AGENDA INFORMATION

☐ Regular Meeting Date: _____
☐ Other: Date: _____

Dept. Manager | GM/ Director | CAO

The District of North Vancouver
REPORT TO COUNCIL

March 25, 2019
File:

AUTHOR: Susan Rogers, Parks Manager

SUBJECT: **Handsworth School Track and Field**

REASON FOR REPORT:
THAT this report be received for information.

SUMMARY:
The report provides information on the following:

- summary of existing joint-use field agreements between DNV and School District 44
- current status of Handsworth School track and field redevelopment plans
- summary of existing track and fields available in the City and District of North Vancouver,
- existing 5 year Parks Capital Plan to accommodate new artificial turf fields in the District

BACKGROUND:
The District currently has Joint-Use Agreements with Handsworth School and Windsor School to operate and manage the track and fields:

Handsworth School Joint-Use Agreement for Track and Field – 1996
On August 28, 1996, the District signed a joint-use agreement with Handsworth School for the track and field. Under the Handsworth Community Track and Field Joint-Use Agreement, the District is responsible for the maintenance of the existing grass field, and the School maintains the 6 lane synthetic track surface, fencing, curbs and jumping pits. The District has contributed up to $25,000 annually for field and site maintenance over a period of 23 years. In the current Handsworth School replacement plan (2019), the School District is unable to fund the 6 lane replacement track.

Windsor School Track Joint-Use Agreement for Track and Field - 2011
At Windsor School, there is a 6 lane asphalt track surrounding the tournament sized lit ATF field. With the support of grant funding, the District funded the ATF field and the school funded the asphalt track. Currently, under the Windsor School/ DNV Joint-Use Agreement, the District maintains the ATF field and washroom, and the track is maintained by the School.

There are currently no plans in the DNV Parks 5 year financial plan to construct a lit ATF track and field at Handsworth. There are 2 additional tournament size multi-purpose ATF

fields identified in the District Financial and Parks and Open Space Strategic Plans - Argyle School and Inter River Park (south). Both those sites would commence field construction around Fall 2020 – 2021 at a cost of 9.7 million. Staff are in discussion with the NVRC Community Sports Advisory Committee to determine if the committee has identified the Handsworth track and ATF field as a high priority.

EXISTING POLICY:
In the Parks and Open Space Strategic Plan (2012), there is no specific reference to Handsworth School as a District funded artificial turf track and field project, however there is reference to exploring potential partnerships between the District, the City of North Vancouver and School District in addressing short fall of sports fields.

ANALYSIS:
There are currently 5 tracks on the North Shore as listed below:

DNV	**Field**	**Track**
Handsworth School (existing)	Grass	6 Lane Synthetic decommissioned 2019
Windsor Secondary School	Lit ATF	6 Lane Asphalt
CNV		
Sutherland Secondary School	Lit ATF	6 Lane Asphalt
Fen Burdett Park	Lit ATF	4 Lane Running Circuit Synthetic
West Vancouver		
West Vancouver Secondary School	Lit ATF	5 Lane Synthetic

Handsworth School Track and Field Preliminary Design – 2019
With the redevelopment of the school site, staff has viewed preliminary plans for the new Handsworth field which shows the potential to accommodate a tournament size multi purpose field (65 m x 110 m). The design identifies a place holder to include a 6 lane track in the future, should the community find project funding in the future. Constructing a 6 lane track may be feasible although further site analysis would be required to confirm. Due to the proposed new field location, combined with a constrained site, steep slopes and existing trees, an 8 lane track is not feasible.

The Province has provided $62 million to replace the 57 year old school. While the education ministry will cover the cost of a new grass field to replace the existing field, community feedback has indicated the need for a new lit artificial turf field with track, both of which would require external funding. Currently, the track serves the elementary and high school community on the North Shore, as well as private schools and some community track and field clubs. The permanent loss of a track at Handsworth School will have a significant impact as there is no alternate track site to compensate.

Existing Tracks in City and District of North Vancouver – Fen Burdett & Sutherland
In 2017, the City of North Vancouver opened a 4 lane jogging circuit at Fen Burdett Park with a 100 metre straight away, however there was insufficient space to accommodate a 6 or 8 lane track. Sutherland School has a 6 lane track and a tournament size ATF field. In 2020, Sutherland's ATF field is scheduled for a turf replacement, and preliminary discussions

include replacing the asphalt track with a rubberized surface, subject to funding. At this time, there are no immediate plans to build an additional track in the City of North Vancouver.

DNV Site Options For a Track

In past years, DNV explored potential sites for an 8 lane track, however available sites required significant tree removal which was not supported by the Council of the day. For example, an 8 lane track and field in south Inter River was proposed as part of the Inter River Park Master Plan (1995) however Council did not support the significant tree removal required. Most recently in 2018, Council did not support tree removal at south Inter River to accommodate a second ATF field. Several years ago, Parkgate Park (the forested area east of Taylor Creek), was reviewed as a potential track & field site, however significant tree removal would be necessary to accommodate the facility.

With the redevelopment of Argyle School under construction, the site is too constrained to accommodate a track, in addition to the approved 64 x100 metre lit ATF field.

Timing/Approval Process:

A development permit for the replacement school is subject to Council consideration and approval in April. The SD44 plans to start construction of the school in Fall 2019 with the existing track and field decommissioned. Following construction of the new school on the current field site, the old school will be demolished and a replacement grass field constructed in 2022. The District is collaborating with the School District to accommodate Handsworth School sports on park fields during their construction phase.

Financial Impacts:

A detailed cost estimate for a lit ATF 6-lane track and field at Handsworth School would require more detailed site plans than currently available. At a conceptual level, the capital costs could be in the range of 2.5 – 3.0 million dollars.

5 Year Plan for District of North Vancouver Park ATF Fields

The 5 year Financial Plan for DNV Park capital projects does not include Handsworth School track and field. The current plan includes two tournament sized ATF fields:

1) new Argyle School ATF is slated for construction in 2020-2021, and
2) Inter River Park (south) which is currently being pre-loaded, with a field construction schedule targeted for 2021 – 2022.

The current costs for Argyle is $3.5 million and Inter River Park South Field is $6.2 million. Costs include all site upgrades including drainage, fields, lighting, fences, trails, warm up areas and parking.

At Argyle School, the School District is covering the cost equivalent for the replacement gravel field, with the District responsible for the upgrade costs for the lit ATF capital project.

District staff have met with the users and adjustments to current field user fees and funding for exclusive use of facilities are anticipated.

Public Input:
The School District is project managing the Handsworth School renovation, including community public consultation. The District Community Sports Advisory Committee is currently exploring sports community interest for an ATF and track.

Conclusion:
If the District wishes to pursue a lit ATF field and track at Handsworth School, the School District has indicated that they can support the discussion, however will require a financial partnership with the District and community sports users.

Respectfully submitted,

Susan Rogers

Susan Rogers
Parks Manager

REVIEWED WITH:

☐ Community Planning		☐ Clerk's Office		External Agencies:	
☐ Development Planning		☐ Communications		☐ Library Board	
☐ Development Engineering		☑ Finance		☐ NS Health	
☐ Utilities		☐ Fire Services		☐ RCMP	
☐ Engineering Operations		☐ ITS		☐ NVRC	
☐ Parks		☐ Solicitor		☐ Museum & Arch.	
☐ Environment		☐ GIS		☐ Other:	
☐ Facilities		☐ Real Estate			
☐ Human Resources		☐ Bylaw Services			

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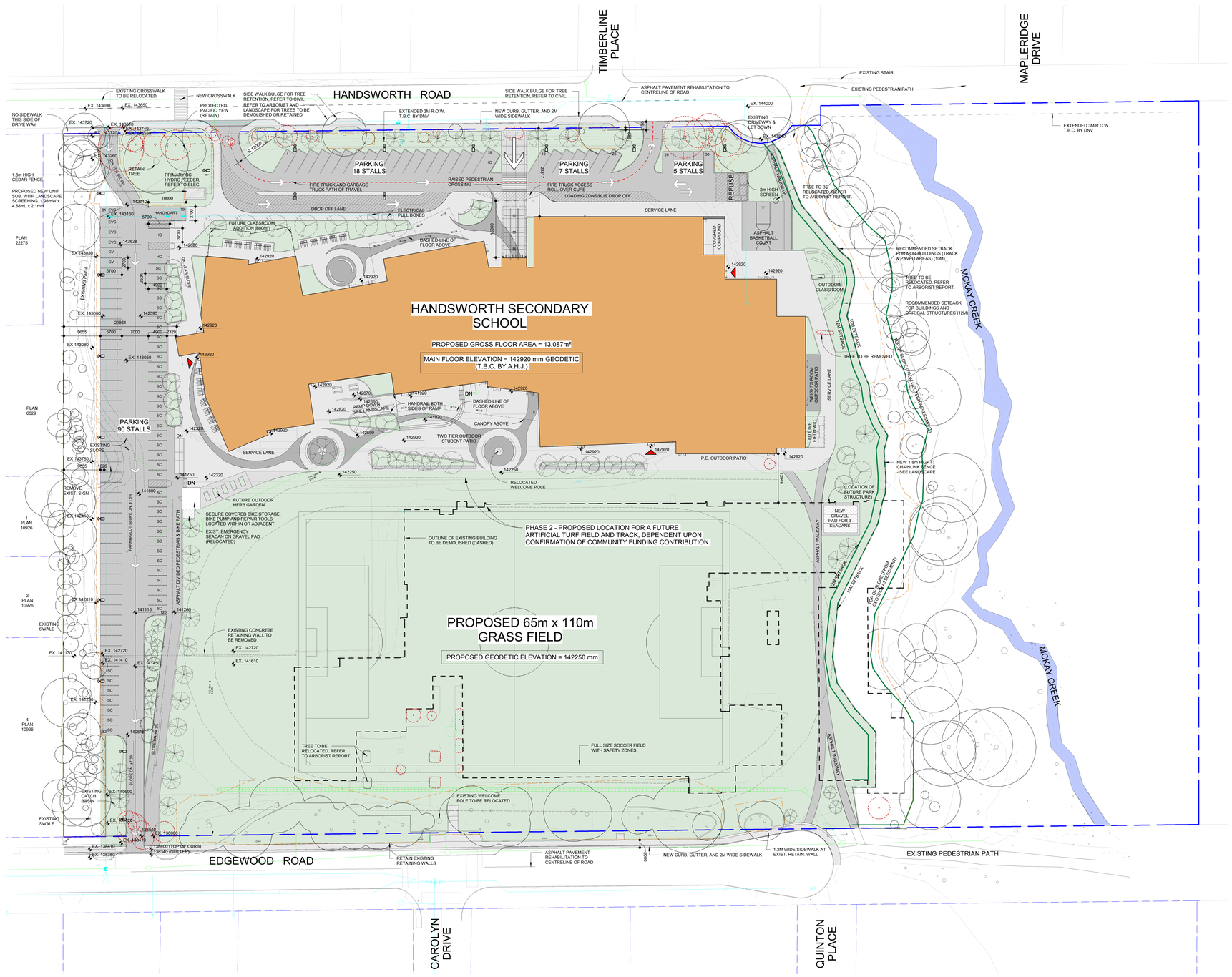

1 A201 CONTEXT SITE PLAN
1 : 400

SITE DESCRIPTION

LEGAL ADDRESS
LOT A, BLOCKS 8 TO 10, DISTRICT LOT 596, PLAN 15603

CIVIC ADDRESS
1044 EDGEWOOD ROAD, NORTH VANCOUVER, BC V7R 4G2

ZONING
PA2: PUBLIC ASSEMBLY ZONE 2, PA

SITE AREA
50,029.30m²

SITE ELEVATION
143.30m ABOVE SEA LEVEL

	REQUIRED	PROVIDED
FLOOR AREA RATIO	N/A	0.23

FLOOR AREAS FOR F.A.R.

MAIN		6,899m²
SECOND		3,164m²
THIRD		3,108m²
TOTAL	N/A	13,171m²

	REQUIRED	PROVIDED
SITE COVERAGE		
BUILDING	N/A	0.14 (8,141 m²)
BUILDING AND PARKING	N/A	0.22 (12,425 m²)
BUILDING HEIGHT	N/A	13.8m-17.4m

* BUILDING HEIGHT IS MEASURED TO THE AVERAGE OF THE LOWER OF THE NATURAL OR FINISHED GRADE ELEVATIONS.

	REQUIRED	PROVIED
CAR PARKING**		
REGULAR STALLS	172	68
SMALL CAR STALLS	-	42
H/C STALLS	2	3
HANDI DART	-	1
GREEN VEHICLE STALLS	-	1 6 EVC STALLS STUB OUTS FOR FUTURE EVC INSTALLATION)
LOADING STALLS	-	LOADING AISLE PROVIDED
TOTAL	174	120 REFER TO VARIANCE

** PARKING REQUIREMENTS BASED ON 3 STALLS PER CLASSROOM (58 CLASSROOMS) 3x58=174
PARKING STANDARDS:
2.7m X 5.7m REGULAR STALLS
2.6m X 4.9m SMALL CAR STALLS (UP TO 35%)
3.7m X 5.7m ACCESS STALLS @ 1 PER 100 REGULAR STALLS OR PART THEREOF
7.0m DRIVE AISLES (TWO WAY TRAFFIC WITH PARKING)
6.0m DRIVE AISLES (TWO WAY TRAFFIC)

	REQUIRED	PROVIDED
BICYCLE PARKING		
CLASS 1 (SECURED)***	N/A	14
CLASS 2 (NON-SECURED)****	84	84
TOTAL	84	98

*** CLASS 1 SECURE BIKE PARKING STALLS NOT REQUIRED. 14 PROVIDED (1/1000 STUDENTS/STAFF).
**** MIN. 0.6 BICYCLE SPACES FOR EVERY 10 STUDENTS ON A MAX. ATTENDANCE PERIOD

GENERAL SITE NOTES

1. ARCHITECTURAL SITE PLAN IS TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE, CIVIL, MECHANICAL AND ELECTRICAL DRAWINGS.
2. READ, CHECK AND COMPARE ALL DRAWINGS, NOTIFY ARCHITECT OF ANY/ALL DISCREPANCIES.
3. CHECK AND VERIFY EXISTING CONDITIONS AS SHOWN. NOTIFY ARCHITECT OF ANY/ALL DISCREPANCIES.
4. VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE FABRICATION / CONSTRUCTION OF ANY COMPONENT.
5. FOR SERVICING, GRADING, SITE DRAINAGE, ROADWORKS, RELATED TRAFFIC SIGNAGE AND SIDEWALKS REFER TO CIVIL DRAWINGS.
6. FOR CONTRACT SEQUENCING, SITE ACCESS, HOARDING AND SO ON REFER TO DRAWING ###
7. FOR LANDSCAPING INCLUDING HARD AND SOFT SURFACES, SITE FURNISHINGS, FENCES AND GATES, AND TREE REMOVAL/RETENTION REFER TO LANDSCAPE DRAWINGS.
8. FOR RETAINING WALLS REFER TO LANDSCAPE AND CIVIL DRAWINGS.
9. ALL PLANES AND SWALES ARE TO BE SMOOTH AND TRUE PROVIDING POSITIVE DRAINAGE AND PREVENT PONDING OF WATER
10. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL GRADING. HARD SURFACE GRADING ADJACENT TO BUILDING FACE TO BE 50mm BELOW FINISH FLOOR AND TO SLOPE AWAY FROM BUILDING AT A MINIMUM SLOPE OF 2%, GRADING FOR SOFT SURFACES ADJACENT TO BUILDING FACE TO BE 150mm BELOW FINISH FLOOR IF CLADDING IS CONCRETE OR MASONRY.
11. SCRAPE AND REMOVE ALL EXISTING MATERIALS AND DEBRIS DUMPED ON SITE.

LEGEND

- PROPERTY LINE
- TREE PROTECTION DURING CONSTRUCTION - REFER TO ARBORIST REPORT
- 2.945m — FINISH GRADE AT BUILDING FACE
- EX 2.945m — EXISTING GRADE ELEVATION
- BUILDING OUTLINE
- EXTERIOR ENTRANCE DOOR
- PAINTED DIRECTIONAL ARROW
- EXISTING TREE TO BE RETAINED - SEE LANDSCAPE DWGS.
- EXISTING TREES TO BE REMOVED - SEE LANDSCAPE DWGS.
- NEW TREES - SEE LANDSCAPE DWGS.
- SIAMESE CONNECTION
- FH — NEW FIRE HYDRANT

REVISION - RECORD		
No.	DATE	DESCRIPTION
1	2018-10-01	ISSUED FOR SD COSTING
2	2018-10-15	ISSUED FOR DP PRE-APPLICATION
3	2018-11-15	ISSUED FOR DEVELOPMENT PERMIT
4	2019-01-07	ISSUED FOR DD COSTING
5	2019-02-26	ISSUED FOR DEVELOPMENT PERMIT RE-APPLICATION

ISSUED FOR DP RE-APPLICATION

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PROJECT TITLE:
HANDSWORTH SECONDARY SCHOOL REPLACEMENT PROJECT

CLIENT:
SCHOOL DISTRICT #44 NORTH VANCOUVER

DRAWING TITLE:
SITE PLAN

PROJECT NUMBER: **18322**

DRAWN: **GF** SCALE: **As indicated**

DATE: **2019-02-26**

DRAWING NUMBER: **A100**

N

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