

To: Chief Administrative Officer **Date:** February 20, 2024
From: Louis Dauphin, Director of Parks, Recreation & Culture
Subject: Destination Spray Park – Update

Recommendation(s)

This report is provided for information only. No recommendation is made but Council direction is requested as to whether a scope or budget change is required and whether or not staff can include the conceptual plans with upcoming planned Master Plan and activity Hub Corridor public engagement.

Purpose

To provide Council with conceptual design, costing, and phasing for a destination spray park at 9104 Emiry Street.

Background

At the February 16, 2023 Freestanding Committee of the Whole (Corporate Administration and Finance Committee – Budget) meeting, the Committee passed a resolution to schedule a meeting to discuss capital plan priorities in April 2023.

At about the same time the Provincial Government announced a \$1 billion grant to be provided to municipal governments to support capital infrastructure projects. The City of Mission would received \$8,839,000 as part of the Growing Communities Fund grant program.

On May 29, 2023 at a Special Council Meeting, staff presented a report that provided an amended capital plan, the estimated reserve balances and a list of new initiatives Council could consider adding to the capital plan. At this Special Council Meeting, Council resolved to include as an expenditure in the City of Mission Capital Plan 2023 to 2027 \$1,500,000 for a destination spray park (including parking and washrooms).

Parks, Recreation & Culture (PRC) procured the services of an architect to investigate the potential sites best suited for a destination spray park in Mission. The scope of work included site selection and suitability, available amenities, and parking.

At the November 6, 2023 Council Meeting, a report from staff regarding a destination spray park feasibility study was provided for Council's consideration. At this meeting Council noted concerns about the suitability of different locations for a destination spray park, timeline challenges, and service upgrade requirements. Staff were directed to report back with options for a destination water park at 9104 Emiry Street, including, but not limited to the following:

- A play structure;
- Parking;
- Washrooms;
- A picnic area;
- Timeline;
- Budget; and

- Possible phasing of completion.

Discussion and Analysis

PRC procured the services of an architect to develop a high level, phased plan and costing for a destination spray park at 9104 Emiry Street. The architect noted the characteristics of the site include a relatively flat landscape with many mature trees at the end of a dead-end road in a suburban area that was experiencing rapid urban development and has no public transit at this time.

The architect developed the design and cost estimate for Emiry Park with supporting infrastructure including phased parking for 30 to 60 stalls, space for a food truck, a washroom and changeroom facility, a half basketball court, playground, dog park area, and open grass space for picnicking and BBQ. Attachment A includes the estimated cost of Phase 1 and Attachment B includes the total cost of Phases 1 and 2. Attachment C provides the conceptual images of the Phase 1 and 2 spray park designs.

The first phase of developing Emiry Park involves:

- Land clearing
- Installation of utilities, grading, and planting
- Construction and installation of park elements and amenities
 - Spray Park
 - Washrooms/Changerooms
 - Walking paths
 - Picnic shelter
 - 30 car parking lot
 - Lighting

The second phase of development consists of:

- Expansion of the parking lot to 60 spots
- Construction and installation of additional park elements and amenities
 - Basketball court
 - Dog park
 - Playground

The architect noted, to accommodate a layout of the above-listed elements, Emiry Park will require extensive clearing and optimal placement of the parking lot to be close to both the spray park and open spaces that could be used for recreation programming or unstructured activities. Road and utilities upgrades will be required for a non-recirculating spray park option, but the existing water supply can accommodate a recirculating spray park. If Council prefers a non-recirculating spray park, it makes sense for the City to wait until adjacent developments and related servicing upgrades are complete to take advantage of the upgrades required as part of those developments. However, that could mean waiting for 1-3 years.

The proposed spray park in Emiry Park is set at approximately 587m² in area. For comparison, the spray park at the Mission Leisure Centre is approximately 460m² in area. Looking at neighboring municipalities, the spray parks in Maple Ridge Park (constructed in 2005) and Albion Sports Complex (constructed in 2014) are approximately 400m² and 370m², respectively. It is also noteworthy to mention the spray park in Maple Ridge Park is currently scheduled for replacement for summer 2025 (Attachment D) and projected costs are in-line with estimates for the Emiry Park spray park. The area of the new Maple Ridge Park spray park is estimated to be approximately 847m². In the Township of Langley, the spray park in Philip Jackman Park (constructed in 2019) is approximately 1,700m². The Township of Langley's Otter Co-op Water

Park is a water park as opposed to a spray park and occupies a much larger area and was built at a much larger costs as part of a new recreation centre.

Financial Implications

At the May 29, 2023 Special Council Meeting, Council resolved to include as an expenditure in the City of Mission Capital Plan 2023 to 2027 \$1,500,000 for a destination spray park (including parking and washrooms).

At the November 6, 2023 Council Meeting, the project scope was expanded to include further development of Emiry Park and additional amenities. Based on the architect's proposal, the estimated total cost of a developed park (at the end of phase two) is \$4,867,163.



It is difficult to determine the individual cost of spray parks in the neighbouring municipalities of Aldergrove and Maple Ridge, as some of their spray parks were part of a more comprehensive expansion and renovation of community recreation centres. Riverside Park in Kamloops (shown in above and below photos); which includes a spray park, playground, washroom and changeroom facilities, picnic tables, benches, accessible paved trails, and lighting had a total cost of approximately \$6,000,000.



The estimated project costs (Attachment A) include \$962,500 for the spray park, which is also in-line with the cost of the spray park at Riverside Park. This is for a recirculating spray park which is recommended given tightening water conservation restrictions and would show leadership by the City. The difference between a recirculating and non-recirculating park is estimated to be about \$300,000. The vendor of the spray park at Riverside Park is the same vendor that constructed the spray park at the Mission Leisure Centre.

The cost estimates in Attachments A and B include significant costs for site clearing and site preparation. Additional costs for servicing upgrades may be required depending how quickly adjacent development proceeds. This area of Emiry and Tunbridge will see several developments constructed over the next 2-3 years and could be an active construction zone for an extended period of time.

Given an estimated deficit of about \$3.4M, Council would need to adjust the scope of the destination spray park or add to the project's budget. The Director of Finance will have several funding options ready for discussion at the February 20, 2024 meeting but it may be that funds can be sourced from different reserves such as the Parkland and Forestry Legacy reserves.

Staff understand that Council is not interested in charging admission to the new spray park but staff could pursue corporate donations in return for naming rights if that is of interest.

Impacts to the PRC operating budget will not entirely be known until construction is complete but it is anticipated that approximately \$20,000 per year would need to be added to the PRC budget to accommodate maintenance costs assuming there is no need for on-site staff supervision.

Communication

If Council approves of the proposal, the proposed park layout can be included in the upcoming stakeholder engagement portion of the PRC Masterplan update for additional community feedback and input.

Summary and Conclusion

PRC procured the services of an architect to develop a high level, phased plan and costing for a destination spray park at 9104 Emiry Street. The proposed design consists of two phases and an overall cost of \$4,867,163. Given the budget is currently \$1.5M, Council will need to reduce the scope of the project or add to its budget. Direction is requested as to whether staff can include the attached conceptual plans with the upcoming Master Plan public cengagement.

Report Prepared by: Louis Dauphin, Director of Parks, Recreation & Culture

Reviewed by: Jason Horton, Manager of Parks & Facilities

Approved for Inclusion: Mike Younie, Chief Administrative Officer

Attachment(s)

Attachment A: Emiry Park – Phase 1 Cost Estimate

Attachment B: Emiry Park – Phase 2 Cost Estimate

Attachment C: Emiry Park – Landscape Set

Attachment D: Maple Ridge Spray Park Concept