

**Date:** November 4, 2024

**To:** **Mayor and Council**

**Name and title:** Blake McIntosh, Director of Civic Operations

**Subject:** Carrie Jane Gray Park Upgrade Report and Concept Plan

**Attachment(s):** Appendix A - Carrie Jane Gray Park Renewal Preferred Concept Plan and Carrie Jane Gray Park Renewal Phasing Plan

## Recommendation(s):

1. That Council DIRECTS administration to utilize the Carrie Jane Gray Park Renewal “Preferred Concept Plan” and “Phasing Plan” attached the report dated November 4, 2024 from the Director of Civic Operations titled “Carrie Jane Gray Upgrade Report and Concept Plan”, to guide proposed phased infrastructure investment to the Carrie Jane Gray Park area for Council’s consideration through annual capital budget funding submissions, commencing in 2025.

## Background:

As the largest city in northern British Columbia (BC), the City of Prince George (the City) is a key sporting destination for both local, regional, provincial, and national athletes, games and championships, as well as a range of events that serve the local sporting community.

At the May 8<sup>th</sup>, 2023 Council meeting, Council directed administration to add a capital project for Council’s consideration to a future capital plan for a centralized location for a new synthetic turf field that would be managed and planned by the City.

The City of Prince George ball diamond and sport field strategy had identified Carrie Jane Gray as Prince George’s premier athletic hub as a focus for future investment and development. The 40-ha athletic park forms a destination component of the area’s core sports and recreation network. The request to find a location for another synthetic turf field along with aging infrastructure and opportunity for development with the new firehall construction has allowed a plan to be looked at for our beloved Carrie Jane Gray park.

The synthetic turf field at Masich Place Stadium sport complex is fully scheduled and demand for more field space is high. A second synthetic turf field at Carrie Jane Gray as part of the phased park upgrade would make our community comparable to most others our size for turf opportunities. Another synthetic turf field will extend the season and increase opportunity for sport in our northern

community. Centrally located, close to other amenities to support tournament hosting and streamlined specialized synthetic operational and maintenance equipment and schedules by staff makes Carrie Jane Gray Park one of the best location options for a second synthetic turf field for our community.

### Discussion:

Park staff have secured the service of engineering and design consultant R.F.Binnie, who are leading the concept plan development for Carrie Jane Gray Athletic Park. Public consultation consisted of two in person engagement open houses and online feedback and survey through the City's Get Involved page where information was shared on existing park context, site analysis, aerial images of the site, site photographs and concept plan options. We heard from hundreds of passionate user groups and sport enthusiasts that are dedicated to supporting sport and sport infrastructure in our community.

Council direction, previous strategic plans, user group and community engagement and analysis formed the preferred concept plan (see Appendix A). The plan provides guidance for achieving Council's desire for a second all weather synthetic turf field in Prince George. The plan also provides a road map to streamlined efficient investment in sport infrastructure and a vision for the park for the future.

In recent years City staff have made capital upgrades to the Carrie Jane Gray corridor including the new fire hall, beach volleyball courts, inclusive multi-sport Jumpstart courts, new public washrooms facilities, new synthetic turf and upgrades at Masich Place Stadium and PGSS sport field complex. The objectives are to provide multi-sport opportunities for all ages in a central location, host and attract provincial, national level competitions and tournaments by re investing and upgrading current tired and aging infrastructure.

To realize the preferred concept plan over the next several years, Park staff will look for Council's approval through annual capital budget funding submissions, starting in 2025. Commitment to the Carrie Jane Gary upgrade and concept is a multi-year investment in sport for our community.

### Strategic Priorities:

Effective and governed investment in Prince George sport infrastructure, opportunities for tournament hosting and the addition of a new synthetic turf sport field along with upgrading aging infrastructure meet goals in the strategic plan including priorities in investing in quality of life and a safe and healthy community for all living and visiting Prince George.

Carrie Jane Gray Park upgrade project aligns with social health and wellbeing and myPG goals including health and wellness, supportive and engaged communities, equity and inclusion and safe environments welcoming active sport enthusiasts to this key athletic hub.

### Summary and conclusion:

With a vision to realize the full potential of available public spaces and recognizing aging infrastructure, and increased community need, the Carrie Jane Gray Park Upgrade project and master plan is a key multiyear project as identified by adopted planning documents 2017 Park Strategy and the 2018 Ball Diamond and Sport Field Strategy.

Carrie Jane Gray Park is Prince George's premier athletic hub that buzzes with active citizens playing basketball, tennis, pickleball, skateboarding, BMXing, beach volleyball, fastball, softball, track and field, football, soccer, rugby and much more. Realizing the vision of the park will bring athletes from all over the province to this sport heart of our community. The City of Prince George is a passionate sporting community and is committed to managing and investing in Carrie Jane Gray Park to meet community need and for future growth and resilience.

### Respectfully submitted:

Blake McIntosh, Director Civic Operations

Prepared by Robyn McConkey, Park Services Supervisor

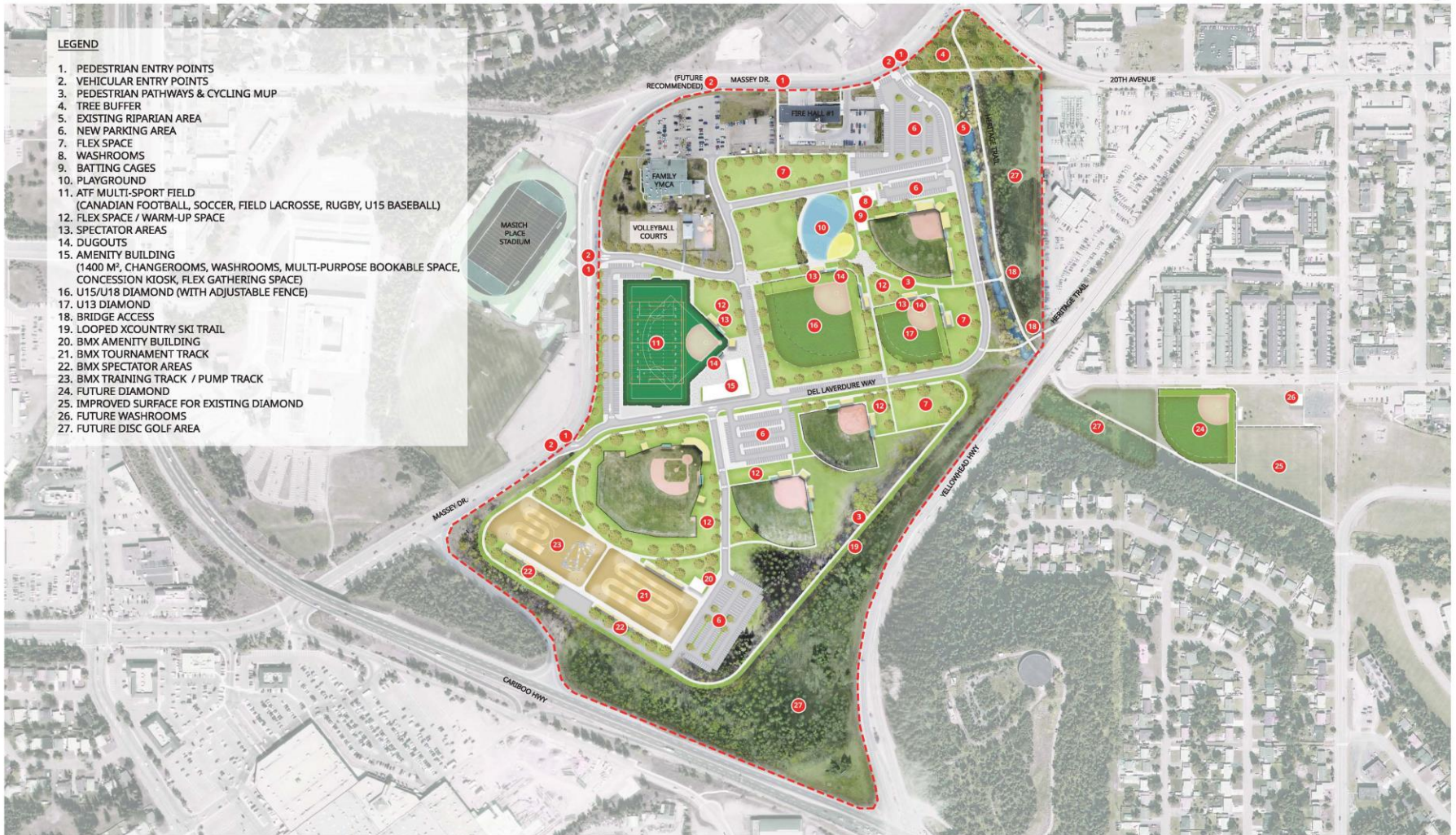
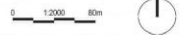
### Approved:

Walter Babicz, City Manager

Meeting date: 2024/11/04

# APPENDIX A

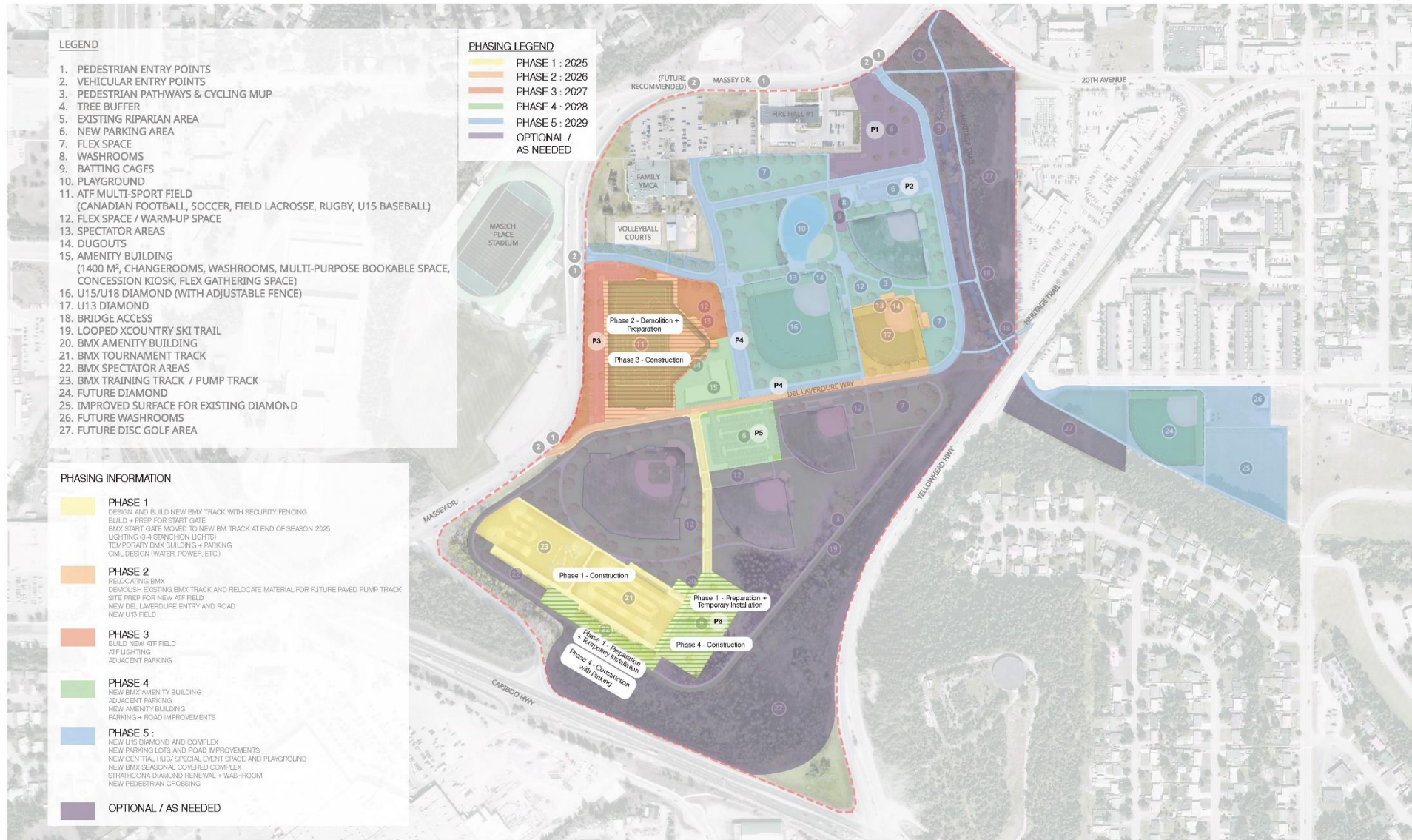
CLIENT:  CITY OF PRINCE GEORGE



**LEGEND**

1. PEDESTRIAN ENTRY POINTS
2. VEHICULAR ENTRY POINTS
3. PEDESTRIAN PATHWAYS & CYCLING MUP
4. TREE BUFFER
5. EXISTING RIPARIAN AREA
6. NEW PARKING AREA
7. FLEX SPACE
8. WASHROOMS
9. BATTING CAGES
10. PLAYGROUND
11. ATF MULTI-SPORT FIELD  
(CANADIAN FOOTBALL, SOCCER, FIELD LACROSSE, RUGBY, U15 BASEBALL)
12. FLEX SPACE / WARM-UP SPACE
13. SPECTATOR AREAS
14. DUGOUTS
15. AMENITY BUILDING  
(1400 M<sup>2</sup>, CHANGEROOMS, WASHROOMS, MULTI-PURPOSE BOOKABLE SPACE, CONCESSION KIOSK, FLEX GATHERING SPACE)
16. U15/U18 DIAMOND (WITH ADJUSTABLE FENCE)
17. U13 DIAMOND
18. BRIDGE ACCESS
19. LOOPED XCOUNTRY SKI TRAIL
20. BMX AMENITY BUILDING
21. BMX TOURNAMENT TRACK
22. BMX SPECTATOR AREAS
23. BMX TRAINING TRACK / PUMP TRACK
24. FUTURE DIAMOND
25. IMPROVED SURFACE FOR EXISTING DIAMOND
26. FUTURE WASHROOMS
27. FUTURE DISC GOLF AREA





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**PHASING LEGEND**

- PHASE 1 : 2025
- PHASE 2 : 2026
- PHASE 3 : 2027
- PHASE 4 : 2028
- PHASE 5 : 2029
- OPTIONAL / AS NEEDED

**PHASING INFORMATION**

- PHASE 1**  
DESIGN AND BUILD NEW BMX TRACK WITH SECURITY FENCING  
BUILD + PREP FOR START GATE  
BMX START GATE MOVED TO NEW BMX TRACK AT END OF SEASON 2025  
LIGHTING (G-4 STANCHION LIGHTS)  
TEMPORARY BMX BUILDING + PARKING  
CIVIL DESIGN (WATER, POWER, ETC.)
- PHASE 2**  
RELOCATING BMX  
DEMOLISH EXISTING BMX TRACK AND RELOCATE MATERIAL FOR FUTURE PAVED PUMP TRACK  
SITE PREP FOR NEW ATF FIELD  
NEW DEL LAVERGURE ENTRY AND ROAD  
NEW U13 FIELD
- PHASE 3**  
BUILD NEW ATF FIELD  
AT LIGHTING  
ADJACENT PARKING
- PHASE 4**  
NEW BMX AMENITY BUILDING  
ADJACENT PARKING  
NEW AMENITY BUILDING  
PARKING + ROAD IMPROVEMENTS
- PHASE 5 :**  
NEW U15 DIAMOND AND COMPLEX  
NEW PARKING LOTS AND ROAD IMPROVEMENTS  
NEW CENTRAL HUB/ SPECIAL EVENT SPACE AND PLAYGROUND  
NEW BMX SEASONAL COVERED COMPLEX  
STRATEGICAL DIAMOND RENEWAL + WASHROOM  
NEW PEDESTRIAN CROSSING
- OPTIONAL / AS NEEDED**