



PUBLIC BUDGET REQUEST FORM

[Unless requested, the information on this document will be included on a public agenda]

A. CONTACT INFORMATION

Name (or Organization): Shuswap Youth Soccer Association (SYSA)

Mailing Address: PO Box 173

City: Salmon Arm

Postal Code: V1E 4N3

Primary Contact & Title: Jayme Franklin, Board Chair

Email: jaymefranklin@gmail.com

Phone: 250.832.5919

B. ORGANIZATION INFORMATION

(If you are not an organization making a request, proceed to section "C")

1. Is the organization a charitable or non-profit organization?

Yes

No

2. Is the organization in compliance with all municipal policies, plans, bylaws and other applicable regulations (i.e. business licensing, permits and zoning)?

Yes

No - If No, please explain:

3. Describe the goal(s) or purpose(s) of the organization:

The Shuswap Youth Soccer Association (SYSA), founded in 1972, is dedicated to promoting soccer within the Shuswap region. Our core values include fostering inclusivity, respect, sportsmanship, and fair play. Beyond soccer, our mission aims to cultivate responsible citizens and environmental stewards. SYSA operates under the guidance of a volunteer Board of Directors, focused on strategic direction to ensure the organization's vitality and sustainability.

4. Does the organization have a current contractual relationship with the City of Salmon Arm? i.e. Lease of City lands, Contract for service etc.

No Yes - If Yes, please identify the agreement(s):

SYSA rents the office in SASCU Indoor Memorial Sports Arena. We are the largest field user for the outdoor sports fields, and the SASCU Indoor Memorial Sports Arena.

5. Has the organization received grants from the City of Salmon Arm in the last 3 years? i.e. Grant-in-Lieu, Tax Exemption, Annual Grant

No Yes - If Yes, please indicate the following:

YEAR	TYPE OF GRANT	AMOUNT

6. Has additional funding for the request been secured?

No Yes - If Yes, please indicate the following:

NAME OF INDIVIDUAL OR ORGANIZATION	AMOUNT
Shuswap Youth Soccer Association	\$300,000

7. List all Agencies to whom funding has been requested and note amount of request and status (approved, denied or pending) of application:

AGENCY	AMOUNT REQUESTED	DECISION

8. Please demonstrate the organization's financial need by submitting a budget for your request, if applicable.

Financial Budget

C. BUDGET REQUEST
(For individual and organizational requests)

9. Describe your budget request:

Value (if known): \$ 900,000

We request a \$900,000 budget allocation towards the first phase of this project. When combined with SYSA's \$300,000, we'll have \$1,200,000 required to complete this project in the spring/summer of 2024. This allocation request will not incur any additional funds from your 2024 budget deliberations. We only request your direct the money you already have to this project.

10. Is your request operational or capital in nature?

Operational (i.e. covers day-to-day activities required to deliver services)

Capital (i.e. long-term investments in infrastructure and facilitates)

11. Have you submitted this request before?

No Yes - If Yes, please indicate when:

D. AUTHORIZATION

Signature: _____

Date: _____

Printed Name: _____

Position (if applicable): _____

This information is being collected for the purpose of consideration for financial support. The City of Salmon Arm is collecting this information under s.26 (c) of the *Freedom of Information and Protection of Privacy Act*. For questions regarding the collection and use of personal information, please contact the Director of Corporate Services (250-803-4000).



SHUSWAP YOUTH SOCCER ASSOCIATION

351 3 St SW, Salmon Arm, BC V1E 1V4

PHONE 250.833.5607

www.shuswapsoccer.com

Salmon Arm City Council
Box 40
500 2 Avenue NE
Salmon Arm, BC V1E 4N2

October 17, 2023

Dear Mayor and Council,

The Shuswap Youth Soccer Association (SYSA), founded in 1972, is dedicated to promoting soccer within the Shuswap region. Our core values include fostering inclusivity, respect, sportsmanship, and fair play. Beyond soccer, our mission aims to cultivate responsible citizens and environmental stewards. SYSA operates under the guidance of a volunteer Board of Directors, focused on strategic direction to ensure the organization's vitality and sustainability.

We are submitting a 2024 Public Budget Request to the City of Salmon Arm. In light of the \$6,083,000 received from the provincial government through the Growing Communities Fund (GCF), we are seeking funding for the construction of an artificial multi-sport field in our community. This request is based on the intention of the GCF to help address community infrastructure and amenities demands, such as recreation facilities, parks and water treatment plants, and the benefits of such a field, as highlighted in the SYSA Artificial Field Benefits Study (See Appendix A). A key finding of the study is the 36% increase in prime-time field availability between April 1 and November 15 with a lit, artificial multi-sport field.

Salmon Arm's city-owned sports fields are closed for half the year due to overuse and weather conditions. The organizations which have responded in support of this project (totaling over 3200 users, or roughly 16% of Salmon Arm's population) have had to limit the size of their programs, hindering their growth, and access to recreational opportunities in our community.

The SYSA Artificial Field Benefits Study outlines several advantages of an artificial multi-sport field, including:

1. **Durability:** Artificial fields can withstand heavy use, offering extended usability with lower maintenance requirements compared to natural grass fields.
2. **Safety:** Artificial fields are designed to provide a more consistent playing surface, reducing the risk of injuries.
3. **Weather Resistance:** These fields are available year-round, regardless of weather conditions, which is particularly beneficial in regions with extreme weather patterns.
4. **Cost-Effectiveness:** Although the initial installation cost is higher than natural grass fields, the long-term maintenance costs are significantly lower, making them a cost-effective choice.
5. **Sustainability:** Artificial fields require less water and fewer chemicals than natural grass fields, aligning with environmentally friendly practices.



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We are requesting an allocation of \$900,000, which could be sourced from existing funds—including \$340,000 from the Blackburn Park Master Plan Reserve Fund (BPMPRF) and \$560,000 from the GCF. Alternatively, if there are other plans for the BPMPRF money, all the funds could come from the GCF. If this money was allocated, construction on the field could begin this Spring and be completed in time for the 55+ Summer Games in September. In the words of Councillor Sylvia Lindgren, this project is “something tangible, that [the] community can see happen fairly quickly.”

SYSA has raised \$300,000 towards this project, when added to the \$900,000 we are seeking to be allocated, we would hit the conservative \$1,200,000 budget required to cover the costs of constructing one artificial multi-sport field at Blackburn Park, including the purchase and installation of artificial turf, lights, and essential infrastructure.

The construction of an artificial multi-sport field at Blackburn Park will provide a safe, durable, and cost-effective surface for various sports and recreational activities. This will benefit a diverse range of user groups, including soccer teams, football teams, lacrosse teams, schools, and community members. Additionally, it will invigorate the local economy by attracting more tournaments and events to our region, fostering community growth and engagement.

We sincerely appreciate your consideration of our proposal and look forward to hearing from you soon. Your support for this project will not only benefit the community but also leave a lasting legacy for generations to come. If you require any further information or wish to discuss this proposal in detail, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Jayme Franklin". The signature is written in a cursive, flowing style.

Jayme Franklin
Board Chair
Shuswap Youth Soccer Association

SALMON ARM ARTIFICIAL PLAYING FIELD DEVELOPMENT ECONOMIC & COMMUNITY BENEFITS STUDY

Prepared for:

Shuswap Youth Soccer Association
Office 351 – 3rd Street SW
Salmon Arm, BC

Submitted by:

MMK Consulting Inc.
Stuart MacKay
Graeme Johnsen

October 3, 2022

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Executive Summary

This report assesses the economic and community benefits of building new artificial turf field facilities at Blackburn Park. These new fields would achieve the City's of Salmon Arm's goal, as first established in the City's 2012 Sport and Recreation Master Plan, to build a lighted artificial turf field for the community.

The City currently has five full-size playing fields – three at Little Mountain Park, and two at Blackburn Park. The playing season is typically about six months, and the fields are in heavy demand throughout the season.

The proposal is to construct two new artificial fields, using available space in Blackburn Park, without impacting Blackburn's existing natural grass baseball and playing fields. Each field would be approximately three-quarters of the length, and three-quarters of the width, of a full-size "championship" playing field.

Preliminary construction ("hard") cost estimates are \$1.1 million for the first field and \$1.0 million for the second fence, including lighting and fencing. These costs are before considering the potential for City cost recoveries through rental fees.

The new fields will provide a wide range of economic and community benefits, to meet the growing recreational needs of the City of Salmon Arm and the broader Shuswap community. These benefits include:

- ▶ Increasing the season length and evening availability for child and youth field sport activities – including training, practices, games and tournaments.
- ▶ Extending the season length and evening availability for adult field sport activities – including training, practices and practice games.
- ▶ Increasing the "prime time" capacity of the City's playing fields – by approximately 27% if unlit, and by approximately 36% if lit (details in main text).
- ▶ Providing greater field quality, consistency, durability, and playability than the existing natural grass fields.
- ▶ Providing a wide range of field sports and recreational opportunities, encouraging increased community participation in field activities.
- ▶ Requiring less routine maintenance and having less down time than natural grass fields.
- ▶ Reducing cold-weather injury rates, relative to natural grass (see main text for details).
- ▶ Providing better field access and playing opportunities for persons with mobility aids.
- ▶ Helping to limit over-use of the City's grass fields, by having alternate facilities available – in particular during the early spring season, and during periods of inclement weather.
- ▶ Increasing the City's ability to attract child & youth regional sports tournaments, by using the new artificial fields for training, practice sessions, and tournament games.

- ▶ Increasing the City's ability to attract adult regional sports tournaments, by using the new artificial fields for training and practice sessions in support tournament games played on the City's full-size grass fields.
- ▶ Providing a potential location for non-sports events, where these events are consistent with protection of the artificial surface.
- ▶ Fulfilling the City's strategic objective, as identified in Salmon Arm's 2012 Parks and Recreation Master Plan, of establishing artificial playing field facilities.
- ▶ Helping Salmon Arm to attract new residents, especially younger individuals and families, and to retain its existing residents.
- ▶ Ultimately, contributing to a higher quality of life for the community.

1 Introduction and Objectives

The Shuswap Youth Soccer Association (SYSA) has engaged MMK Consulting¹ to assess the potential economic and community benefits of developing two new artificial sports fields at Blackburn Park in Salmon Arm, BC.

1.1 Study Background

Blackburn Park is owned by the City of Salmon Arm (the City). Its playing fields are maintained by the City, and are operated by through the Salmon Arm Recreation Society, a non-profit funded by the City.

SYSA has developed a conceptual design for the construction of two new artificial fields at Blackburn Park, on land that is currently not being used for either playing fields or baseball fields. Each field would be about three-quarters of the length, and three-quarters of the width, of a full-size “championship” field.

Following an SYSA presentation to Salmon Arm City Council in 2021, SYSA and the City entered into a Memorandum of Understanding (Appendix C) under which SYSA will pursue potential grant funding opportunities on the City’s behalf.

1.2 Study Objectives and Scope

The objective of this study is to assess the potential economic and community benefits of building the two new artificial fields at Blackburn Park. The report scope includes:

- ▶ Background on the growing Salmon Arm community, and the relevant municipal planning context.
- ▶ Description of the project concept, as of Fall 2022.
- ▶ Assessment of potential economic and community benefits.
- ▶ Examples of artificial playing fields in other small-to-medium sized BC communities.
- ▶ Conclusions and recommendations.

1.3 Study Conduct

This benefits study has been performed by MMK Consulting, on behalf of SYSA. The findings have been developed based on independent research, reviews of the experiences of other jurisdictions, and discussions among MMK, SYSA, and representatives of the City of Salmon Arm and the Salmon Arm Recreation Society.

¹ MMK Consulting is a BC-based management consulting firm specializing in business and economic/financial planning and analysis. For further information please visit our website at www.mmkconsulting.com.

2 Planning Context

2.1 Community Size, Growth, and Demographic Profile

The City of Salmon Arm is located in the Columbia-Shuswap region of BC's Southern Interior. Salmon Arm has grown rapidly in recent years, with the City's population increasing by more than 10% between 2016 and 2021.

Salmon Arm is also the regional centre for many smaller nearby communities, and the total population living within a 30-minute drive of the City is more than 31,000. This is a conservative estimate of the local area population, in that it does not include some smaller communities and rural residences that are within the catchment area.

Demographically, Salmon Arm's age profile is significantly older than the BC average. More than 30% of Salmon Arm's population is 65 years of age or older.

Salmon Arm and Selected Nearby Communities (within 35 km/30 mins.) Population and Demographic Overview

	2016	2021	Age profile (%)		
			0-14	15-64	65+
Salmon Arm (census agglomeration)	17,904	19,705	14.5	55.1	30.4
Nearby Communities to the South					
Enderby	2,964	3,028	13.9	53.2	32.9
Enderby (First Nation)	316	440	17.0	60.2	21.6
Grindrod	1,470	1,526	17.3	62.1	20.3
Mara	297	400	17.5	60.0	22.5
Ranchero	959	1,008	18.3	62.9	18.8
Nearby Communities to the East					
Sicamous, District Municipality	2,429	2,613	10.9	57.7	31.2
Nearby Communities to the North/West					
Blind Bay	1,315	1,576	9.2	51.0	39.8
Sorrento	1,285	1,309	8.4	48.5	43.1
	<u>28,939</u>	<u>31,605</u>	<u>14.0</u>	<u>55.4</u>	<u>30.6</u>
		9.2%			
British Columbia benchmark	4,648,055	5,000,879	14.3	65.3	20.3
		7.6%			

Note: Communities assessed as nearby if within 35 km, 30 minute driving time.
Source: Statistics Canada, 2021 Census, Updated April 22 2022.

2.2 City of Salmon Arm Parks & Recreation Master Plan

The City's 2012 Salmon Arm Parks & Recreation Master Plan developed the planning framework for the City's parks and recreational facilities, including:

- ▶ Vision – *"...a welcoming and inclusive parks system and recreation community, built and sustained by its active citizens and volunteers."*
- ▶ Mission – *"... a variety of well-maintained public facilities and open spaces to ensure the health of the community and its individual residents."*
- ▶ Principles and values - *"... recreation is a vital public good, a basic right for all ..."; "...recreation and Parks services play an important part in the development of a diversified economy."*

The Master Plan's specific recommendations included:

- ▶ Short-term – develop a *"Playing Fields Strategy."*
- ▶ Medium-term – ***"Build a lighted artificial turf field to help extend the playing season. Potential locations are Blackburn #2, Little Mountain #2, or JL Jackson Campus."*** (Boldface added.)

2.3 Outdoor Playing Fields

The City owns five outdoor multi-use playing fields, which are maintained by the City and are operated by the Salmon Arm Recreation Society. They are located at two City parks:

- ▶ Little Mountain Sports Complex – three full-sized natural grass fields, one with lighting.
- ▶ Blackburn Park – two full-sized natural grass fields, neither with lighting.

Use of the fields is seasonal, and the operating period varies from year to year depending on the weather and field conditions. In a typical year the grass fields will be open for about six months, between April 15 and October 15. The grass fields have a wide variety of users, including youth soccer, men's and women's soccer, rugby, football, lacrosse, and other sport and recreational groups.

Outdoor Field Challenges

City staff indicate that the existing grass fields are in high demand, and that there is always pressure to open them as early as possible in the spring. Opening them too early can result in damage that impacts their condition for the remainder of the season. The heavy use of the fields throughout the season also results in the need to restrict access to the fields at times, to allow them to rejuvenate after heavy use, heavy rains, and hot weather.

These challenges, in a growing City where the grass field season is only about six months, have resulted in the need for increased outdoor playing field capacity and reliability.

2.4 The SASCU Indoor Sports Complex

In addition to its outdoor playing fields, the City also owns and operates an indoor sports field on a year-round basis at the SASCU Indoor Sports Complex. This indoor playing field is much smaller than the outdoor sports fields, reflecting the facility's history as an ice arena.

SASCU's current surface was installed about two decades ago, as used artificial turf, when BC Place replaced its surface. In addition, the SASCU building is not in good condition, and will require a very significant renewal/replacement program at some point.

Despite small field size, and the deficiencies in the building and playing surface, the facility is popular and has significant community use throughout the year.

2.5 Artificial Field Indoor/Outdoor Priorities and Location

SYSA and City staff members agree that the development of both indoor and outdoor artificial field facilities should be important priorities for the City.

Renewal or replacement of the SASCU indoor sports complex will be a much larger and more costly project than establishing new outdoor artificial field facilities, and will require a much more extensive planning and consultation program. Accordingly, this report is focussed on the potential for new outdoor artificial field facilities.

SYSA and City staff members agree that Blackburn Park is the preferred location for consideration of new outdoor artificial field facilities.

3 Artificial Playing Fields – Conceptual Plan

SYSA has developed a conceptual plan to provide two new artificial fields in the southwest portion of Blackburn Park. Key features include:

- ▶ **Field size and use** – The proposal is to construct two “small-sided” playing fields, approximately three-quarters the length and three-quarters the width of a full-sized “championship” field. Each field would have a playing surface of about 3,885 square meters – approximately half the area of a full-sized field.

Each artificial field would be used for the full range of child & youth sports activities – including training, practices, practice games, and tournament games.

Each field would also be used extensively for a wide range of adult sports activities – including training, practices, and practice games. The fields would also provide support for adult tournament games being held on the City’s full-size natural grass fields.

- ▶ **Lighting** – Night-time lighting is proposed for each of the fields, to extend their hours of use. Night lighting is particularly valuable for artificial fields, given the extended playing season during the spring and fall. These costs are included in following cost estimates.
- ▶ **Pathway/security fencing** – The preliminary design includes a paved pathway around a portion of each field, plus fencing around each field. These costs are also included in the following cost estimates.

A preliminary conceptual plan for the project has been developed by Franklin Engineering, as illustrated in [Appendix A](#). While the plan to construct two small-sided fields is driven in part by the space available at Blackburn Park, the two-field approach also has a number of advantages:

- ▶ The north field would use Blackburn Park space that is currently unoccupied, and the south field would use space that is currently stockpiling fill for use in improving the drainage on the Blackburn grass fields. No existing baseball fields or playing fields would be negatively impacted.
- ▶ The project would result in a very significant increase in Salmon Arm’s total playing field capacity, unlike conversion of an existing field.
- ▶ Field construction would not require losing playing time for conversion of an existing field. (City staff indicate that taking an existing field out of commission for an extended period would be very difficult, due to the high demand.)
- ▶ Construction could be phased, with the first north field being built first, without the immediate need to relocate or apply the fill on the south field site.

As previously noted, City staff and SYSA agree that the proposed Blackburn Park site is the most promising location in Salmon Arm for the proposed artificial fields.

3.1 Construction Costs

Based on the conceptual plan drawings (Appendix A), preliminary cost estimates have been developed by Franklin Engineering for the project.

As illustrated in the following table, Phase 1 (north field) of the project is estimated to cost approximately \$1.1 million in 2022 dollars, including the costs of lighting and fencing. Phase 2 (south field) is estimated to cost approximately \$1.0 million.

These preliminary estimates are for “hard” construction costs, in 2022 dollars, and is before considering “soft” costs such as project planning, project management, geotechnical site investigations, and permitting.

Preliminary Opinion of Probable Cost (2022\$, '000) – excluding soft costs

	Phase 1 (north field)	Phase 2 (south field)	Total
Field Prep, Pathways, Utilities	\$249.5	\$269.6	\$519.2
Synthetic Turf (incl. curbing)	\$325.0	\$325.0	\$650.0
Fencing	\$175.0	\$175.0	\$350.0
Lighting	\$170.0	\$90.0	\$260.0
Subtotal	\$919.5	\$859.6	\$1,779.2
Contingency (10%)	\$92.0	\$86.0	\$177.9
GST @ 5%	\$50.6	\$47.3	\$97.9
Total	\$1,062.1	\$992.9	\$2,054.9

Source: Franklin Engineering, Preliminary Opinion of Probable Cost, Synthetic Turf Fields at Blackburn Park (Phase 1 and 2), June 17, 2022.

3.2 Construction Cost Funding

Appendix B profiles a number of other comparably-sized BC communities that have developed artificial playing fields, and identifies the funding partners that have been involved in financing them. The funding model varies by community, and typically involves a combination of sources – including sports associations, public agencies, private donors and sponsors, senior levels of government, and local authorities.

SYSA has expressed interest in becoming a partial sponsor of the project, and has reached a Memorandum of Understanding with the City to pursue external funding opportunities on the City’s behalf (see Appendix C).

3.3 Ownership, Operations, Revenue Potential

The City would own the new artificial fields, likely operating them through the Salmon Arm Recreation Society, as it does with its five existing grass fields.

Artificial fields typically have lower annual operating and maintenance costs than comparable natural grass fields, and can be rented at higher hourly rates than comparable fields.

The potential of artificial fields to recover their operating costs through rental revenues varies by location, and also by the pricing policies of the owner/operator. However, they can be substantial, in some cases recovering most or all of their annual operating costs.

4 Economic and Community Benefits

Construction of the two new artificial playing fields at Blackburn Park will generate many significant economic and community benefits for the City of Salmon Arm and its residents.

4.1 Playing Field Availability and Capacity

The project will significantly expand the capacity of outdoor multi-use playing fields in Salmon Arm:

- ▶ **Additional fields and space** – The project will add two new artificial fields to the City’s current inventory of five natural grass fields, and will increase the square footage of playing field space by approximately 20%.
- ▶ **Extending the season** – The new fields will have a playing season to approximately seven to eight months, rather than the typical six-month season for grass fields. Artificial fields also require much less “down time” than grass fields, during the months when both fields are open.

The extended season and reduced downtime for artificial playing fields will help the City and the Salmon Arm Recreation Society in managing pressures to open the grass fields too early in the Spring, and following periods of inclement weather.

- ▶ **Extending night time availability** - Lighting the new fields will extend the daily hours of use – including some of the most desirable “prime time” evening hours of operation.

Combining all of these factors, the analysis in the following table estimates that the two new artificial fields will increase the total “prime-time” hours available for play each season by::

- ▶ **27%**, if both of the new fields are unlit.
- ▶ **36%**, if both of the new fields are lit.¹

Half of this increase will be achieved with construction of the north field in Phase 1, while the other half will be achieved with construction of the south field in Phase 2.

¹ The analysis and percentage estimates treat the two new smaller fields as being equivalent to one full-sized field. See footnotes to the following table for other details of the analysis.

Increase in Salmon Arm Outdoor Multi-Use Sports Fields Capacity with New Artificial Turf Fields

	Existing Fields (Blackburn, Little Mtn)	New Artificial Turf		New Total Fields	
		W/out Lights	With Lights	W/out Lights	With Lights
Number of Outdoor Multi-use Sports Fields	5 <i>(5 full-size field equivalents)</i>	2 <i>(1 full-size field equivalent)</i>		7 <i>(6 full-size field equivalents)</i>	
Field Characteristics					
– Types	Natural Grass	Both Artificial Turf		Mix of NG & AT	
– Sizes	All Full-Size	Both Half-Size		Mix of Full & Half	
– Lighting	1 field	No	Yes	1 field	3 fields
– Potential Days Open Annually per Field	184	229	229	184-229	184-229
Potential Annual Hours Open (all fields combined)					
– Total Hours	9,568	4,580	5,496	14,148	15,064
– Total Prime Time Hours	5,818	2,708	3,624	8,526	9,442
Downtime Adjustment (hrs lost- weather, rest, mtn, etc.)	-873	-54	-72	-927	-945
Total Annual Prime Time Hours for Use	4,945	2,654	3,552	7,599	8,497
Total Prime Time Hrs for Use (full-size field equivalents)	4,945	1,327	1,776	6,272	6,721
– Increase with new Artificial Turf				+27%	+36%

Source (existing field number/types/sizes): Salmon Arm Recreation Society, <https://salmonarmrecreation.ca/sports-fields>.

Notes:

- Existing fields - Blackburn Park (2 full-sized multi-use natural grass fields), Little Mountain Sports Complex (3 full-sized multi-use natural grass fields).
- Potential days open annually - 6 months per natural grass field (April 15th to October 15th), 7.5 months per artificial turf field (April 1st to November 15th).
- Potential hours open annually - 10 hours per potential days open per field (12 hours if lit).
- Potential prime time hours open annually - 4 hours on weekdays (unlit) and 10 hours on weekends/holidays (unlit), plus 2 additional hours if lit.
- Downtime adjustment - 15% loss of potential use time per natural grass field and 2% per artificial turf field annually, based on City of Airdrie's 2021 Artificial Turf Sportsfield Feasibility Study by Binnie and RC Strategies Inc. (page 15, "Capacity of Natural vs Artificial Turf Surfaces").

4.2 Field Quality, Consistency, Durability and Availability

The new artificial fields will also improve the quality and flexibility of use of the City's current inventory of outdoor playing fields, adding a new dimension to the playing fields available to Salmon Arm residents. Relative to natural grass, artificial fields offer:

- ▶ **Improved consistency** – More consistent surface quality throughout the playing season.
- ▶ **Enhanced durability** – increased surface durability, not requiring “rest time”.
- ▶ **Forgiveness in low temperatures** – softer and more forgiving surfaces during colder months of the year.
- ▶ **Availability during inclement weather** – Available for use in a much wider range of weather conditions.

4.3 Wide range of Sport & Recreation User Groups

Based on current usage of the grass fields and indoor facility, the new artificial fields will have a wide range of community users and beneficiaries – including for example youth soccer, men’s soccer, women’s soccer, football, rugby, and lacrosse, and other sports.

The new artificial fields can also be expected to attract new users to the City’s outdoor recreational activities, given the new fields’ extended season, increased hours, and enhanced surface quality.

4.4 Injury Rates

The literature indicates that artificial turf and natural grass playing fields have generally comparable sports injury rates, with varying injury patterns by sport.

The literature also indicates that artificial fields may increase player safety during colder months of the year, when natural grass soils can be harder than synthetic turf. A major 2015 study by Toronto Public Health concluded that “artificial turf fields can provide a safer playing surface than paved surfaces and are either as soft as or softer than natural grass fields in the colder months”.¹

4.5 Regional Sports Tourism Opportunities

The new fields can also be expected to create new opportunities for Salmon Arm to attract larger regional tournaments:

- ▶ Child and youth tournaments, where the two new fields can be used (along with the City’s natural grass fields) to host tournament games.
- ▶ Adult tournaments, where the new artificial fields will provide training and practice facilities for games being played on the City’s natural grass fields.

The new artificial fields will provide a natural complement and addition to the existing grass fields at Blackburn and Little Mountain – expanding Salmon Arm’s outdoor multi-use field capacity, and increasing the attractiveness of the City as a sports tournament host. The new facilities will also increase locally-based teams’ ability to train for and be competitive in these tournaments.

Increased visitor spending will generate incremental revenues and employment for the community.

4.6 Access for Persons with Mobility Aids

For persons with mobility aids such as wheelchairs, use of natural grass playing fields raises a number of challenges, particularly where the playing surfaces are uneven and/or in need of repairs.

The artificial fields will provide a more consistent and even surface than the natural grass fields, improving access to outdoor playing fields for persons in Salmon Arm with mobility aids.

¹ Toronto Public Health. Health Impact Assessment of the Use of Artificial Turf in Toronto. April 2015. City of Toronto.

4.7 Meeting Current and Future Community Needs

Salmon Arm's population is growing rapidly, and the City is in need of additional outdoor playing fields. With no obvious space available for new full-size fields, the proposed new artificial fields represent a cost-effective opportunity to expand the City's playing field capacity, to meet Salmon Arm's current and future needs for sports and recreational activities.

The durability and consistency of artificial turf also makes it well-suited for a variety of non-sports-related community events. Staging and other structures for concerts or festivals can be placed on artificial surfaces without the risks associated with natural grass – e.g., creating ruts that later require rehabilitation.¹

By increasing the City's outdoor multi-use playing field capacity, the new playing fields will also provide opportunities for the future growth of outdoor recreational programming in Salmon Arm.

Enhancing community recreation and event programming will increase opportunities for Salmon Arm to attract new residents, especially younger individuals and families, and to retain its existing residents.

4.8 Fulfilling Salmon Arm's Municipal Plans

Artificial field development was identified as a medium-term priority in the City's 2012 Parks and Recreation Master Plan, with Blackburn Park identified as a potential site.

Development of artificial field facilities also fits well with the strategic drivers identified in the City's Corporate Strategic Plan – helping the City advance the key objectives of its community vision:

- ▶ **People** – making Salmon Arm a great place to live.
- ▶ **Places** – positioning Salmon Arm as the regional centre of the Shuswap.
- ▶ **Assets** – reinvesting in core services and infrastructure.
- ▶ **Economy** – bolstering the Salmon Arm economy through strategic partnerships.

¹ City of Airdrie, Artificial Turf Sportsfield Feasibility Study, 2021 (page 16).

5 Conclusions and Recommendations

5.1 Summary of Key Findings

As described in the previous pages, the proposed artificial playing fields represent a cost-effective opportunity to significantly increase the capacity and quality of the City's playing fields, to meet the current and growing future demands.

The project will increase the City's "prime time" playing field hours by an estimated 27% (if not lighted) to 36% (if lighted), at an estimated construction cost (both fields, including lighting and fencing) of approximately \$2.1 million. The new fields will have lower operating and maintenance costs, and significantly higher revenue potential, than comparable grass fields.

The new playing fields will provide a wide range of benefits, to meet the growing sport and recreational needs of the City of Salmon Arm and nearby communities. They will extend the playing field season and increase the daily hours of operation, at a new high-quality facility.

The new artificial fields will also assist the City in managing the use of its existing grass fields, helping to prevent over-use during the Spring season and periods of inclement weather. They will also be available to support non-sports-related community gatherings and events.

5.2 Recommended Next Steps

The recommended next steps for the Shuswap Youth Soccer Association are:

- ▶ **Build community support.** SYSA has taken the lead to date in developing the conceptual plan. It now needs to broaden the support base for the project, to include other sports associations and members of the wider community that will benefit from the new playing fields.
- ▶ **Build external funding support.** SYSA has already expressed an interest in contributing directly to the construction cost of the new fields, and has agreed through a Memorandum of Understanding with the City (Appendix C) to pursue potential additional funding sources (provincial, federal, local business, private donors, etc.) on the City's behalf.
- ▶ **Build support from within the City.** City staff advise that Salmon Arm has a number of other high-priority capital initiatives. SYSA needs to heighten the City's awareness of and appreciation for the very significant benefits resulting from the new fields, at a modest net financial cost (moderate construction costs, potential for shared capital funding, potential for operating cost recovery).

These recommendations are to assist the City in achieving its medium-term objective, as established in its 2012 Parks and Recreation Master Plan, to *"Build a lighted artificial turf field to help extend the playing season."*

Appendix A – Preliminary Project Design Concept



Appendix B – Artificial Fields in Comparable Communities

BC is home to a number of artificial turf fields. In addition to numerous ones in BC's larger urban centres, a number of small-to-medium sized BC communities have also invested in artificial fields.

The following table provides examples of small-to-medium sized BC communities, with populations of less than 50,000, that have built and are currently operating artificial playing fields.

Some BC communities, such as Vernon, are also in the process of planning additional artificial fields.

Examples of Outdoor Artificial Turf Fields in Small-to-Medium Sized BC Communities

Field Name	Community	City Population	Built/Replaced	Funding Partners
Charles Hays Field	Prince Rupert, BC	12,300	Replaced circa 10-years ago	City of Prince Rupert School District #52 PR Youth Soccer Assc. PR Port Authority
Alberni District Secondary School Turf Field	Port Alberni, BC	18,259	Built circa 2013 (part of \$58M new school project)	Provincial Government et al
Squamish Artificial Turf Field	Squamish, BC	23,819	Built in 2012 (budget est. \$1.7M)	District of Squamish Prov Comm Rec Program 2010 Olympics Legacy Fund Squamish Soccer Assc.
GP Vanier Synthetic Turf Field	Courtenay, BC	28,420	Built in 2014	Comox Valley Reg. District City of Courtenay CV United Soccer Club School District #71
Greater Vernon Athletics Park Synthetic Turf Field	Vernon, BC	44,519		

Source (population): Statistics Canada, 2021 Census.

In addition, a number of small-to-medium sized communities in Alberta have also invested in outdoor multi-use artificial playing fields. Examples include the Town of Bonnyville (pop. 6,404), City of Lacombe (pop. 13,396), City of Cold Lake (15,661), City of Fort Saskatchewan (pop. 27,088), and City of Spruce Grove (pop. 37,645).

Appendix C – SYSA/City of Salmon Arm MOU

Memorandum of Understanding

WHEREAS, the City of Salmon Arm (CSA) and the Shuswap Youth Soccer Association (SYSA) have a shared interest in promoting the sport of soccer in the community;

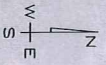
AND WHEREAS, SYSA has a desire to construct synthetic turf surfaces on CSA lands, herein referred to as Blackburn Park;

AND WHEREAS, CSA and SYSA desire to enter into a Memorandum of Understanding for the purpose of authorizing SYSA to apply for grant funding that would facilitate the construction of synthetic turf surfaces at Blackburn Park.

NOW, THEREFORE, it is hereby agreed by and between CSA and SYSA as follows:

- SYSA is permitted to make application for funds to construct synthetic turf surfaces at Blackburn Park;
- If SYSA is awarded funds for the synthetic turf surfaces, an agreement will be drafted that spells out the relationship between SYSA and the City with respect to construction and/or installation, including but not limited to the following:
 - SYSA will complete all required works or have a contractor complete all required works within a specified period of time;
 - CSA retains ownership of the lands and will assume responsibility of the synthetic turf surfaces upon completion;
 - CSA, through the Salmon Arm Recreation Society, will manage all bookings of the synthetic turf surfaces and establish appropriate rental rates; and
 - CSA will maintain the synthetic turf surfaces in accordance with the manufacturer's specifications.
- Both parties will transparently and openly communicate with each other at all times and commit to working together for the betterment of youth soccer in the community.
- CSA has not committed to capital expenses or improvements related to any synthetic turf surfaces that may be installed at Blackburn Park.

Approved by:



REVISION	DATE	ISSUED BY	APPROVED BY
1	2024-06-15	N.T.J.	J.P.F.
2	2024-06-27	OWN	J.P.F.
3	2024-07-24	OWN	J.P.F.
4	2024-08-12	OWN	J.P.F.
5	2024-08-29	OWN	J.P.F.



OVERVIEW PLAN



DESIGNER	N.T.J.
CHECKED BY	J.P.F.
DATE	22-06-15

DESIGN NO.	2024-122	DATE	15/06/24
ISSUED BY	N.T.J.	APPROVED BY	J.P.F.
SCALE	1:500	DATE	15/06/24
PROJECT NO.	2024-122	DATE	15/06/24

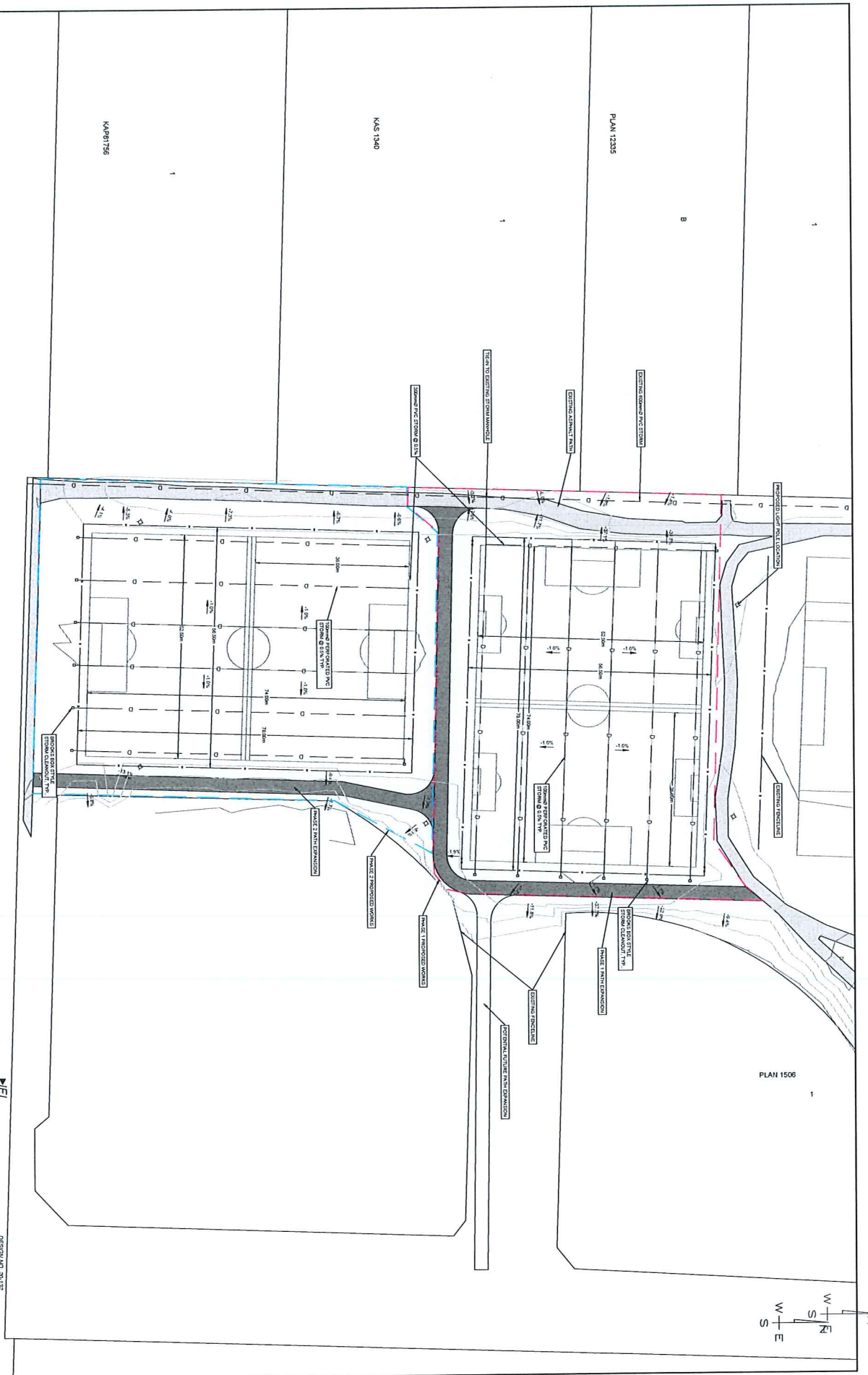
REV. NO.	REVISIONS	DATE	DESIGNER	APPROVER
1	ISSUED FOR INFORMATION	2025-06-15	NTJ	JLF
2	ISSUED FOR INFORMATION	2025-06-27	CHN	JLF
3	ISSUED FOR INFORMATION	2025-07-21	CHN	JLF
4	ISSUED FOR INFORMATION	2025-08-27	CHN	JLF
5	ISSUED FOR INFORMATION	2025-09-17	CHN	JLF

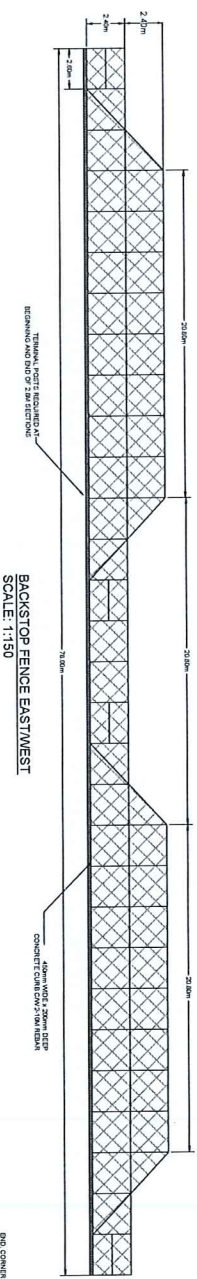


SITE PLAN

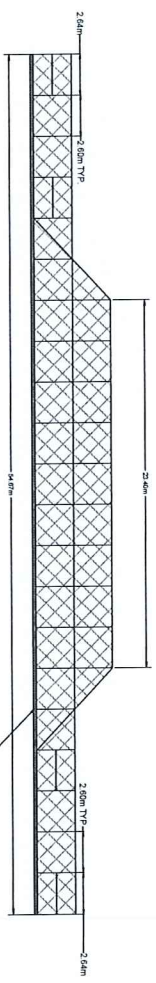


DESIGNED BY	NTJ	DESIGNED DATE	2025-06-27
CHECKED BY	JLF	DATE	2025-06-15
APPROVED BY	JLF	DATE	2025-06-15
SCALE	1:800	DATE	2025-06-15
NO. OF SHEETS	5		

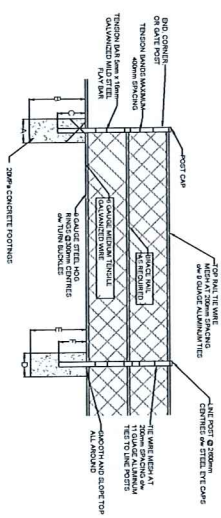




BACKSTOP FENCE EASTWEST
SCALE: 1:150

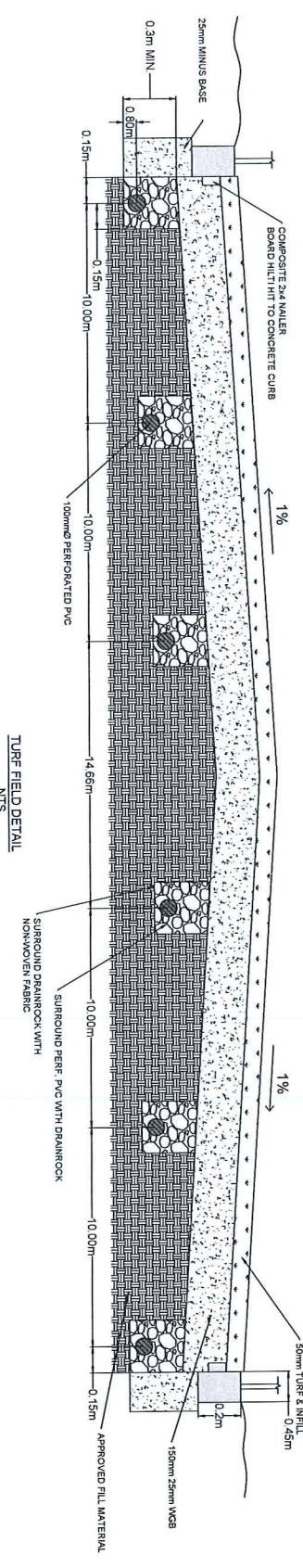


BACKSTOP FENCE NORTH/SOUTH
SCALE: 1:150



CONCRETE FOOTINGS

HEIGHT	LENGTH	AREA	VOLUME
200	1000	0.20	0.02
300	1000	0.30	0.03
400	1000	0.40	0.04
500	1000	0.50	0.05



TURF FIELD DETAIL
NTS

REV NO	DESCRIPTION	DATE	DESIGN	APPROVE
1	ISSUED FOR INFORMATION	2023-06-15	NTJ	JLF
2	ISSUED FOR INFORMATION	2023-06-27	OWH	JLF
3	ISSUED FOR INFORMATION	2023-07-27	OWH	JLF
4	ISSUED FOR INFORMATION	2023-08-27	OWH	JLF
5	ISSUED FOR INFORMATION	2023-09-27	OWH	JLF

DESIGNER	NTJ	DESIGN NO.	20-22
CHECKER	JLF	DATE	22-06-15
APPROVER	JLF	REV	3 of 3
			REV 5



PREPARED BY:
 FRANKLIN ENGINEERING LTD.
 CALCULATED BY: Cooper Henderson
 REVIEWED BY: Jayme Franklin
 Date: October 17, 2023

Preliminary Opinion of Probable Cost - Phase 1

SYSA Synthetic Soccer Field, Blackburn Park

ITEM	MMCD Reference	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1.0	Division 31	Field Prep				
1.01	31 22 16.1	Clearing and grubbing with disposal offsite	m ²	4300	\$2.00	\$8,600.00
1.02	31 22 01	Cut to fill onsite	m ³	740	\$15.00	\$11,100.00
1.03	31 22 01	Cut to stockpile	m ³	1230	\$10.00	\$12,300.00
1.04	31 22 16.1	Trim and compact field subgrade	m ²	4300	\$2.00	\$8,600.00
1.05	32 01 16.7	Supply and install Granular base (150mm thk)	m ³	645	\$85.00	\$54,825.00
Sub-Total: Field Prep						\$95,425
2.0	Division 32	Pathway Replacement & Improvements				
2.01	31 22 16.1	Trim and compact path subgrade	m ²	529	\$10.00	\$5,290.00
2.02	31 22 16.1	Supply and install Sub-base (300mm thk)	m ³	159	\$95.00	\$15,076.50
2.03	32 11 13	Supply and install granular base (75mm thk)	m ³	40	\$150.00	\$6,000.00
2.04	32 12 16	Supply and install Asphalt Paving (50mm thk)	m ²	529	\$50.00	\$26,450.00
Sub-Total: Pathway Replacement						\$52,817
3.0	Division 33	Utilities - Stormwater				
3.01	30 40 01	100mm DR 28 Perforated PVC with Drain Rock	m	464	\$150.00	\$69,600.00
3.02	30 40 01	300mm DR 35 PVC	m	64	\$350.00	\$22,400.00
3.03	33 44 01	Tie in to existing 600mm PVC storm line	ea	1	\$2,000.00	\$2,000.00
3.04	30 40 01	200mm storm cleanout c/w brooks box	ea	1	\$1,500.00	\$1,500.00
3.05	30 40 01	100mm storm cleanout c/w brooks box	ea	6	\$750.00	\$4,500.00
Sub-Total: Utilities						\$100,000
4.0	-	Miscellaneous				
4.01	-	Fencing Enclosure	ls	1	\$200,000.00	\$200,000.00
4.02	-	Supply & Install Synthetic Turf Field	ls	1	\$350,000.00	\$350,000.00
4.03	-	Synthetic Turf Field Curbing	m	269	\$150.00	\$40,350.00
4.04	-	Field Lighting with Install	ls	1	\$200,000.00	\$200,000.00
Sub-Total: Miscellaneous						\$790,350
ESTIMATE SUB-TOTAL:						\$1,038,592
CONTINGENCY (10%)						\$103,859
GST (5%)						\$57,123
TOTAL:						\$1,199,573