

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 29, 2021
TO: Mayor and Council
FROM: Eric Stepura, Director, Recreation and Culture
SUBJECT: White Rock South Surrey Baseball Association Batting Cage Replacement

RECOMMENDATION

THAT Council approve funding in the amount of \$50,000 from Community Amenity Contributions to contribute towards the batting cage replacement project proposed by White Rock South Surrey Baseball Association at Centennial Park.

EXECUTIVE SUMMARY

City staff have been contacted by Randy McKinnon, President of White Rock South Surrey Baseball (WRSSBA) requesting approval to replace the existing batting cage at Centennial Park with a new enclosed batting cage facility that can be used by baseball and softball players year round.

WRSSBA delivered a presentation to Council on the proposed batting cage replacement project at the Regular Council Meeting held February 8, 2021. This corporate report provides some background information about this community project.

Staff recommend that Council support this community sport facility enhancement project, as it will benefit several community sport organizations and participants.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2021-048 February 8, 2021	It was MOVED and SECONDED THAT Council refer to staff the information proposed by the delegation from White Rock South Surrey Baseball Association to report back including the use of \$50,000 toward the proposal with the amount to be funded through Community Amenity Contribution's (CAC's).

INTRODUCTION/BACKGROUND

City staff have been contacted by Randy McKinnon, President of White Rock South Surrey Baseball (WRSSBA) requesting approval to replace the existing batting cage at Centennial Park with a new enclosed batting cage facility that can be used by baseball and softball players year round.

The existing batting cage is located adjacent to the baseball diamond at Centennial Park. This batting cage was built in the early spring of 2013 and funded by WRSSBA (See Appendix A).

The existing batting cage has many issues that limit its use including:

- Not weather-proof (i.e. usage impacted by rain, wind, snow, cold etc.) and can only be used during warm dry weather, not year round;
- Unable to store equipment safely. Theft and vandalism incidences have occurred;
- Poor lighting and no heat;
- Inadequate size to meet Club needs as there are only two batting bays; and
- No multi-use capabilities beyond use as a batting cage.

WRSSBA has hired a local architect firm (Surf Architecture) to design a new batting cage that can be used year round. The plan is to replace the existing wire mesh batting cage with a pre-fabricated building that would have heating, lighting, and other amenities so that baseball and softball players and other user groups can use the facility year round.

The new batting cage design would be slightly larger to accommodate three batting bays, rather than the two currently in place. Appendix B is a site plan and sketches showing the proposed new batting cage building.

The estimated time required to complete the new building installation is eight to ten months.

The Club has been raising funds for this project for several years through concession sales and Provincial Gaming Grants etc. They have raised approximately \$300K for this project.

The Club has indicated if built, the facility would be used by several local baseball, softball, and mini soccer participants. A letter from Randy McKinnon, President of WRSSBA outlining the proposed users of such an indoor training centre is attached as Appendix C.

The City's Recreation and Culture staff are supportive of this project for the following reasons:

- The new batting cage will substantially increase the amount of batting practice time available for local female and male baseball and softball players of all ages;
- The new facility will benefit other local sport groups other than White Rock South Surrey Baseball including youth soccer players 5-8years and some recreational programs for the general public;
- The Club will be responsible for the allocation, maintenance and future replacement of the new facility;
- The new facility will provide the opportunity to offer other indoor recreation uses for community residents, in addition to use as a baseball batting cage; and
- Once built, the facility will become a City owned asset.

The City's Planning and Development staff have been in communication with the architect and provided an initial review of the preliminary building design to ensure it can meet BC Building

Code requirements. The building will require sprinklers as per the Fire Sprinkler System Bylaw No. 1683. If the project is approved to proceed a full review of the building plans would be occur following Building Permit application.

The City's Engineering and Municipal Operations Department will need to work with the architect to address potential site issues including drainage, effect on trees, power supply and fire hydrants.

FINANCIAL IMPLICATIONS

WRSSBA has agreed to fully fund the batting cage replacement project at an estimated cost of \$500,000. The Club has also agreed to oversee the allocation, operation and maintenance of the facility at their expense.

The amount of the contribution requested from the City for Council's consideration is \$50,000. If Council agrees to support this project, staff propose that this contribution be funded from Community Amenity Contributions.

This baseball training facility will qualify for Community Amenity Contribution Funding because:

- once built, it will become a City owned asset; and
- it will be used to provide indoor sport training opportunities for a variety of local groups, plus recreation programs for the general public, not just White Rock South Surrey Baseball Association members.

LEGAL IMPLICATIONS

City staff will work with WRSSBA executive to develop an operating agreement which specifies responsibilities of each party, including insurance requirements, allocation of use, safety procedures, rental fees, advertising etc.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The City's Planning and Development and Engineering and Municipal Operations staff have been involved in the preliminary project review and approval process for this project. Additional services from these departments would be required to oversee the construction approval process for this project on behalf of the City.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

This project aligns with the objective to "select and complete the CAC projects to maximize the benefit to the community" under the Our Community of Council Strategic Priorities and supports the recreational needs of the community, noting that this project was not initially identified as a priority for CAC funding.

The project will be managed by the WRSSBA's architect, however, some staff time will be required to supervise and inspect various phases of the facility construction.

OPTIONS / RISKS / ALTERNATIVES

The following option is available for Council's consideration:

1. Not support a funding contribution of \$50,000 for the WRSSBA batting cage replacement project.

CONCLUSION

City staff have been contacted by Randy McKinnon, President of White Rock South Surrey Minor Baseball (WRSSBA) requesting approval to replace the existing batting cage at Centennial Park with a new enclosed batting cage facility that can be used by baseball and softball players and other user groups year round.

City staff have worked with the Club's architect to agree upon a preliminary facility design that meets City site requirements and building code requirements, and would work with the Club executive to oversee the construction of this project, and develop an operating agreement outlining responsibilities of the Club and the City regarding the use and operation of the facility.

WRSSBA has agreed to fully fund the batting cage replacement project at an estimated cost of \$500,000. The Club has also agreed to oversee the allocation, operation and maintenance of the facility at their expense.

Staff recommend that Council approve funding in the amount of \$50,000 to be funded from Community Amenity Contributions for the batting cage replacement project proposed by White Rock South Surrey Baseball Association at Centennial Park.

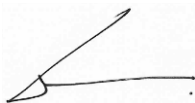
Respectfully submitted,



Eric Stepura
Director, Recreation and Culture

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

- Appendix A: 2021/02/08 Existing Baseball Batting Cage at Centennial Park
Appendix B: Proposed New Baseball Batting Cage at Centennial
Appendix C: Baseball Batting Cage Uses Letter from WRSSBA President