

Velodrome Redevelopment Project

Recommendation:

That the March 15, 2010, Community Services Department report 2010CSR001 be received for information.

Report Summary

This report provides information on an infrastructure assessment of the Argyll Velodrome, how a new funding program will be applied to assess and prioritize the Argyll Velodrome redevelopment project, and site options currently being pursued.

Previous Council/Committee Action

At the September 21, 2009, Community Services Committee meeting, the following motions were passed:

- That further consideration of the Velodrome Redevelopment Project occur in conjunction with an infrastructure assessment to be conducted of the existing Velodrome.
- That Administration report back on where redevelopment of the Velodrome rests in relation to other priorities, for recreation facilities in the City of Edmonton.

Report

Argyll Velodrome Infrastructure Assessment

- An infrastructure assessment (commissioned by the Argyll Velodrome Association) of the existing track was completed in fall 2009 by Cohos-Evamy in concert with CCD Technologies Limited.
- The scope of this assessment was confirmed between Argyll Velodrome Association representatives and Administration.
- The track was built in 1978 as the primary site for competitive cycling during the Commonwealth Games.
- The first major track rehabilitation occurred in 1989 with reinforced bonded concrete topping placed over the original slab. Complications from this work resulted in track closure from 1990-1995.
- In 1995, the concrete topping was removed and a new concrete topping was installed. Since then, no major track repairs have been completed.
- Results of the current infrastructure assessment show significant track deficiencies including surface cracking and heaving and delamination of the concrete base, creating potentially dangerous conditions for cyclists training at high speeds.
- To address surface challenges, four options were outlined in the assessment report. Three are short-term repairs (extending its life for three to five years) and one is a more extensive retrofit of the track, which would extend the track life for 20 to 30 years.
- These options require a capital investment ranging from \$1.2 million to \$3.9 million.

- However, none of the options are supported by Administration or the Argyll Velodrome Association as the current velodrome competition standards cannot be met without the complete redevelopment of the velodrome facility, currently estimated at \$36 million.
- Current velodrome track standards call for a 250 metre wood track as opposed to the existing 333 metre concrete surface. The competitive track cycling season also runs through the winter months and not in the summer, making an indoor facility with a 250 metre wood track the priority for capital expenditure.
- Eligibility and assessment criteria are currently being developed and it is anticipated that the grant review process will begin in fall 2010. Partner capital projects recommended for grant funding will be forwarded to Council for approval.
- The land costs for the Argyll Velodrome project would be considered to be part of the overall capital project funding for this proposal.
- This project is currently unfunded. While the assessment criteria have not yet been established, Administration believes the project could be eligible for funding through the Partnership Capital Projects Funding Program.
- Timing will be dependent on the project meeting the criteria of the funding program, including the Argyll Velodrome Association's ability to raise funds for their contribution, and other partner projects seeking access to the funding program.

Velodrome Priority Compared to other Recreation Facilities

- The Recreation Facility Master Plan (2005-2015) recognizes the Argyll Velodrome as a specialty facility located on City land and operated through a partnership.
- In November 2009, City Council approved the new City Policy 187A, Enhancing Community Facility Services through Partnerships to guide how the City works with and develops partnerships.
- To support the policy, Council directed Administration to develop a Community Facility Services Partnership Capital Projects Funding Program which would allocate \$5 million per year for three years (2011-2013). The program will provide Administration with the tools required to assess and prioritize partner projects based on key partnership principles.
- Successful applicants may be eligible to receive up to 25% of total project costs, to a maximum of \$2 million per year for three years (or \$6 million total).

Argyll Velodrome Site Review

- As reported to Community Services Committee in the fall of 2009, Administration had narrowed down the sites for review to four potential locations. Two have been eliminated (Cloverdale/Muttart and Edmiston Industrial) due to land issues, potential community issues and concerns with operational viability.
- The Municipal Airport and site suggestions made by the South East Community League Association have also been reviewed as potential locations. They have been eliminated due to key site criteria (size and timing of the land availability, central to city core, access by public transportation,

connection to trails, and costs associated with the land).

- The proposed redevelopment at the current Argyll District Park site continues to be opposed by the local community.
- The potential location is supported by both the Argyll Velodrome Association and the Argyll Community League is the Rosedale site located at 91 Street just South of Argyll Road. The site would need to be comprised of a City-owned parcel of land (former snow storage facility) and one of two possible adjacent private parcels to provide enough land for the facility and parking.

This portion incorrectly suggests there was agreement reached with both parties when in fact there were only discussions about what options Community Services Branch were exploring.

We did not endorse or 'support' the location prior to it being presented to the CS committee meeting on Tuesday, April 05.

Policy

C187A Enhancing Community Facility Services through Partnership

Focus Area

Improve Edmonton's Livability

Others Reviewing this Report

- L. Rosen, General Manager, Asset Management and Public Works Department
- D.H. Edey, General Manager, Corporate Services Department
- G. Klassen, General Manager, Planning and Development Department