



SOUTH CARIBOO RECREATION CENTRE PROPERTY SITE PLANNING

January 2012

January 14, 2012

Mr. Darron Campbell
Community Services Manager
Cariboo Regional District
180D North 3rd Avenue
Williams Lake, BC V2G2A4

Dear Mr. Campbell,

Re: South Cariboo Recreation Centre Property Site Planning

We are pleased to submit this report describing the work completed on this project. It has been a pleasure working with you, 100 Mile House, and the stakeholders.

We wish you all the best in the future planning of the Recreation Centre site and adjacent properties.

Sincerely,
CATHERINE BERRIS ASSOCIATES INC.

Catherine Berris, FCSLA, MCIP
President



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1.0 INTRODUCTION

1.1 Context

The South Cariboo Recreation Centre Property is a 9.1 hectare property on Airport Road in 100 Mile House. The facilities on the property include an arena, curling rink, Agriplex, rodeo grounds, two ball diamonds and supporting infrastructure and parking. Owned by the Cariboo Regional District (CRD), the site has been used for recreation for many years and there are established user groups.

The Recreation Centre property is bounded by a small airport to the north, a large pond/wetland to the east, and Peter Skene Ogden Secondary School to the southeast. A universally accessible trail has recently been built around the pond/wetland, and there is a connecting trail from that loop to the school site.

South of the CRD site is a property owned by the District of 100 Mile House (100MH). The site was acquired and cleared for recreational purposes, however previous plans for the site changed, and the type of recreational use is currently undetermined. There is an informal bike park on this property.

From time to time, requests are made to the CRD to add new uses or to expand existing amenities on their property. Development opportunities that have been suggested in the past include an aquatic centre, improved Agriplex, expanded rodeo grounds, and additional ball fields. Without the benefit of a plan for the site, the CRD is reluctant to commit to major changes. The 100MH property has significant opportunities for recreational use which could potentially be planned in coordination with the CRD property.



1.2 Purpose of Project

The purpose of this project was to explore potential redevelopment or expansion options for the South Cariboo Recreation Centre Property, and potential opportunities for the 100MH lot that could be complementary with uses on the CRD site.

The intent was to explore long-term plan options to guide decision-making by the CRD and 100MH in relation to recreational development on these sites. The planning undertaken was schematic and conceptual. Site design and detailed design are required prior to any future development.

1.3 Planning Process

The planning process included the following tasks:

- Acquisition of base plans and background information from the CRD and 100MH
- Interviews with stakeholder group representatives regarding their current use of the CRD site and their perspectives on the existing conditions and future development of the property (see Appendix A)
- Tour of the existing facilities and properties, and discussions with the CRD and 100MH
- Workshop meeting with stakeholders focusing on strengths and challenges of the CRD property, plan objectives, and future uses and facilities (see Appendix B)
- Preparation of site analysis, objectives, a program of new and upgraded facilities, and preliminary plan options
- Review of the plan options with the CRD and 100MH
- Preparation of refined plan options and a draft report
- Preparation of a final report based on review by the CRD and 100MH



Stakeholder Workshop

2.0 ANALYSIS

2.1 CRD Recreation Centre Property Site Analysis

The analysis of the study area was conducted through fieldwork, consultation and review of background information. A base map was prepared for planning purposes from the best information available, which included a relatively old air photo and digital plan of the CRD site, and a pdf version of the property line of the 100MH lot. The lack of a recent site survey or air photo means that the base plan is not particularly accurate and it should not be used for design or construction purposes. The locations of the following features were estimated through site observations only: bike park, path around pond/wetland, washroom on CRD property, and trail crossing the creek. Contours were not available and site plan options were based on site observations of the grades.

The following is a summary of the analysis of the CRD property (Figure 1):

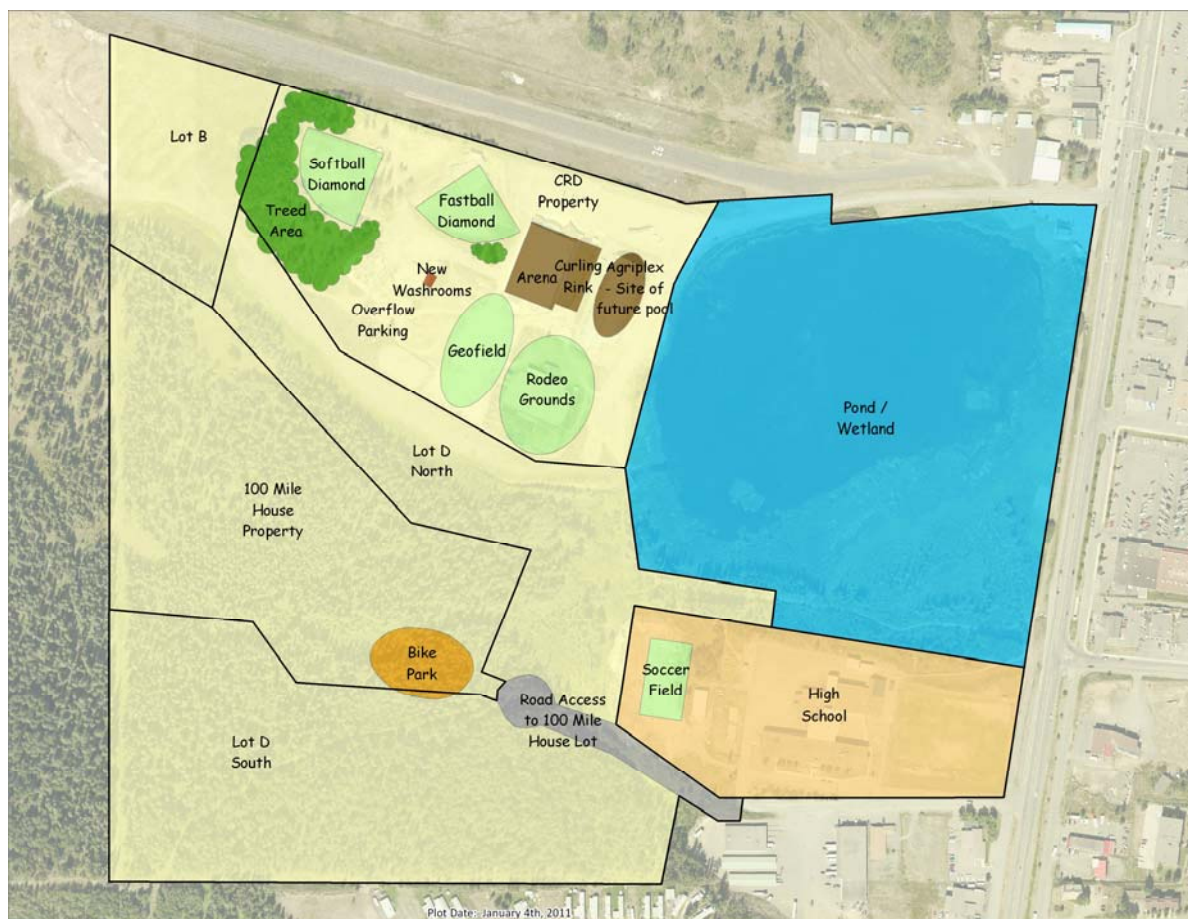


Figure 1 – Site Analysis Locations

- **Arena** – The arena is a relatively new facility. It has a capacity of 800 spectators for ice events and 2,400 for dry floor uses. In addition to skating and hockey, the arena is used for many types of events including trade shows, concerts, boxing, car shows, circus and other recreational activities.
- **Curling Rink** – The curling rink is an older facility which has been incorporated within the arena structure. There are 3 sheets of ice for curling.



Agriplex and Arena



Fastball Diamond



Rodeo Grounds



Wooded Area on Recreation Centre Property

- **Agriplex, Rodeo Grounds and Swimming Pool** - The Agriplex was built in the early 1970s and a number of challenges with the building have caused it to be closed in recent years. Some repairs being conducted may enable the building to be used for several more years, however the building does not have long-term utility. In 2010, 100MH conducted a South Cariboo Swimming Pool Study (Bruce Carscadden Architect Inc.). This study explored community needs and potential locations for a swimming pool. The site of the Agriplex was selected as the preferred option. Consultation conducted for this project determined that there is a high level of community support for a swimming pool at that site, even though it may take some time to accomplish due to the funding needed. It is good

recreation practice to combine facilities such as an arena and swimming pool. If the swimming pool is to be located here, it would require relocation of the Agriplex and rodeo grounds elsewhere to accommodate the parking required for the pool. The Agriplex needs to be replaced and the rodeo grounds are aging and require reconstruction, and this high profile location next to the arena is not considered an optimum site for these uses. For these reasons, this planning study reserves the site for the swimming pool adjacent to the arena and assumes that the Agriplex and rodeo grounds will be located elsewhere.

- **Parking Lots** – The main parking lot on the site is north of the arena and Agriplex. It is a very large unattractive expanse of paving with a layout that is not highly efficient. There is another large gravel area used for overflow parking south of the fastball diamond.
- **Special Events** – The facilities on the site are used for special events, the largest of which is the Fall Fair. During that event, the rodeo grounds are in use, the curling rink is used as an exhibition hall, the arena is a trade show, there is a stage on the entry plaza in front of the arena, and a ball diamond becomes a kids' zone. Other events include a trade show in the spring, graduation and Halloween Town in October. Parking and circulation are very challenging during major events, particularly with only one entry/exit road.
- **Geofield** – An area with buried pipes for geothermal heat exchange is location southwest of the arena. This location cannot be used for any buildings or structures. Parking is an acceptable use.
- **Ball Diamonds** – There are currently two ball diamonds on the property. The east one is a men's fastball diamond, and the west one is a minor softball diamond. These diamonds meet the needs of the respective user groups, and there is interest in retaining them. The ball players and 100MH have also confirmed the need for an additional ball diamond, likely for slo-pitch, in the community. Locating it here would allow for tournaments and it would provide more justification for an expanded washroom with concession. It would also be considered a "replacement" for a ball diamond for youth that was on the property prior to the development of the arena. A small fenced beer garden is located south of the fastball diamond. This use is easy to relocate if necessary. There are some concerns about off-leash dog use of the ball diamonds.
- **Washrooms** – A washroom building was constructed near the ball diamonds fairly recently. Although washrooms in that location are welcomed by the user groups, there are concerns about the quality of the washroom building and the user groups feel there is still a need for additional washrooms on the property.
- **Treed Areas** – There are some attractive treed areas on the property west and south of the softball diamond, and a small patch south of the fastball diamond. These present an opportunity for shaded trails and informal use areas, and they add character to the site.
- **Utilities** – The CRD property has power, water and sewer, the latter of which is supported by a lift station.

2.2 Site Analysis of Surrounding Properties

The following is a summary of the analysis of the properties that surround the CRD property (Figure 1):

- **Pond/Wetland** – The pond/wetland east of the CRD site is owned by Nature Trust. A Visitor Information Centre in the northeast corner is leased to 100MH. A universally accessible trail was recently built around the pond. This is a highly attractive site and feature used by residents and tourists. The more it is connected with the CRD site visually and with trails, the more it has the opportunity to enhance the CRD site.
- **Lot B** – This property west of the CRD site is within the Agricultural Land Reserve and is privately owned land, with potential for the municipality or the CRD to acquire it. It has been used by the Outriders for rodeo-related purposes with the permission of the owner. This lot must be consolidated with another lot to be used since it lacks road access.
- **Lot D North** – This corridor of land is located between the CRD and the 100MH properties. It is an environmentally sensitive gully containing a portion of a small pond, a creek and a wetland. There are significant slopes along the north and south sides of the gully. The lot is privately owned, with potential for 100MH or the CRD to acquire it. There is an opportunity to cross this riparian area with a trail or road, using a culvert and/or bridge to link the CRD and 100MH properties. A preferred crossing location was identified, being the narrowest part of the gully with the least environmentally sensitive habitat. An informal trail currently crosses the gully in that location.
- **100MH Property** – This large property owned by 100MH has a covenant indicating that the land must only be used for recreation. Most of the site has been cleared. There is an informal bike park in the southeast portion with landforms, trails and structures built by the bike users. There are concerns that access to the site for emergencies is difficult and that there is minimal visibility into the bike park. This site does not have power, water or sewer, but utilities will be provided to the property by 100MH when they are needed.
- **Road Access to 100MH Lot** – A gravel road currently provides access to the 100MH property. The road is closed to vehicles in winter.
- **Lot D South** – This lot is privately owned and will likely be developed for residential use in the future.



Pond/Wetland



Lot B



Lot D North Riparian Area



100 Mile House Property

3.0 SITE PLAN OPTIONS

3.1 Objectives

The following are the objectives for the site planning, as determined through consultation with the CRD, 100MH and stakeholders:

- Improve traffic flow and provide parking near all major facilities
- Provide a linked trail network
- Group recreation uses to achieve efficiencies and more social interactions
- Retain some attractive treed areas on the site
- Provide good accessibility to all uses

3.2 Program

The following is the proposed program of facilities, as determined through consultation with the CRD, 100MH and stakeholders:

- Swimming pool in the preferred location per pool study (see section 2.1)
- Ball diamonds – retain (or replace) the two existing diamonds, add another ball diamond if possible
- Common area near ball diamonds – expanded washrooms, concession, play area, seating, etc.
- New Agriplex and rodeo grounds – ideally on one of the these two properties, but potentially in another location as an alternative
- More looped trails connecting to trails beyond the study area
- Bike park – potentially a skate park as well in the future adjacent to the bike park
- Dog off-leash park (optional)

3.3 Plan Options

Four plan options were prepared (pull-out maps). The options are conceptual, intended to explore the approximate locations and sizes of the proposed facilities. They are not to be used for design purposes. For example, parking lots are shown to test the area required for the number of parking spaces specified. There are opportunities during design to refine the parking lot layouts to allow for more green corridors and pathways through them or to distribute the parking differently throughout the site.

Each option is presented as a long-term plan. In all cases, there will be various phases of development and it could take many years to achieve the plan. For example, all options involve relocation of the

Agriplex and rodeo grounds, however they may remain where they are for an undetermined time until funding becomes available for construction of the swimming pool.

The following characteristics are common to all of the options:

- Parking requirements (as determined by 100MH) are accommodated for the various uses as follows: arena – 188 spaces, Agriplex – 178 spaces, pool – 124 spaces, curling rink – 12 spaces. Additional parking spaces are provided for the ball diamonds and bike park.
- Swimming pool is located east of the arena and curling rink. It is hoped that the new pool building can be designed to allow for entry from the south as well as from the north.
- Any new ball diamonds are built to accommodate a tournament standard for men's slo-pitch, with 275 foot sidelines.
- A skate park is not shown, but could be included in the bike park area.
- A dog off-leash area is not shown, but could be included in an undesignated location, especially on the 100MH lot where there is ample space.
- The existing washroom building is upgraded and expanded to include more washrooms and a concession. Expansion at the current location makes use of the existing utilities.
- Airport Road enters the CRD property and branches into the parking lot in front of the arena, and south to the back of the arena and swimming pool.
- A loop road on the west side of the arena connects the north and south parking lots. Options for this road include a one-way road going from north to south or a service road only with bollards. In some options it may be possible to shift this road farther west and to allow two-way traffic. Emergency exit doors from the arena need to be accommodated.
- Loop trails connect to the pond/wetland and link the CRD and 100MH properties. All options have the potential for additional loop trails.

The following are the specific features of each option, followed by an evaluation of the primary strengths and challenges:

Option 1

Design Features:

- Retains existing ballfields and adds one new one
- Separate parking area close to ball diamonds
- Small parking area on 100MH lot close to bike park
- Agriplex and rodeo relocated elsewhere

Strengths:

- CRD site has open space for trails and trees
- Saves the cost of building a road across the riparian



area

- Uses existing locations and an area that is already cleared for the ballfields

Challenges:

- Bike park is not very visible
- Alternate location required for the Agriplex and rodeo

Option 2

Design Features:

- Retains existing ballfields
- Agriplex southwest of men's ballfield with rodeo west of it, overflow rodeo on Lot B

Strengths:

- Compact uses on CRD site, including retention of Agriplex and rodeo
- Saves the cost of building a road across the riparian area



Challenges:

- Rodeo may require two separate locations to have enough space (or else remove trees)
- Third ball diamond not included
- Bike park is not very visible

Option 3

Design Features:

- Three new ball diamonds constructed in order to fit three diamonds plus Agriplex on CRD site
- Agriplex southwest of men's ballfield with rodeo west of it, overflow rodeo on Lot B

Strengths:

- Includes 3 ball diamonds and Agriplex/rodeo on CRD site
- Good configuration of ball diamonds for tournaments
- Field configuration could facilitate water supply to the fields, and a central water/lighting/utility building



- Saves the cost of building a road across the riparian area

Challenges:

- Requires cost of rebuilding two ball diamonds
- Rodeo may require two separate locations to have enough space
- Bike park is not very visible
- CRD site may feel crowded with less green space and loss of most of the treed areas

Option 4

Design Features:

- Retains existing ballfields and adds one new one (potential variation on Option 4 is a field layout similar to Option 3)
- Separate parking area close to ball diamonds
- Agriplex and rodeo located on 100MH lot
- Road connection across riparian area (though this could be a future phase)
- Bike park along new road on 100MH lot



Strengths:

- CRD site has open space for trails and trees
- Space available for an Agriplex and large rodeo grounds
- Strong link between CRD and 100MH properties
- Improved circulation and much better access to 100MH lot
- Bike park is highly visible and accessible
- Uses existing locations and an area that is already cleared for the ballfields
- Allows for a looping of the municipal water system from 7th Street through Lot D North and around to Airport Road West

Challenges:

- High cost of building a road across the riparian area (if included)
- Requires utilities to the property

APPENDIX A

Summary of Interviews

Agriplex

- Many uses including equestrian, 4H, archery, dog training, private events, agricultural fairs
- Used by 700 to 1000 people per year, all ages, pays for itself
- Season of use year-round
- Repairs under way based on permit
- Group would like a larger building and larger rodeo grounds, trail to 99 Mountains and pond/wetland, connection to 100MH site and high school, one management for the entire Recreation Site, dog off-leash area

District Outriders

- Uses include a wide variety of equestrian activities, cattle penning, rodeo, pony club – many different groups, all ages, 100 member of Outriders
- Season of use late March to late October, plus use of Agriplex when available in winter
- Use Lot B for horse jumping show, use trails
- Would like to expand, e.g., not big enough for dressage
- Agriplex is dark inside, horses don't like it – would like a new Agriplex, secured access to Lot B, stabling facilities, loop road between CRD and 100MH properties

South Cariboo Aquatic Society

- Over 500 members, all ages
- Currently they have to travel 100 km to a public pool
- Would like a new pool with shared administration/common areas with Rec Centre

Men's Fastball

- 75 players, 16 to 60 years old, only men's fastball league north of Kamloops, long history on this site (1970)
- Season of use beginning of May to end of June plus tournaments
- Minor and youth softball and dog shows also use the diamond, slo-pitch is more difficult to share field with

- Use trails for warm-up and kids
- Would like lights on the field, improved drainage, water on softball field, another field for children's softball

Youth Softball

- 150 players, 5 to 18 years old
- Season of use beginning April to end of June plus summer tournaments
- Would like slide surface, improved drainage on men's field, another field for tournaments plus a small diamond for children, drinking water, lights, concession building, skateboard park on site

Hun City Mountain Bike Club

- About 30 members 3 to 80 years old, membership increasing
- Season of use April to October
- Group would like more trails and more signs for existing trails, more resources for maintenance, better trail connection to CRD site, outhouse, picnic table, relocation of the skateboard park from Bridge Creek to this location (properly built with professional input and consultation)

Curling Club

- 68 regular players plus juniors and seniors – total of 116
- Season of use October to March
- Would like more connection between hockey and curling rinks

Peter Skeen Ogden High School

- About 500 students, use Recreation Centre sits for physical education classes – baseball, ice rink, curling
- Students run around the pond/wetland – would like distance markers, used for biology class, skating on pond
- Would like track nearby, pool, skateboard park

APPENDIX B

Stakeholder Workshop – October 2, 2011

Participants:

Brenda Lund, South Cariboo Aquatic Society
Kathy Reid, South Cariboo Aquatic Society
Art Dumaresq, CRD Director (did not “vote”)
Corinne Moore, Women’s Softball
Peter Reid, Agriplex Society
Rick Jones, Agriplex Society
Ron Szigety, Outriders
Rob Sanford, Men’s Fastball
Michael Kidston, Outriders

Catherine Berris, Consultant, CBA
Darron Campbell, CRD

Site Strengths

- Multi-use facilities – arena, curling, ball diamonds, agricultural
- Some good facilities
- Central location – close to schools
- History
- Size of property
- Marsh walk – educational, accessible to kids, seniors
- Community donations to site – time, materials, etc.
- Scenic

Site Challenges

- Buildings old – rodeo structures, Agriplex
- Not enough parking for events – no signs, no attendants to direct people, people park on the road facing the marsh (west of marsh)
- Traffic flow issues – congestion
- Not enough communication among groups regarding events
- Concerns re: emergency access
- Security – vandalism
- Washrooms – quality of new washroom building, distribution of washrooms, not enough washrooms

- Drainage to ball fields and surrounding areas – clay base
- Bike park – vehicles were destroying jumps, blocked access, now no emergency access
- Loss of ball field lights
- Not enough lighting for night events, security
- Use of ball fields for off-leash dogs

Objectives

In order of priority based on “voting”

- Support multiple uses
- Funding formula that is fair – in terms of the source of the funding and where/how it is spent
- Accessible to all types of users
- Community-oriented – building and supporting community and the economy
- Safety
- Space for expansion of the various uses

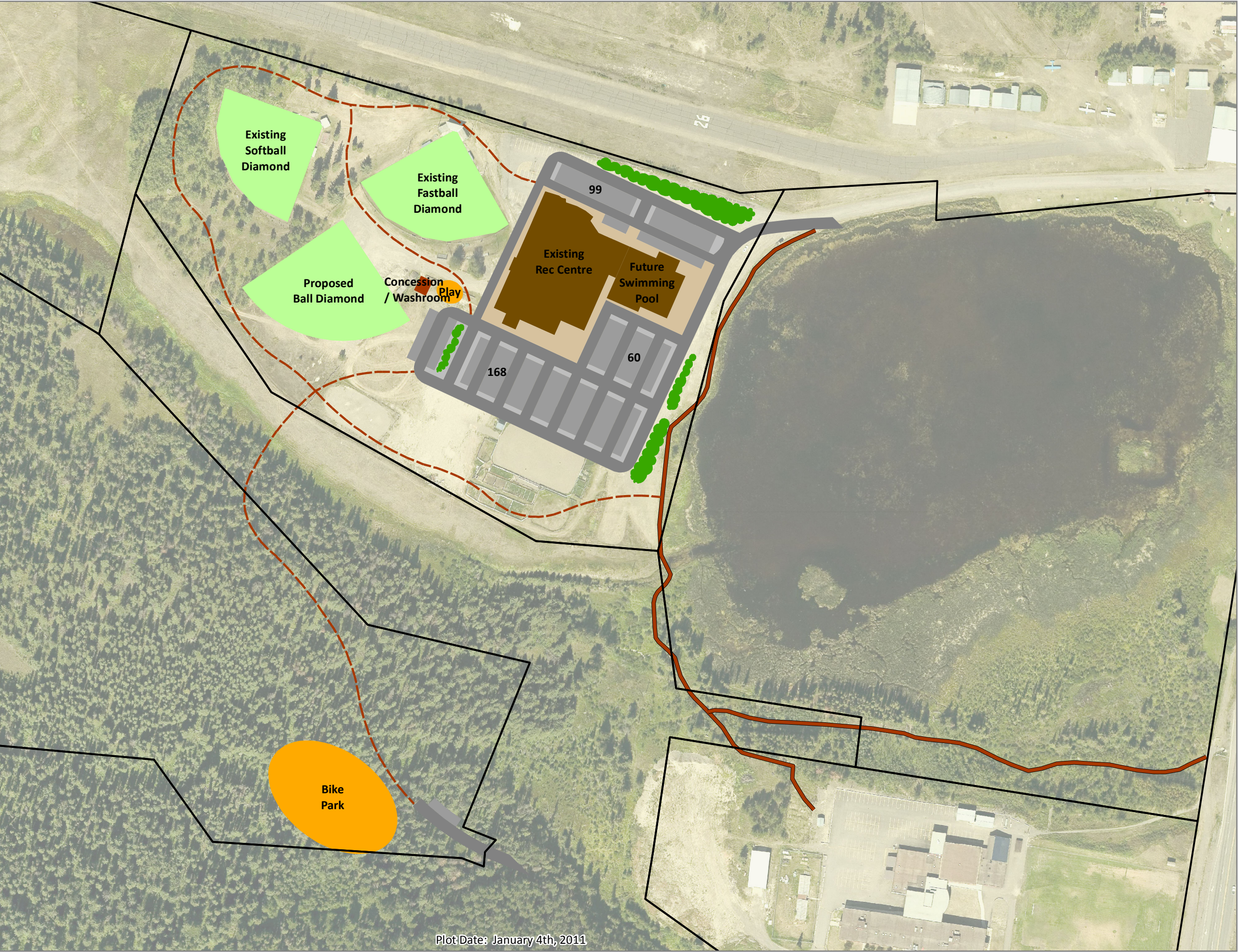
New Facilities

In order of priority based on “voting”

- Swimming pool (aquatic centre)
- Common area – washrooms, concession, play area, etc.
- New rodeo grounds
- 4 ball diamonds with fieldhouse/lights
- New agricultural arena
- More looped trails and connection beyond
- Skate park / bike park
- Dog park

SOUTH CARIBOO
RECREATION CENTRE PROPERTY
SITE PLANNING

Option 1



- Legend
- District Lots
 - Existing Trail
 - Proposed Trail

SOUTH CARIBOO
RECREATION CENTRE PROPERTY
SITE PLANNING

Option 2

- Legend
- District Lots
 - Existing Trail
 - Proposed Trail

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25

50

100

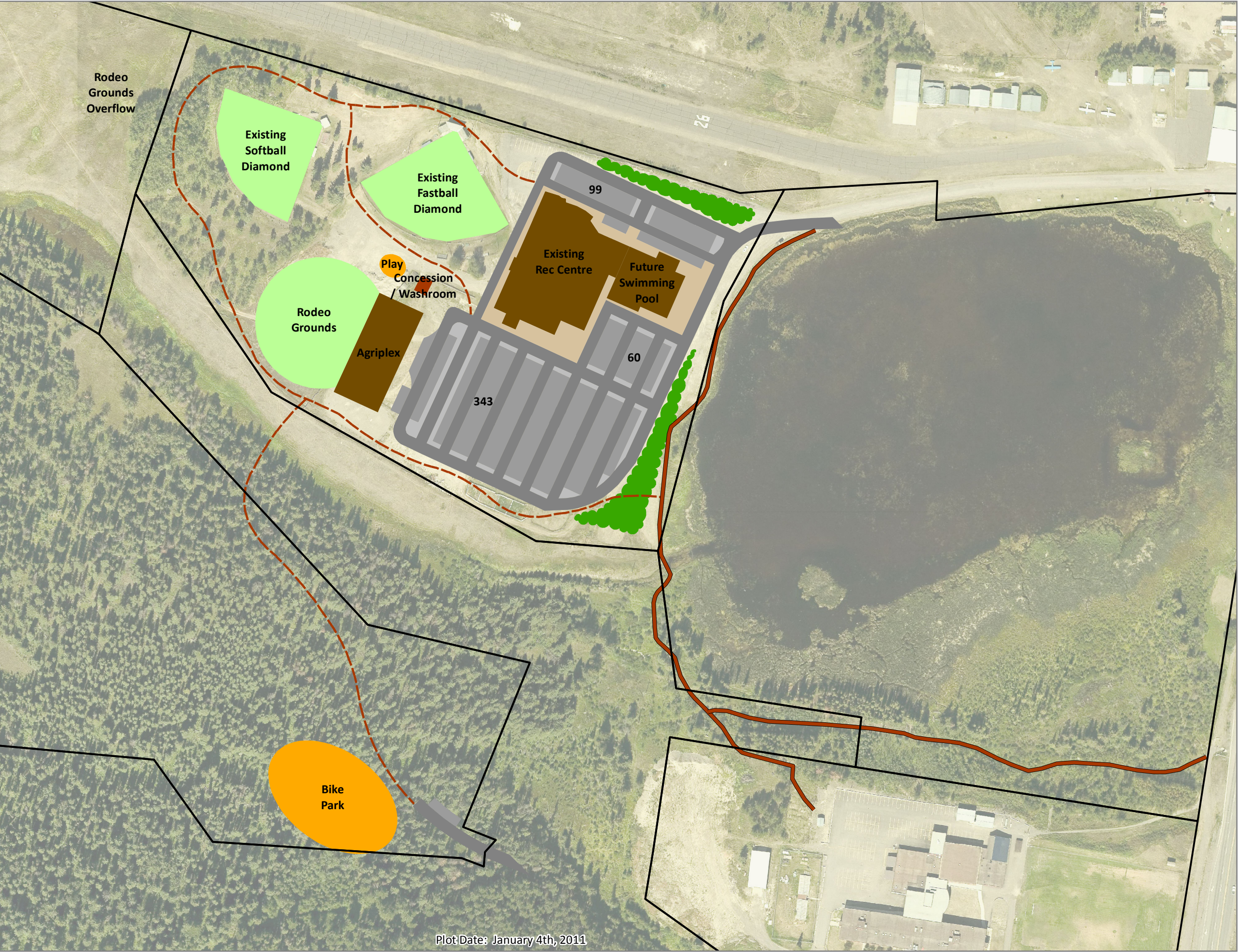
Meters

CBA

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Community + Environmental Planning ■ Landscape Architecture

Plot Date: January 4th, 2011



Option 3

 District Lots
 Existing Trail
 Proposed Trail



A horizontal number line representing distance in meters. It is labeled 'Meters' at the top center. The line has tick marks at 0, 25, 50, and 100. The segment from 0 to 25 is shaded light blue.

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A Community + Environmental Planning ■ Landscape Architecture

Plot Date: January 4th, 2011

Option 4



- Legend
- District Lots
 - Existing Trail
 - Proposed Trail