

## **LAND DEVELOPMENT OPTIONS FOR REGIONAL FIELD HOUSE**

### **Issue**

Land Development options for the Cavalry FC Regional Field House are presented to the Intermunicipal Committee for discussion and recommendation to the Foothills/Okotoks Recreation Society.

### **Motion Proposed by Administration**

That the Intermunicipal Committee receive as information the land development priorities report as presented, and forward the land development priorities report to the Foothills/Okotoks Recreation Society for their review and comment; and direct joint administrations to bring back a follow-up report to the Intermunicipal Municipal Committee by June 30, 2025.

### **Report, Analysis and Financial Implications**

At the October 5, 2024 IMC meeting, the joint administrations were directed to bring back a report to the Committee by June 30, 2025 that outlines potential capital upgrades at the Cavalry FC Regional Field House based on each municipality's identified recreational needs and priorities with proposed timelines, costing, and potential impact on the utilization of the facility.

This report focusses on establishing priorities for development of the remaining lands at the Cavalry FC Regional Field House.

The Town of Okotoks and Foothills County jointly own the Cavalry FC Regional Field House, which opened in 2014 and is managed by the Foothills/Okotoks Recreation Society (FORS) and operated by Nustadia Recreation. In 2024, an independent consultant completed a study to review current service levels, allocation and utilization of the Cavalry FC Regional Field House to develop recommendations that maximize facility usage; create a prioritized project list; and provide updated shadow planning and phasing for expansion of the facility (indoors and/or outdoors) that builds upon the Society's objectives and the needs of both municipal partners.

The consultant's recommendations along with each municipality's priorities as identified from Town of Okotoks Recreation Parks and Leisure Plan Update 2023 and Foothills County's 2016 Recreation Facility Development Plan were evaluated against a matrix of criteria to establish the most suitable fit for consideration of site planning and development. The total list of potential development items considered were: baseball diamonds, outdoor competition soccer

field (natural and synthetic turf, covered and uncovered), playgrounds (outdoor and indoor), outdoor courts, climbing wall, day use area, fitness centre, ice rink, curling rink, campground, indoor event and performing arts space, community/banquet hall.

The following criteria were utilized to evaluate the potential development items: Demand in Region, Parking Demand & Traffic Impacts, Auto-Oriented Access, Utilities Demand, Neighbourhood Impact, Compatibility with Field House, and Increases Low Season Utilization at Field House.

Explanation of the Scoring:

Red: Minimal suitability for the criterion.

Yellow: Moderate suitability.

Green: High suitability.

Definition of Criteria:

- Demand in Region: Highest suitability went to new uses and uses where current inventory is maximally allocated in the region.
- Parking Demand & Traffic Impacts: Highest suitability went to lowest need for expanded parking and lowest traffic impacts.
- Auto-Oriented Access: Highest suitability went to uses where users typically drive to participate.
- Utilities: Reflects demand on electricity, water, and sewage infrastructure. Highest suitability went to those requiring least utility demand.
- Neighbourhood Impact: Considers noise, congestion, and other effects on nearby residents. Highest suitability went to uses that anticipated lowest impact to neighbourhood.
- Increases Off Season use at Field House: highest suitability went to uses that would increase off season use.

This matrix can guide decision-making by highlighting which amenities align best with the site and local context.

Amenity	Suitability
Baseball Diamonds (4)	
Outdoor Natural Turf Field Not Covered	
Outdoor Synthetic Turf Field Not Covered	

Outdoor Synthetic Turf Field Covered	
Playground - indoor or outdoor	
Climbing Wall*	
Outdoor Courts*	
Day Use Area*	
Fitness Centre	
Ice Rink	
Campground	
Curling Rink	
Indoor Event Space	
Performing Arts	
School(s) - K-9	
Community Hall/Banquet	
High School	

\*Note: these amenities already planned for development in the Town of Okotoks over short to mid-term.

The highest scoring amenities were then shortlisted, along with supporting amenities that would be required. An order of costing was identified including the proposed year for development based on recommendations from master plans of each municipality and the Field House Utilization and Future Planning report.

		Town of Okotoks		Foothills County		
<b>Amenity</b>	<b>Order of Cost (\$M)</b>	<b>Targeted Service Level (# per population)</b>	<b>Okotoks inventory (~35,000)</b>	<b>Targeted Service Level</b>	<b>Foothills County inventory (~25,000)</b>	<b>Proposed Timeframe for Development</b>
Baseball Diamonds (4)	4.600	1 per 2,000	15	1:3000	10	2027-2030
Outdoor Natural Turf Field*	1.500	1 per 2,000	18	1:3000	9	2027-2030
Outdoor Synthetic Turf Field Not Covered (includes lighting)*	3.600	1 per 30,000	0	Not specifically identified	0	2031-2034

Air Supported Dome*	6.000	Not specifically identified	0	Not specifically identified	0	2035-2038
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\*due to space limitations, either a natural turf field or an artificial turf field is recommended and not both. If an artificial turf field is preferred, a phased approach could be enlisted to dome the field to accommodate year round use.

Supporting Amenity	Order of Cost (\$M)	Budget Term
Expanded Parking (includes lighting and landscaping)	1.600	2027-2030
Toilet building	0.500	2027-2030
Picnic shelter	0.250	2027-2030
Playground	0.500	2027-2030
Total	2.850	2027-2030

In summary, the following budget placeholders are recommended for inclusion in the Master Shared Services Agreement 2025 annual report:

Description	Budget Placeholder	Year
Ball diamonds & supporting amenities	7.450	2027-2030
Artificial turf field	3.600	2031-2034
Air supported dome	6.000	2035-2038

### **Governing Plans and Agreements:**

#### Plans:

- Town of Okotoks Recreation Parks and Leisure Master Plan Update 2023
- Foothills County 2016 Recreation Facility Development Plan
- Aldersyde Junction Area Concept Plan (applies to the quarter section where the field house is located)
- Highway 2A Industrial Area Structure Plan (applies to the whole 2A Corridor)
- Highway 2A Industrial Area Structure Plan Design Guidelines

#### Agreements:

- Town of Okotoks and Foothills County Master Shared Services Agreement
- Town of Okotoks and Foothills County Fire Services Agreement

## **Attachment(s)**

### **1. Regional Field House Allocation and Utilization Review 2024**

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March 7, 2025