistance with putting on and tying up ice skates.
- Benches should have enough clearance for mobility aides and strollers to move around.
- Thresholds from the Ice Resurfacer Parking to the ice surface should be as smooth as possible with no or very low thresholds to facilitate movement of equipment.

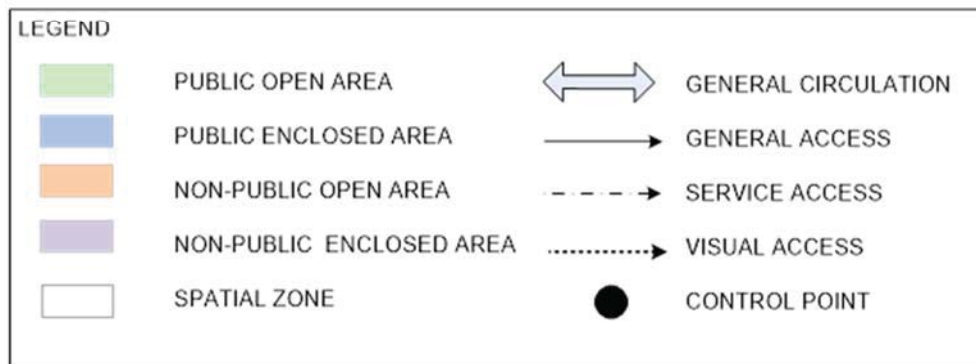
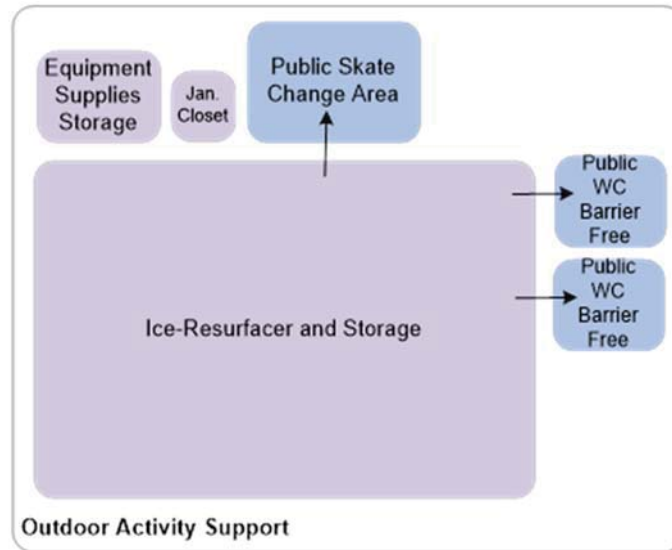
Technical Concepts

- Quick close overhang doors should be provided to the Storage area to avoid obstruction from snow and ice.
- Possibility exists to share Ice Resurfacer with George S. Hughes Arena, if so, easy pathway access from arena to outdoor skating surface would be needed. Other equipment needs would include a walk behind sweeper and gas edger.
- Air exchange rate in the vehicle loading area should be high to vent exhaust gases/fumes.

- Staff may be in this component when the remainder of the facility is closed or occupied. Card reader access should be provided to maintain security of all zones.
- Resurfacers parking area requires water drain in floor for melting ice and snow.
- CPTED principles will need to be carefully applied to the public washrooms and to the public skate change area.
- Snow and ice storage/disposal area should be located in close proximity to this component and away from areas used by the public.
- Snow and ice storage area requires a sloping floor with a drainage sewer for disposal of water.
- Snow dumping areas are required in addition to those provided at George S. Hughes South Side Arena.

Component Functional Diagram

The special organization of this component will be generally as shown in the diagram bellow.



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Space Requirements

Ref	Space	Units	Proposed Area		Remarks
			Nsm/unit	Nsm	
03	Ice-Resurfacer & Storage	1		70.0	Resurfacer, melt drainage pit
04	Equipment Supplies Storage	1		18.6	
05	Public Skate Change Area	1		41.8	
06	Public Washroom, Barrier-Free	2	16.0	32.0	Placeholder only; code-dependent
07	Janitors Closet	1		3.6	Placeholder only; code-dependent
Total				166.0	Component Area = 190 CGSM (2,045 CGSF) at 1.15 net to gross factor

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COMPONENT OVERVIEW

PARK ELEMENTS

Key Metrics

Accommodation

40,928 CGSM

Key Adjacencies

1 All Components

Provide convenient access by general circulation all components for ease of movement of staff and equipment.



FUNCTIONAL DESCRIPTION

This component accommodates functions located in the Rollie Miles Athletic Field District Park and will be used as criteria to develop the Rollie Miles Recreation Centre Functional Program.

Activities to be accommodated in this component include:

- Short and mid-term parking for visitors, staff and City service vehicles for the Rollie Miles Recreation Centre and for the playing fields, courts and informal activities associated with the Park;
- Entry plaza spaces for waiting, gathering and welcoming visitors;
- School and informal community use of fields for ball games, frisbee, soccer, etc.;
- Recreational use of amenities including tennis, ball hockey, roller hockey, skating, play, and basketball;
- Informal student outdoor gatherings;
- Walks and cross-country skiing in winter;
- Spontaneous gathering or socializing;
- Relaxing and eating in the Park;
- Bicycling and walking through the Park to destinations both within and beyond the Park; and
- Booked group picnics and community outdoor gatherings.

OPERATIONAL DESCRIPTION

Hours of Operation

Operational hours are subject to review.

Bookable Amenities

Various Park amenities may be bookable for use through the City's Parks and Recreation department. Bookable amenities may include:

- Ball diamonds
- Picnic tables; and
- Picnic sites.

DESIGN CRITERIA

Park Access

Develop a sense of arrival at each entrance/exit point to the Park through landscaping and landscape features, with one new Park name sign.

Plaza Spaces

Provide a major plaza space at the park entry south of the high school, with another plaza space at the entry to the new recreation centre. These spaces should include some seating, attractive paving and planting at a minimum; public art would also enhance these areas.

Park Circulation

Access roads linking arterial streets with the Park's multiuse trail should be designed to include bicycle and pedestrian paths. These pathways may be developed as sidewalks or separated multiuse trails.

Vehicular and pedestrian routes and pathways should be organized to reduce interactions, minimizing the number of paths crossing traffic routes, limiting vehicular speed, and clearly marking walkways and crosswalks through the use of paving materials distinguishable by colour, texture, etc.

Event Space

Areas for events, such as farmers markets, car shows, etc., could be established, potentially including some grassed open space and a portion of a parking lot.

Parking

For all parking areas, universal design standards and accessibility regulations must be met. Pedestrian pathways from parking areas to site amenities and buildings must be clearly identified, accessible and must accommodate strollers, scooters and wheelchairs.

Pedestrian Connectivity and Walking Routes

The Master Plan should provide an integrated pedestrian network throughout the site that connects all site amenities. The Plan should identify and accommodate "desire lines" (routes that Park visitors or those traversing the site will wish to take) to link site amenities to each other, to parking, to adjacent streets and to neighbourhood amenities and uses.

Signage and Wayfinding

Wayfinding signage should be provided for vehicular and pedestrian traffic. A Wayfinding Signage Plan should be developed in the design stage that outlines signage locations and messaging.

Design concepts for Rollie Miles Athletic Field District Park should include and identify a series of related or integrated interpretive nodes and themes.

Signage for cyclists should identify multiuse trails/connections through the Park.

Information around Park use, hours of operation, and codes of conduct should be provided at key gathering and staging areas.

Lighting

Lighting, particularly for the parking lots, should direct light downward rather than sideways or upwards to reduce light pollution and facilitate dark night-sky activities.

Future design considerations include outlining the type and level of lighting required for various Park amenities, such as the picnic areas, parking lots and trails.

Public Amenities

The design should assess the requirement for and location of outdoor-accessible washrooms, change rooms, and water fountains, including hours of operation for washrooms and change rooms.

Consideration should be given to providing water and power at picnic sites.

Site Furniture

The design should assess requirement for and locations of benches, waste receptacles, picnic tables and barbeque trays.

Landscaping

Landscape concepts should integrate and retain existing green space and trees wherever possible, minimizing disturbance of valuable vegetation. Prior to any landscape design, valuable trees and plantings should be identified, and protection areas for their roots should be established, minimizing construction activities or excavation in these areas.

Trees should be planted around the perimeter of the Park, where there are currently no trees, to enhance the parklike qualities of the site. Parking lots abutting residential areas should have fences and shrubs along the property line. Landscaping (such as shrubs) should be considered along the west and south sides of the tennis courts that abut residences to act as a buffer. New trees should be planted within the park for succession. This will ensure that the park retains a tree canopy over time.

Planting and vegetation maintenance should follow the principles of Crime Prevention Through Environmental Design (CPTED), retaining adequate sightlines into the park, especially where there are recreation amenities.

New plants should be native where practical, acclimatized, and water efficient.

Recreation and Play Environments

The Park should be designed to support visitors of all ages, abilities and cultural backgrounds. It should support use through all seasons of the year. It should include a variety of play options from the very active and organized to free play areas, to areas that support spectators and those who wish to relax. It should support both group and solitary activities.

Consideration should be given to opportunities that integrate skills and exercise programs. The design should include cultural recreation preferences as identified through community input. The play environment should include natural elements, such as landforms, plants, stumps, logs and rocks, to inspire creative play and to provide an experience of nature.

Recreation amenities should be clustered into one key area to allow for interactions among uses and participants. The amenities, including a covered shelter, play environment and picnic area would be appropriately located close to the multi-purpose court, tennis courts, and the new recreation centre. This area should also be the entry point for the freeway.

Stormwater Management

The design should include a stormwater management plan based on best practices, capturing runoff from fields and hard surface areas, and infiltrating as much runoff on site as possible. The stormwater management plan should identify deficiencies of the existing Park from a stormwater management perspective, and modifications needed to meet the City's stormwater management guidelines. If a stormwater

management facility is needed, the design should integrate it into the park as a landscape feature with access for maintenance.

Sustainable Design Strategies

Other sustainable design strategies should be used to the degree possible. This could include minimizing impervious hard surfaces, providing shade for gathering spaces, increasing the site's tree canopy, and using reflective surfaces (with high Solar Reflectance Index) when hard surfaces are required.

Utilities

The design should identify needs to upgrade or modify water, sewer or stormwater utilities in consultation with relevant City of Edmonton departments.

Park Maintenance

The design should include management guidelines for the maintenance of the Park, including identification of trails to be cleared of snow as well as snow dumping areas.

Space Requirements

Ref	Space	Units	Proposed Area		Remarks
			Nsm/unit	Nsm	
<u>Hard Surface Courts</u>					
01	Basketball Court/Skating Rink	1		680	28m x 15m; 3.0m clear ends, 2.5m clear sides
02	Sports Courts	4	670.0	2,680	24m x 11m; 6.4m clear ends, 3.6m clear sides; nominally; consider opportunity to use for pickleball.
Subtotal – Hard Surface Courts				3,360	
<u>Informal Park Amenities</u>					
03	Plaza	2	100.0	200	Locate one at each entrance to the Community Recreation Centre
04	Community Amenity Area	1		250	Locate at major pedestrian crossroads
Subtotal – Park Amenities				450	
Total				3,810	(41,000 sf)

Appendix 4:
Crime Prevention Through
Environmental Design (CPTED) Assessment



CPTED CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ASSESSMENT



Date: 2015SEP24 **Site Name:** Rollie Miles Athletic Field

Location: 10450 – 72 Avenue Edmonton, AB.

Contact/Phone #: Kate Russell. City of Edmonton (780) 469 – 8456.

Assessment Conducted by: Cst. John Beatson Reg. 3356. EPS.

INTRODUCTION

This security assessment is based on the principles of Crime Prevention Through Environmental Design (CPTED). CPTED, pronounced 'SEPTED,' is based on the premise that "the design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and an improvement in the quality of life." The four main concepts of CPTED are;
Natural Surveillance, Natural Access Control, Territorial Reinforcement, and Maintenance.

NATURAL SURVEILLANCE; is a design concept that is directed primarily at keeping intruders under observation through the normal and routine use of the environment.

NATURAL ACCESS CONTROL; is a strategy used to inhibit access to a location that is not under natural surveillance, which should create a perception of risk to offenders.

TERRITORIAL REINFORCEMENT; is a method of claiming and establishing ownership of one's own property. This is accomplished by defining changes from public space to semi-private to private space.

MAINTENANCE; is the regular care and upkeep of your property. A consistent maintenance plan shows pride of ownership, and is necessary for CPTED to be effective at your property.

LIGHTING is one of the most important preventative measures that can be taken at any site, and in any application. There is a dramatic difference between the function, placement, and type of light that is used for aesthetic lighting as opposed to security lighting.

In general terms, aesthetic lighting compliments and accentuates design and architectural features of a site or building. While it can increase the overall look, feel, and perception of safety in an area, its primary role may not be safety or security.

Security lighting acts as a deterrent for; illegal and nuisance activity, is used for identification purposes, provides way finding, and directly compliments other security devices, especially security surveillance cameras.

Proper lighting types and placement is vital for complimenting mechanical surveillance (security cameras), as well as increasing natural and passive surveillance opportunities.

Many theories of criminal behavior have focused on the fact that the "*criminal*" wants to conduct their "*criminal activity*" without being noticed so they naturally tend to go to secluded, isolated, or hidden places. CPTED tries to eliminate such places through the use of the four CPTED concepts.

The enclosed CPTED security audit and its recommendations are not intended to make the facility "burglar-proof," "robbery-proof," "theft-proof," etcetera. They will assist in reducing the probability of losses and for illegal and illegitimate incidences from occurring if properly applied and maintained.

Crime prevention, like all management responsibilities, will require constant upgrading. You will need to keep abreast of the changing operational needs of security.

Implementation of the enclosed recommendations *should not be fragmented* if possible. Many times the incorporation of one recommendation depends upon the implementation of other security recommendations. Failure to utilize the systems approach can breach some or all elements of the entire security system. It is also understood that budgetary demands can cause concerns.



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ASSESSMENT

SUMMARY

This CPTED assessment is the second involving the Rollie Miles Athletic Park and focuses on the area north of Strathcona Composite High School containing the sports field, running track, bleachers and a secluded pathway on the west edge of the property. Presently this area is used by students from Strathcona Composite High School while on breaks during school hours, students engaged in gym class and sports practice as well as other community sporting events. Nearby residents also use the area for physical activities and walking their dogs.

The Rollie Miles Athletic Park was named after a famous Edmonton Eskimo football player in 1983 to honor his achievements. It is located in a mature neighborhood within the boundaries of 104 street to 105 street and University Avenue to 70 avenue. The entire park is 13.09 hectares in the Queen Alexandra neighbourhood and supports many amenities including; Strathcona Composite High School, Queen Alexandra Community League (QACL), Edmonton Federation of Community Leagues office (EFCL), Strathcona pool, George S. Hughes Arena, a sports field with a 400 meter synthetic running track and a small park on the south east corner of the property containing four tennis courts. The City of Edmonton (COE) is the caretaker of this property.

Due to the size of the area it was decided to perform an initial CPTED assessment on the small park area on the southeast portion of the property which contains the tennis courts and Edmonton Federation of Community Leagues office at 7103 105 street. In 2014 this area was first targeted due to reports of drug use and loitering. As a result of that CPTED some recommendations in regards to the vegetation were carried out improving natural surveillance in the park.

The sports field and pathway are located between 104 and 105 streets and University Avenue to 73 Avenue. This is bordered by; single family residences of the Queen Alexandra neighborhood on the west side, the school is to the south, Queen Alexandra Community League building and grounds are on the north border and 104 street, which is a one-way southbound and a major arterial roadway is on the east side. On the east side of 104 Street is a large commercial area with a diverse assortment of businesses along with a drop in center for homeless adults called the Neighbour Centre.

The reason for conducting this CPTED assessment was a result of a complaint received, by the Edmonton Police Service (EPS) from a resident that lives in one of the homes that borders the west side of the sports field in September 2015. This resident advised the EPS that people were using the bleachers at night as a temporary residence and that these individuals were observed drinking, using

drugs and performing sexual acts on the top of the bleachers. The homes nearby overlook these bleachers and the resident advised that this disorderly activity was disturbing to numerous residents in the area and made them feel unsafe.

In addition to the disorderly activity witnessed by the resident, there are other illegal and nuisance activities being committed in the area. Some of these activities include; thefts from vehicles in the parking lots and around the field and school, damage to property and graffiti. Also workers from the COE advised that they are constantly picking up garbage, needles and beer cans from the bleachers as well as the bushes surrounding the field.

AREA OVERVIEW

In 2013 and 2014, the COE began to collect information from the community and primary users to understand more about the recreational activities that were important in this park. Between January and December 2014, data analysis, concept plan development, assessment of internal opportunities and constraints were researched by the COE. In November 2015, there will be public and stakeholder consultation using an open house & online survey.

In the summer of 2016 the COE intends to complete a preferred concept design, technical site review and develop a business case. In the fall of 2016 a report will be submitted to City Council with the master plan information and preferred concept option and finalized master plan. In 2017 – 2018 a detailed design is expected to be completed followed by the renewal.

Presently in the Queen Alexandra neighbourhood, the majority of which is west of the sports field is under urban renewal. Work has commenced on some of the parks and streets in the area. This work is expected to be conducted over the next two years.

To the east of the sports field is a drop-in center for the homeless population and other vulnerable people. This is situated next door to a bottle depot, and this depot appears to attract a large number of transient people to the neighbourhood. Some of these people use a parking lots and pathways on the north and south sides of the school to get from the residential area, where they gather recycling containers, to the bottle depot.

As mentioned in the summary there are several types of crimes being committed in this area. The bleachers have also been vandalized with roof soffits being damaged, graffiti and damage to fencing. In the nearby residential and school areas there are also property related crimes taking place, primarily theft from and theft of vehicles and some assaults.

(1) *Rollie Miles Athletic Park, 10450 – 72 Avenue*, is in Southwest Division, District 1. Statistical data and recent crime maps can be obtained by visiting; <http://crimemapping.edmontonpolice.ca> and selecting "Queen Alexandra" in the "Neighbourhood" drop down menu.

(2) Each district in the city has a Community Liaison Constable (CLC) assigned to it. For any location specific problems, long-term community initiatives, presentations, or problem solving initiatives requiring police assistance or participation, contact the CLC, Cst. Terrance Mak at (780) 426 – 8300.

PERIMETER

OVERVIEW



The picture, above left, shows the entire Rollie Miles Athletic Park. The picture, above right, is the focal point of this CPTED assessment which encompasses the sports field, sports track, bleachers and walkway. The area's east / west boundaries are from 104 Street to the fence on the west side of the walkway separating it from the residential back yards. The north / south boundaries are from University Avenue to 73 Avenue.

The east side of the athletic field has six foot frost fencing extending from the north parking lot of the school to University Avenue. There is a small sign near the northeast corner identifying the area as Rollie Miles Athletic Field. The fence separates the field from the sidewalk and Calgary Trail South. The fence assists in defining territoriality and increases natural surveillance into the area. The east fence helps with access control but could use some improvement. The areas that could be improved will be discussed in the following concerns and issues section.

On the south side of the sports field, a six foot frost fence runs from the southeast corner of the field to the southwest corner. The fence helps separate the field from the school parking lot, thus defines border definition and territoriality. This fence also assists with natural surveillance into this area. This is helpful when the school is in use.

The frost fencing continues on the north side of the sports field however it is lower, approximately five feet tall, and runs westbound for approximately half the length of the field. At the halfway mark, the fence runs south for approximately 75 meters and then continues west to the east side of the walking path along the west side of the field. The fence helps to establish territoriality by creating separation and border definition from the field and the Queen Alexandra Community League building and surrounding green space. There are several open pedestrian gates and locked vehicle gates built into the north side fences. Vegetation on the north side of the field and fence causes concern and issues which will be addressed later in the report.

A shorter frost fence, approximately four feet in height runs down the west side of the field. Also located on the west side of the field close to school are the bleachers, which are intended to be used by spectators watching sporting events. On either side of the bleachers are openings that give access to the bleachers and sports field. Just south of the bleachers is a maintenance shed which is used by COE employees to store equipment. The fence and bleachers help in establishing a perimeter border and territoriality separating the sports field from the walkway between the fence and houses to the west.

EXISTING CPTED STRATEGIES

Along the perimeter, some CPTED measures are already in place. The sports field has chain link fencing in place surrounding the entire field with a sign on the north east corner that establishes territorial reinforcement. Natural surveillance is enhanced by the easy to see through fence along with some lighting near the bleachers. The openings and gates along the fence line assist in access control. The general maintenance of the park is very good with daily inspections and clean-ups by COE staff that keeps the grounds well-maintained which displays pride of ownership.

Although the park is well maintained with some good CPTED principles in place there are still some concerns and issues.

The following are identified concerns and issues and its recommendations.

1. **CONCERN AND/OR ISSUE:**

The fence, in some places, is in need of repair.



Image 1



Image 2

RECOMMENDATIONS:

Repairing the noted areas should assist in access control and speak to pride in ownership.

Image 1 is of the fence on the south side of the athletic field. The fence has sustained some damage causing it to lean in towards the field. The bottom of the fence has also been peeled up making it possible to crawl underneath.

Image 2 shows a gate on the north east corner of the field that has no latch leaving the gate to swing open. The lock and chain used is not effective in preventing access at that point.

2. **CONCERN AND/OR ISSUE:**

Openings and low fences allow uncontrolled access.



Image 3



Image 4



Image 5

RECOMMENDATIONS:

Image 3 is a picture of the fence on the north east corner of the field looking south. The fence on the east side has an opening that leads directly to an area of dense bushes and trees where camps have been set up in the past. In these camps, alcohol containers and drug paraphernalia, including needles have been found by city staff. A few feet south of the opening is a double gate secured by a loose chain also allowing access (seen in Image 2). Moving the opening to a more open visible area away from the trees and tightening up the loose

chain or installing a lock and latch would assist in preventing easy access to the secluded concealed area.

Images 4 and 5 show a portion of the fence on the west side of the field. The fence is low and easy to climb over. There are several double gates wide enough for vehicle access that are left open. An option would be to install a high fence around the entire perimeter and lock the double gates. Also smaller pedestrian gates that are already in place could be used to control access. By doing this it would still allow legitimate users access to the field. It would also assist in making it more difficult for wrongdoers to access the park unobserved.

3. CONCERN AND/OR ISSUE:

Better signage would help with territorial reinforcement.



Image 6



Image 7

RECOMMENDATIONS:

Image 6 is a partial picture of the field sign on the far left center of the image. Signage for the park consists of one sign on the north east corner. The sign is not near a main access area and is placed near a clump of bushes. The sign has the name of the park on it with no address. Signs displaying the name and address of the park would be an asset. An example of this type of sign can be seen in Image 7. Due to the size of the park, more than one sign could be used on different sections of the perimeter near an access point informing people of its name and address. These areas should be well lit so that the signage is clearly visible day and night. This also establishes territoriality by claiming ownership of the park. The address on the sign is advisable because in the event a person finds themselves in distress they will be able to provide responders with their location. A sign placed on the south west corner of the park near the bleachers is something to consider. The sign would be between the pool and 73 Avenue where there is parking and it is near the foot path.

4. **CONCERN AND/OR ISSUE:**

Bushes and trees around the perimeter used for disorderly activity



Image 8



Image 9

RECOMMENDATIONS:

Image 8 shows the north east corner of the field. Illegitimate users of the park conceal themselves in this area which makes it easier for these users to partake in the consumption and use of alcohol and drugs.

Image 9 is a picture taken from the south west corner of the park looking north east. It shows a large number of trees and bushes bordering the perimeter of the park, most of which are on the north side. These trees along with every tree in the park should be trimmed up approximately six feet. This will enhance natural surveillance by creating open lines of sight. It will also make it difficult for people to conduct disorderly or illegal activity. It is also recommended to trim the bushes down to two feet or less to assist with the same issues and assist in the natural surveillance of the park. In areas where the trees and bushes are thick, some could be thinned out or removed to create better sight lines.



Image 10



Image 11

5. **CONCERN AND/OR ISSUE:**

The lighting around the perimeter of the park should be improved.

RECOMMENDATIONS:

Image 11 is a picture of the sports field taken from the northwest corner looking south at dusk. The park is already quite dark and gets much darker after nightfall. The south perimeter has some light provided from the high school. The east side has some lighting emanating from the street lamps on 104 street but this is quite dim. At the bleachers on the south west side of the park has some light. Most of the north and west perimeter of the park is quite dark at night. This causes legitimate users to use the park less and provides concealment for illegitimate users to engage in unlawful or disorderly activity. Extra lighting around the outside of the park or within the park itself would improve visibility and attract legitimate users and make it uncomfortable or unwelcoming to people wishing to engage in inappropriate activities.

Image 10 is an example on a well-lit sports field. Contacting a lighting professional to discuss lighting options should be considered.

EXTERIOR

When commenting on the exterior, I will be referring to the trail that runs north and south between the west fence of the park and the residential properties on the west side of the trail. The south end of the trail can be accessed from the north parking lot at the high school near 73 Avenue or from University Avenue next to the driveway that leads into the QACL parking area on the north side of the field. Images will be used in the next few paragraphs to describe the trail in detail.



Image 12



Image 13



Image 14

Image 12 shows one of two ways to get on the multi-use trail. Looking north, you see the trail running in a northwest direction from the northwest corner of the high school.

Image 13 (looks southward) you see the main trail starting from the north side of 73 Avenue, west of the school and the trail in image 12.

Image 14 (looks eastward) you see where the two trail come together on the left side of the picture merging into one trail leading north. The two trails are on either side of a utility shed seen in Image 14. There was a couple of shopping carts abandoned next to it.



Image 15



Image 16



Image 17

Image 15 (looking north) the trail continues north between the bleachers on the east side and residential properties on the west.

Image 16 (looking south) you can see the continuation of the trail from the opposite end of the bleachers. On the right side there is an area of dense bushes and trees making the area between the residences and bleachers feel somewhat secluded. This may be one of the reasons graffiti often appears on the doors that are located on the west, north and south side of the bleachers.

Image 17 (looking south) you can see the trail continuing north bound. Though it is difficult to see in this image, this is where one of several pedestrian openings is in the fence on the west side of the trail leading into the residential area. There is graffiti on an electrical box just a few meters north of the bleachers and a small tag (graffiti) on a post at the pedestrian opening (images 19 & 20)



Image 18



Image 19



Image 20

Image 18 shows one of the pedestrian openings leading to the residential area. Although illegitimate users on the trail and in the park commit mischief by tagging (using graffiti) in different areas, staff from the COE have removed graffiti from the building quickly. This is one of several strategies believed to slow and eventually stop graffiti from occurring.



Image 21



Image 22



Image 23

Images 21 (looking north) and Image 22 (looking south) show the trail as it continues north towards the north fence that separates the athletic park from the QACL.

Image 22, there are tall bushes and trees against the fence between the residential properties and the trail.

Image 23 was taken within a wooded area looking southeast towards the trail as it continues north. The trees and bushes run the length of the trail creating a barrier between the trail and the residential area.



Image 24



Image 25



Image 26

Image 24 (looking north) is where the paved trail reaches the north fence before crossing into the area of the QACL. A slightly worn garbage can to the left of the gate has had the lid popped off most likely from someone going through the garbage. As you pass through the gate moving north, the paved trail becomes a dirt trail heading north east towards the driveway into the QACL.

On the west side of the trail in a secluded wooded area, there is a bench and metal garbage can in Images 25 and 26. Though not visible in these pictures, the bench seat has graffiti on it. The garbage can also has a message written on it that says "I find you leaving your pins (slang for syringes) at the park, the first time you will hear me, the second time you will feel me." This angry message is obviously directed towards drug users in the park.



Image 27



Image 28

Image 27 (looking east) shows where the dirt trail and QACL driveway come together.

At this point, the formal trail ends and a goat trail runs down the west side of the driveway leading out to University Avenue seen in Image 28 (looking south). On the east side of the driveway near to the north fence are large clumps of trees and bushes. People have been seen camping, sleeping and engaging in disorderly activity in this area.



Image 29

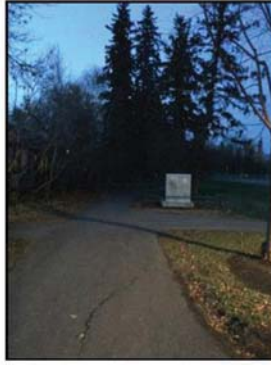


Image 30



Image 31

The above three images show the trail at dusk.

In Image 29, the trail is well lit by lights coming from the west side of the bleachers.

In Image 30, the trail moves north from the bleachers and can be seen progressively getting darker.

In Image 31 the trail continues north and is quite dark. These pictures were taken at dusk and there was still some natural light. At night the trail is very dark.

Legitimate users of the trail have stated that they are afraid to use the trail at night.

EXISTING CPTED STRATEGIES

There are some existing CPTED strategies in place. The paved trail, dirt trail and buildings are well maintained showing that the area is cared for which helps in claiming ownership of the area. On the east side of the trail during the day, the frost fencing and open areas give great natural surveillance. During the day, access control at the north and south side end of the trail are open and visible. At night, the lighting around the bleachers is bright and effective in lighting up the trail.

The following are identified concerns and issues and its recommendations.

Although most of the trail is well maintained and has some CPTED principles in place there are still some concerns and issues.

1. CONCERN AND/OR ISSUE:

People camping in the bushes off the trail using drugs and making legitimate users feel threatened and unsafe.



Image 32



Image 33



Image 34

RECOMMENDATIONS:

Consider trimming the tree branches, approximately six feet up from the ground and on either side of the trail especially where the vegetation is dense near the north fence as seen in Images 32 and 33. Trim down the bushes to approximately two feet. This will enhance natural surveillance by creating open lines of sight. The trees along the west side of the trail block the view from the residences that border it, as seen in Image 34. This area could be trimmed or thinned out making it feel less secluded. Natural surveillance is effective in making illegitimate users of the park feel uncomfortable when considering engaging in disorderly activities, using drugs or committing crimes such as mischief and graffiti.



Image 35



Image 36



Image 37

2. CONCERN AND/OR ISSUE:

Access points such as pedestrian openings on the west side of the trail not clearly defined.

RECOMMENDATIONS:

Some of the pedestrian openings as seen in Image 35 along the west side of the fence are not clearly marked and are difficult to see as it gets darker. One opening that has a gate in Image 36 is cluttered by vegetation. Consider placing a formal trail to and from the openings from the main trail and clearing out some of the overgrown areas. This will provide legitimate users a clear entrance and exit to the trail and athletic field.

3. CONCERN AND/OR ISSUE:

Maintenance of the trail along the west side of the QACL driveway.

RECOMMENDATIONS:

Image 37 shows where the dirt trail becomes an informal goat trail along the west side of the driveway at the QACL. Consider continuing the paved trail from the north fence line of the sports field to University Avenue. This would provide a formal well maintained trail attracting more legitimate users. The trail could be made to pass closer to the area containing the bench, in Image 25, making the area feel less secluded and promoting use of the area by legitimate users which should deter drug activity and graffiti.

Moving the bench to a more open visible area is also an option to consider. The garbage cans could also be changed, especially the large metal drum with graffiti on it. Outdoor garbage cans with front opening flaps would be a good option. This type of can stops rain and snow getting in the garbage and does not allow illegitimate users to use them as toilets.

4. CONCERN AND/OR ISSUE:

Poor lighting along the trail from 73 Avenue to University Avenue.

RECOMMENDATIONS:

In Image 29, 30 and 31, the trail is shown at dusk. The lighting at the bleachers is very good but none existent along the rest of the trail. Consider placing lights along the entire length of the trail from 73 Avenue to University Avenue. Legitimate users have stated that they do not use the trail after sunset because it is too dark. That means in the late fall and winter months it is used very little due to the short daytime hours. By promoting use of the trail by legitimate users assists stakeholders in the community in claiming ownership of the area causing them to become guardians and witnesses to activities in their own neighborhood. This causes illegitimate users with bad intentions to feel uneasy and unwelcome.

INTERIOR

When commenting on the interior, this report will be referring to the sports field and track as well as the bleachers. It will also include the electrical box on the north side of the bleachers and the utility shed on the south side. The Rollie Miles Sports Field is well maintained and groomed. The bleachers and utility shed located on the west side of the field near 73 avenue are also well maintained by staff from the COE. This gives a sense of pride in ownership and also helps establish territoriality.



Image 38



Image 39



Image 40

Image 38 shows the front of the bleachers facing east towards the track and field. During the day the east side of the bleachers and field are wide open and everything is clearly visible providing great natural surveillance. Access control is discussed in the perimeter portion of this report.

Images 39 and 40 show the rear of the bleachers on the west side bordering the walking trail. Natural surveillance is limited at the rear due to trees blocking the view from the residences to the west. The area at the rear, north and south of the bleachers as well as a nearby electrical box are quite often covered in graffiti. One reason this may be occurring is due to the lack of natural surveillance.



Image 41



Image 42



Image 43



Image 44

Images 41, 42 and 43 show the bleachers at dusk. The bleachers are well lit providing light around the entire structure. However, even with good lighting, some disorderly activity including drug use and sexual acts have occurred at night. Some possible reasons for this activity could be due to the fact that the well-lit building is isolated by a perimeter of darkness.

To the east is the sports field that is very dark at night seen in Image 44. To the north and south is a dark field and the trail. To the west are trees blocking natural surveillance.

EXISTING CPTED STRATEGIES

There are some existing CPTED strategies in place. During the day the field and stands are clearly visible offering natural surveillance. Access is controlled by a perimeter fence and gates that could be improved and is discussed in the previous perimeter portion of the report. The building and grounds are well maintained and constantly cleaned. A police School Resource Officer patrols the grounds during school hours. The bleachers are well lit at night to assist with natural surveillance.

The following are identified concerns and issues and its recommendations. Although the bleachers are well maintained and has some CPTED principals in place there are still some concerns and issues.

1. CONCERN AND/OR ISSUE:

People are sleeping, loitering, consuming drugs, alcohol and engaging in indecent acts in the upper portion of the bleachers. The damage to the bleachers is caused when these people are engaged in illegal and disorderly activities.



Image 45



Image 46

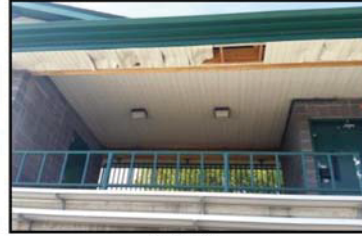


Image 47

RECOMMENDATIONS:

Images 45, 46 and 47 show the upper portion of the stands where most of the disorderly activity has taken place. Damage to the soffits can be clearly seen in Image 47. The upper platform smelled heavily of urine and the garbage can was being used as a toilet. Closing off this entire section should be considered. In Image 45, there are roll down metal shutters blocking off the concession stand. *The same type of shutters* could be used to block off the upper enclosed section when the stands are not in use to prevent disorderly behavior from taking place.



Image 48



Image 49

2. CONCERN AND/OR ISSUE:

Graffiti on the bleachers and surrounding structures.

RECOMMENDATIONS:

Graffiti located on the bleachers is currently removed quickly and that is a great start. Other measures that should help are installing more lighting on the trail on the west side of the bleachers from 73 avenue to University Avenue and placing lights in the sports field itself. This would help to compliment the lights already in place at the bleachers creating excellent natural surveillance. It would also attract legitimate users to the area later in the evening and make the area feel unwelcome to illegitimate users. In image 48, graffiti can be seen on an air vent on the west side roof of the bleachers. The roll down shutters in the paragraph above would help to prevent this from happening. Also, if the trees on the west side of the trail were trimmed and thinned out, it would create natural surveillance from the houses that border it to the west. This would make the area feel more open, less secluded and less appealing to illegitimate users. A taller frost fence could be placed around structures such as the electrical box to prevent tagging.

3. CONCERN AND/OR ISSUE:

The poor lighting at the field and surrounding areas.

RECOMMENDATIONS:

In regards to concern number three, improving the lighting has been touched on above in previous sections. Lighting on the field or around the track and the trail would be a great asset. At the time the evening pictures were taken for this report, at least a dozen legitimate users were using the track even though it was getting dark. The number of legitimate users would increase significantly with the extra lighting allowing stakeholders to enjoy this area.

CONCLUSION

This CPTED was conducted to address concerns of illegal and illegitimate use in the Rollie Miles Athletic Park. While the implementation and recommendations in this report do not mean illegal and illegitimate acts will be eradicated. It should help reduce the opportunity for these acts to occur and leave a perception of crime and disorder will not be tolerated in and around the park. The purpose is to outline and identify those changes that will discourage future illegitimate use while encouraging legitimate use by visitors and residents in the area. Another strategy to encourage legitimate use is to review demographics and consult with community members, including the nearby schools to determine how they would like to use the space. In my initial overview I had mentioned that there will be public and stakeholder consultation using an open house and online survey. A city renewal plan is underway and the community consultation phase has been completed. As a result this may have already or be in the process of being done.

DISCLAIMER

This CPTED assessment was conducted to address the concerns of safety and security. None of our recommendations are compulsory under law, but this document can be made public under an application under the FOIPP Act or as otherwise required by law. This report does not address issues of responsibility concerning a civil litigation action. You should consult a lawyer familiar in this area for advice.

We acknowledge some of these suggestions are costly and may have to be taken in consideration for future budgets. We also understand that you want to create a warm open environment for your guests, customers and tenants but security precautions must be kept in mind.

This CPTED report was submitted to the Edmonton Police Service Collaborative Policing Unit and reviewed prior to releasing the report to the person or group who requested the audit. The report was checked for thoroughness and adherence to current CPTED practices.

Collaborative Policing Unit member reviewing report:
**1366 CST. BRENNEIS; Coordinator CPTED Program,
Collaborative Policing Unit**

Date: January 21, 2016
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