



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services  
Committee

**Date:** June 1, 2023

**From:** Keith Miller  
Director, Recreation and Sport Services

**File:** 06-2052-20-HBSC/Vol 01

Martin Younis, B. Eng., M. Eng.  
Director, Facilities and Project Development

**Re:** **Hugh Boyd Community Facility and Fieldhouse – Stakeholder Engagement and Delivery Timeline**

### Staff Recommendation

That the staff report titled “Hugh Boyd Community Facility and Fieldhouse – Stakeholder Engagement and Delivery Timeline” from the Director, Recreation and Sport Services, and Director, Facilities and Project Development dated June 1, 2023 be received for information.

Keith Miller  
Director, Recreation and Sport Services  
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Martin Younis, B. Eng., M. Eng.  
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REPORT CONCURRENCE		
<b>ROUTED TO:</b>  Finance	<b>CONCURRENCE</b>  <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b>  
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b>  	<b>APPROVED BY CAO</b>  

## Staff Report

### Origin

At the Parks, Recreation, and Cultural Services Committee meeting held on December 14, 2021, staff received the following referral:

*That staff be directed to bring back a timeline and stakeholder engagement plan for the delivery of the Hugh Boyd Community Building and Soccer Fieldhouse.*

The purpose of this report is to respond to this referral.

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

*2.3 Ensure that both built and natural infrastructure supports sustainable development throughout the city.*

This report supports Council's Strategic Plan 2022-2026 Focus Area #3 A Safe and Prepared Community:

*3.4 Ensure civic infrastructure, assets and resources are effectively maintained and continue to meet the needs of the community as it grows.*

This report supports Council's Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient and Active Community:

*6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.*

This report also supports the City's Recreation and Sport Strategy, Focus Area #4 Active People and Vibrant Places:

*Natural and built environments within neighbourhoods in Richmond encourage connectedness and participation in recreation and sport.*

*Action 4.3 Provide inclusive, safe and welcoming facilities and spaces for recreation and sport programs and services.*

## Background

On February 13, 2018, staff presented a report to Council titled “Hugh Boyd Field House Feasibility Study,” from the Interim Director, Parks and Recreation dated January 5, 2018, which proposed a fieldhouse of approximately 6,300 sq. ft. with a concept level cost estimate of \$5.3 million (2018 dollars). In response, Council carried a motion to add “a community facility of up to 10,000 sq. ft., which would incorporate a soccer fieldhouse” to the previously approved list of Phase 2 Major Facility Projects (2016-2026).

The addition of a community facility in Hugh Boyd Community Park would support the provision of community programs and the daily use of sport groups while also serving as a tournament hub capable of hosting both provincial and national level events.

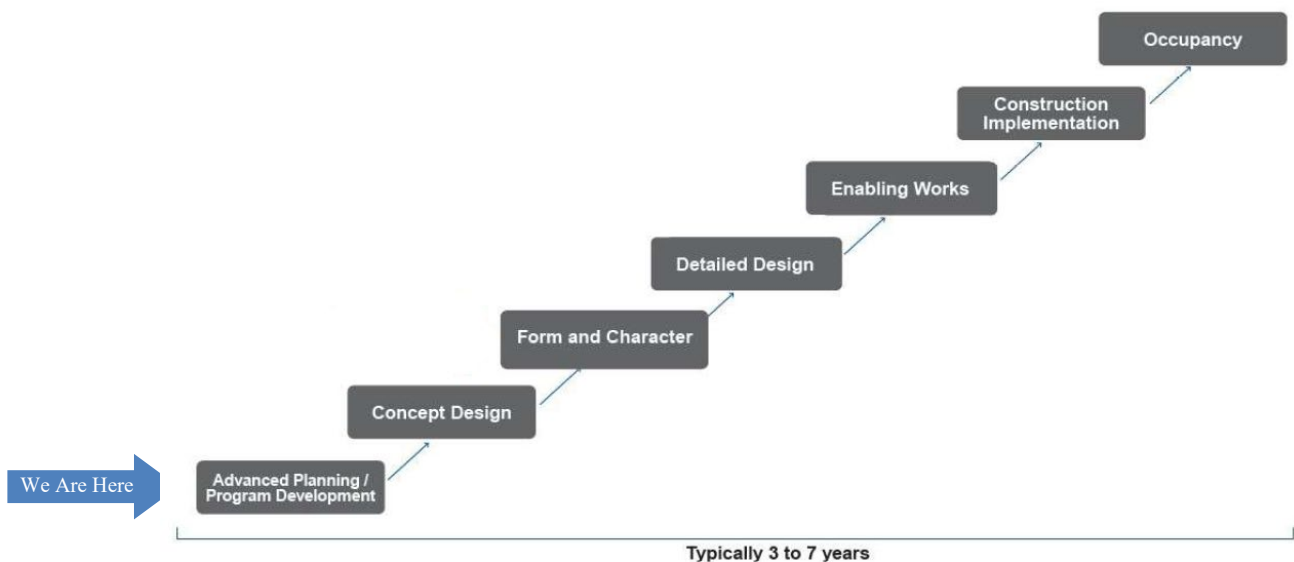
In order to progress this project, the program and concept design need to be updated and costed for a facility of up to 10,000 sq. ft. This report outlines the engagement plan and timeline for the delivery of a community facility and soccer fieldhouse in Hugh Boyd Park.

## Analysis

### Project Timeline

The delivery of a major facility project is a process that generally takes three to seven years to complete (see Figure 1). The stages of this process typically consist of Advanced Planning/Program Development, Concept Design, Form & Character, Detailed Design, Enabling Works, Construction Implementation, and Occupancy. The Hugh Boyd Community Facility and Soccer Fieldhouse (the Project) is currently at the first stage, Advanced Planning/Program Development.

Figure 1: Delivery Stages of a Major Facility Project



The scope of work and timeline to advance the Project from the current stage to delivery is summarized in Table 1.

Table 1: Project Milestone Dates and Scope of Work

<b>Project Milestone Dates</b>	<b>Scope of Work</b>
Q4 2023	Project re-initiation, Stakeholder Engagement and Program Update
Q1 2024*	Complete Concept Design and Cost Estimate
Q1 2025	Complete Form and Character and Detailed Design
Q1 2027	Complete Construction

\*To achieve the proposed project timeline, an updated program will be provided for Council consideration in Q1 2024.

### Stakeholder Engagement

The engagement process will occur in (early fall) Q4 2023 resulting in a revised program for the Project.

As this facility will serve both sport user groups and the broad community, the approach to consultation and engagement will include re-establishing the project working committee that had previously been involved to develop a Concept Design (2015 and 2017), as well as a Feasibility Study (2018). A key, initial step will be to review programs and needs within the West Richmond community, which will be followed by a series of workshops. The working committee will work alongside City staff and the consultants to define user needs, priorities and requirements to confirm a program. The working committee previously included, and will continue to include representation from the following stakeholder groups:

- Richmond Sports Council
- Richmond Sport Hosting
- Richmond Soccer Association (RSA)
- Richmond United Soccer Club (RUSC) (previously Richmond Girls Soccer Association)
- Richmond Football Club (RFC) (previously Richmond Youth Soccer Association)
- Richmond Adult Soccer Association (RASA)
- Richmond Chinese Soccer Association
- Hugh Boyd Secondary School
- Nations Cup Organizing Committee
- West Richmond Community Association (WRCA)
- Richmond School District

Engagement efforts will focus on the development of the program and concept design that organizes spaces on site in an optimal and efficient manner, while creating a unique facility that enhances the park and user experience. Engagement will include:

- Review of the existing program.
- Identification of gaps and/or missed opportunities.
- Confirmation of the program.
- Development of the concept design.

**Financial Impact**

None.

**Conclusion**

The delivery timeline and stakeholder engagement plan for the delivery of the Hugh Boyd Community Facility and Soccer Fieldhouse project presented in the report will support the development of a revised program and concept design.



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