

To: Community Services Committee

From: Ron Diskey, Commissioner,
Community Services Department

Report Number: CS-21-114

Date of Report: November 10, 2021

Date of Meeting: November 15, 2021

Subject: Kinsmen Civic Memorial Stadium Redevelopment - Conceptual
Plan

Ward: Ward 4

File: 03-05

1.0 Purpose

The purpose of this report is to provide Council with the conceptual plan and Class D ($\pm 50\%$) construction estimate for the Kinsmen Civic Memorial Stadium Redevelopment for information.

2.0 Recommendation

That the Community Services Committee recommend to City Council:

Report CS-21-114, Kinsmen Civic Memorial Stadium Redevelopment – Conceptual Plan, dated November 10, 2021, be received for information.

3.0 Executive Summary

N/A

4.0 Input From Other Sources

- Community Services, Parks Planning & Development
- Community Services, Parks & Waste Operations
- Planning Services
- Facilities Management Services
- Recreation & Culture
- Heritage Oshawa
- C.L.O.C.A.
- O.L.M.B.A.

5.0 Analysis

5.1 Background

Kinsmen Civic Memorial Stadium is a City-Level outdoor baseball stadium located south of the Children's Arena and adjacent to the Oshawa Creek. The site is zoned Hazards Lands Open Space (O.S.H.), and is fully located within Central Lake Ontario Conservation Authority's (C.L.O.C.A.) flood limits and Regulatory Area. Built in honour of fallen Second World War Servicemen, and officially opened on May 21, 1949, the site is classified as a Class A property on the Heritage Oshawa Inventory. The original concrete outfield walls, with thick ivy coverage, are a component of this heritage classification.

The Kinsmen Civic Memorial Stadium houses a 122m baseball diamond, and is a under long-term lease agreement with the Oshawa Legion Minor Baseball Association (O.L.M.B.A.). The site features include irrigation and drainage, backstop, field fencing, grandstands, bullpens, and lighting. Existing buildings and ancillary structures on the site include a storage bunker, combined washroom/office facility, and a ticket booth. Many of these structures and buildings are nearing their end of serviceable life, and are in various states of disrepair. Over the last number of years, a patchwork approach to capital improvements has been undertaken to increase the immediate lifespan of the facility and playability of the field, including the field lighting and electrical bunker most recently in 2018.

In 2021, Council approved the design budget for the Capital Redevelopment of the Kinsmen Civic Memorial Stadium, to undertake a comprehensive redevelopment of the site to address the aging infrastructure, playability, and overall accessibility of the site.

On June 14, 2021, Landscape Planning Ltd., a professional Landscape Architecture firm, supported by architectural and engineering sub-consultants, was retained through competitive R.F.P. process (FIN-21-71) to undertake the detailed design on behalf of the City, in the amount of \$167,085, excluding HST.

5.2 Site Analysis

To support the design process, a number of background studies were undertaken to better characterize the existing conditions of the site, associated structures, and buildings, including:

- Architectural building assessment;
- Accessibility evaluation;
- Programming needs assessment, which included engagement with the O.L.M.B.A. and internal City departments;
- Structural engineering review; and,
- Vine management assessment.

Based on the background studies, the consultant team has provided the following recommendations:

- **Site Layout:** The site does not meet accessibility and requires capital investment to upgrade the entrance, pathways, and associated amenities for accessibility and to meet the current and future programming needs of the site.
- **Concrete outfield walls:** A number of panels require replacement within three (3) years to address safety hazards.
- **Washroom Building:** The existing building requires significant capital repair within three (3) years to address aging infrastructure and accessibility, and meet the programming needs of the site. Opportunities to address accessibility within the existing footprint is limited, and would require extensive changes to both the building layout and footprint, which would not be cost effective.
- **Storage Building (former concession):** The existing building requires significant capital repair within three (3) to five (5) years to address aging infrastructure and accessibility, and the most cost effective approach was recommended as removal and rebuild.
- **Commentator's Booth:** Due to the deteriorating condition of the building, the consultant's recommendation is to remove the existing building and rebuild in a location appropriate for the proposed programming of the site.
- **Storage Shed:** As the former concession building is proposed to be rebuilt as a dedicated storage facility, the existing pre-fabricated metal shed is recommended for removal.
- **Ticket Booth:** Due to the state of disrepair and deteriorating condition of the building, the consultant's recommendation is to remove and rebuild in a location appropriate for the proposed layout and programming of the site.

5.3 Conceptual Plan

Further to the consultant's recommendations, a conceptual plan was developed for the site, which respects the heritage elements of the facility and maintains the historical look and feel of the site. The Conceptual Plan was also brought to Heritage Oshawa on October 28, 2021, and feedback received was supportive of the proposed redevelopment.

The conceptual plan includes:

- Creating a new entrance feature at the southwest corner of the site, providing an accessible entrance to the facility, and which connects with accessible pathways through the site to provide barrier free access to all amenities;
- Ticket booth and commentator's booth adjacent the new entrance;
- Permanent bleachers with accessible seating;
- Site grading, layout, and drainage, to address the current ponding on the playing field;
- Two (2) covered player's benches, and two (2) covered batting cages;
- Change room/washroom building with slightly larger footprint and fully accessible amenities. Through preliminary discussions with C.L.O.C.A., the minor increase in building footprint was reviewed, and no overall concerns were noted. C.L.O.C.A. will continue to be engaged as the design is refined and further information identified.

- Operation Building for storage of maintenance equipment; and,
- Replacement of damaged concrete outfield panels with panels that maintain the original look and feel.

Table 1 below provides a summary of design features and associated Class D construction cost estimates ($\pm 50\%$), excluding contingency and H.S.T.

Table 1: Class D Cost Estimate ($\pm 50\%$)	
Design Feature	Class D Estimate
Site preparation & removals	\$265,550
Grading	\$180,000
Drainage and site servicing	\$177,775
Water service / mechanical works / service building	\$33,750
Paving / walls / curbs / fence	\$491,620
Site elements (bleachers, batting cages, dugouts, etc.)	\$574,300
Buildings	\$2,184,250
Site furnishings	\$18,800
Electrical	\$72,500
Irrigation	\$53,500
Field amenities (infield, warning track, turf, etc.)	\$633,930
Soft landscaping	\$19,367
Total	\$4,705,342

5.4 Next Steps

Detailed design is proceeding, and anticipated to be complete by mid-2022. It is anticipated that the design will identify a phased approach to construction, with implementation of the playing field and supporting amenities in the first phase, and implementation of the buildings and supporting infrastructure in a subsequent phase.

6.0 Financial Implications

There are no financial implications resulting from the recommendation of this report.

7.0 Relationship to the Oshawa Strategic Plan

This report addresses many of the goals set in the Oshawa Strategic Plan, including the goal of “Economic Prosperity and Financial Stewardship” through the theme of “Safe and Reliable Infrastructure and Wise Land Use”, the goal of “Social Equity” through the theme of “An Active, Healthy and Safe Community”, the goal of “Cultural Vitality” through the theme of “Enrich Our Community through Culture”, and the goal of “Environmental Responsibility” through the theme of “Proactive Environmental Management and Combat Climate Change”.



Mike Saulnier, Director,
Operations Services



Ron Diskey, Commissioner,
Community Services Department