

Adanac Park Master Plan & Business Plan

Final Report



Presentation to the Priorities Committee
May 25, 2005

Purpose of the Project

- To establish a “vision” for Adanac Park & Hill that is:
 - reflective of community demand
 - financially viable
 - multi-use, multi-season and multi-generational
- To establish priorities and a conceptual strategy for the development of Adanac Park and Hill.
- The Plan examines the entire “Park” (200 hectares), but focuses on the Hill and the publicly-owned lands surrounding it.

Facilities and Activities Assessed

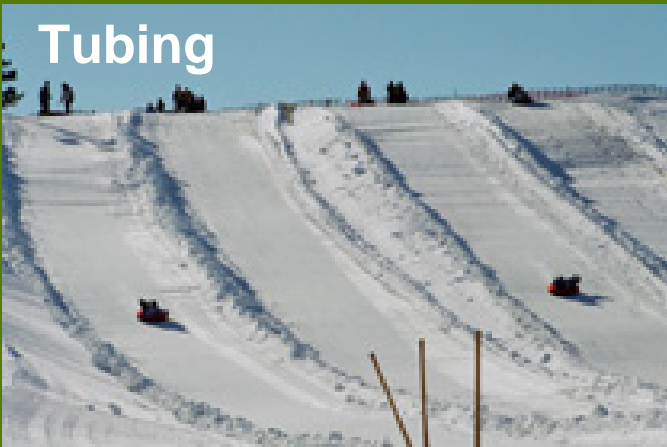
Skiing



Snowboarding



Tubing

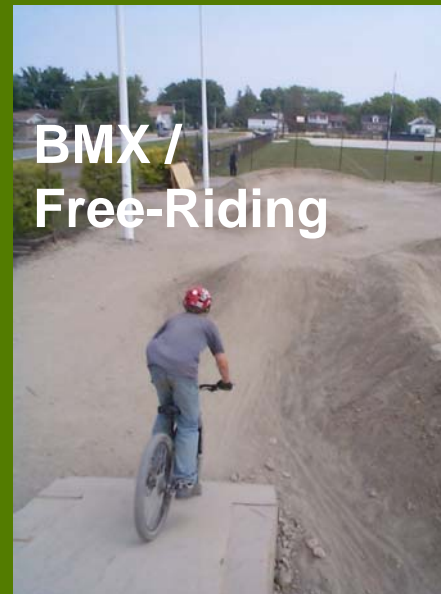


Winter Carnival



Others: cross-country skiing, snowshoeing, outdoor skating

Facilities and Activities Assessed



Others: soccer, playground facilities

Key Considerations

- A functional chair lift, new chalet and additional equipment are needed if the hill is re-opened for skiing (these are the most substantial capital costs).
- The terrain of the existing hill is not ideal for beginners.
- Innovative solutions are required to make the ski hill financially sustainable.
- Access to and visibility of the site are poor. The creek and railway restrict movement to and within the park.
- There is considerable interest amongst the public in seeing the Hill re-opened and the Park developed.

Study Process

- **October 2004:** Key stakeholders and community groups were engaged to discuss issues and options.
- **November 2004:** Public meetings were held with youth and the general public to discuss needs and concerns. Surveys were also distributed at this time.
- **January 2005:** A second meeting was held to present the draft report to the general public and receive feedback. A number of sub-committees were then formed to take a closer look at certain aspects.
- **May 2005:** The Final Report was prepared, followed by tonight's presentation to the Priorities Committee.

What we Heard from the Public

- Need to engage local children and youth in physical activity - need more activities for youth (e.g., snow and skate boarding, bmx/free-riding).
- Winter Carnival was a great success and should continue.
- Want more trails, particularly unpaved nature trails.
- Support a multi-use, multi-season, and multi-generational concept for the Park.
- Park needs to be high-quality and done right – Adanac Park has great potential to be a major destination.

What we Heard from the Public

- There is significant support for a re-opening the ski hill.
- All of the hill-based elements (skiing, snowboarding, tubing) should be developed at the same time, but...would accept a phased development approach over not re-opening the hill at all.
- Ski hill terrain, signage and operations need improvement.
- Other recreational services are subsidized, why can't skiing be?
- Considerable commitment among volunteers to assist.

Recommended Concept - Overview

- Develop a ski area with a wider range of activities for all abilities – tubing, snowboarding, beginner and intermediate ski terrain.
- Continue to provide a venue for the Winter Carnival.
- Make improvements to other areas of the Park, including the addition of multi-season elements that appeal to youth, such as BMX and skateboarding.
- Provide the right mix of elements to make Adanac Park a “destination” for residents and visitors of all ages, interests and abilities.
- Phasing of development is not recommended.

Recommended Concept – Hill (Pod A)

Tubing Area & Beginner Ski/ Snowboard Hill

- same location as existing toboggan hill
- will require fill and improvements to snowmaking, lighting and maintenance systems

Carpet Lift to service tubing facility/ beginner hill

- accessible to Track III handicapped skiers



Recommended Concept – Hill (Pod B)

Downhill Ski Area

- reconfigure the runs to establish five trails
- utilize ski trails for mountain biking in the off-season

Snowboarding Terrain Park

- located on existing trail 2

Chair Lift to service ski hill

- rehabilitate existing lift, purchase used lift, or purchase new lift

Permanent Chalet/Lodge

- relocate farther back from hill
- slightly larger than past chalet – can be built in phases

Site Infrastructure

- improvements to snowmaking, lighting, maintenance systems
- add fill to specific areas of the hill

Recommended Concept – Park

Winter Carnival

- redevelopment of ski hill would not jeopardize the winter carnival

Outdoor Skating Rink

- on concrete pad that will double as skate park in off-season

Skateboard Park

- non-fixed ramps, rails, etc.
- use same pad as outdoor skating rink

BMX / Free-ride Facility

- dirt hills and jumps

Outdoor Education Activities in assoc. with schools

Recommended Concept – Park

Suggestions for Phase 1 (outside of Business Plan scope)

Natural and Hard-Packed Trails

- for walking, biking, snowshoeing, etc.
- as per Rotary Park Business Plan

Outdoor Soccer Fields and Playground

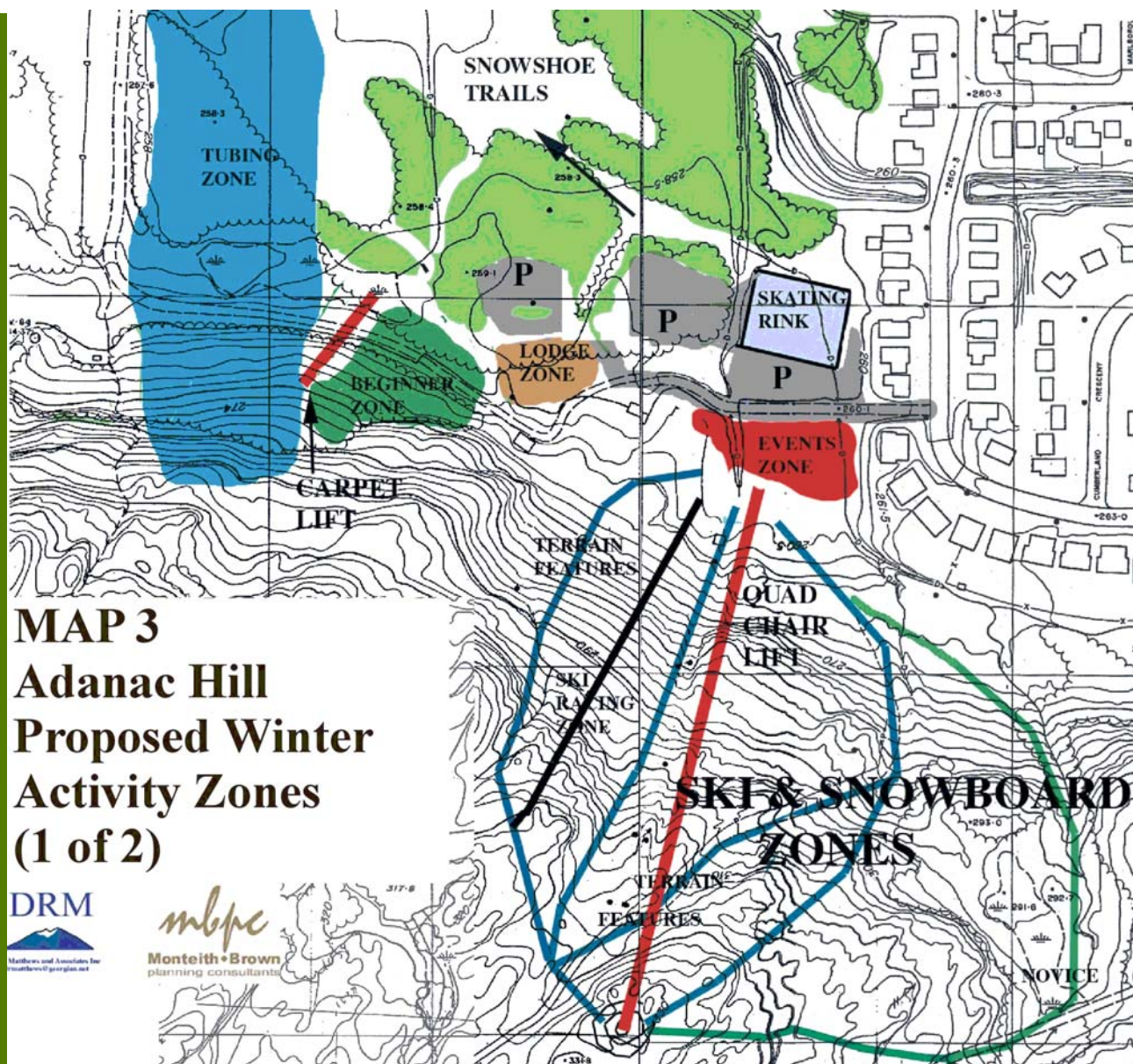
- 6 to 7 mini fields - currently in planning stage
- modify Barrydowne Arena to allow access to washrooms, etc.
- install small playground to serve soccer area

Redevelop Barrydowne Arena as Indoor Soccer Venue or Indoor Skate Park

- should be investigated further

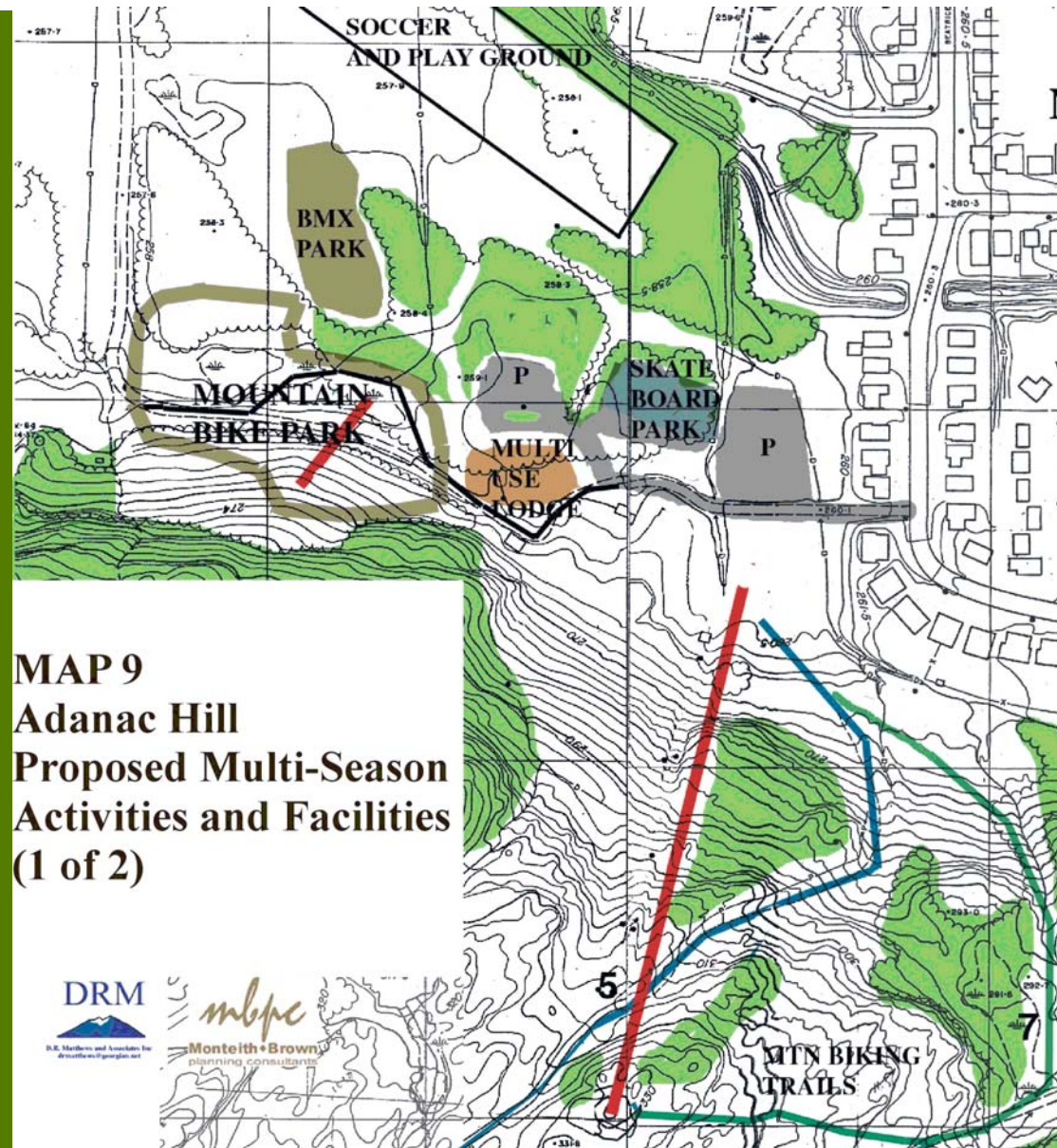
Winter Concept (full build-out)

- Ski Run
- Snowboard Terrain
- Beginner Hill
- Tubing Facility
- Chair & Carpet Lift
- Chalet/Lodge
- Carnival Zone
- Outdoor Rink
- Snowshoeing



Multi-Season Concept (full build-out)

- Skateboard Park
- BMX/ Free Ride Park
- Mountain Bike Park
- Mountain Bike Trails
- Walking/ Hiking Trails
- Soccer Fields
- Playground
- Use of Chalet/Lodge



Operating Cost Estimates

The ski area is estimated to generate an annual operating profit of \$108,408 at full build-out. Even with an annual capital maintenance allowance of \$50,000, a profit of \$58,408 is projected.

Assumptions:

- Skier/ snowboarder visits are estimated to be 20,000 per year, with an income per visit of \$21.70.
- Tubing visits are estimated to be 10,000 per year, with an income per visit of \$13.00 (which includes an allowance for food and beverage purchases).
- Facility will operate the equivalent of 111 days per year (86 days and 50 nights).

Capital Cost Estimates

- The recommended facilities and site improvements are estimated to cost in the range of \$1,696,973 to \$2,726,173 to build, depending on the type of chair lift that is chosen.
- This estimate does not include the cost of transporting or manipulating of fill, which is recommended.
- The City has approximately \$540,000 in capital reserves for this project, which includes \$170,000 from insurance on the chalet.

Adanac Park Total Project Budget

Option A - Winter Facilities	\$918,315
Option B - Winter Facilities	\$1,042,315
Option C - Winter Facilities	\$1,947,515
Lodge (3,153 square feet)	\$648,458
Multi-season Facilities	\$130,200
Fill Transport, Compaction and Grading*	tbd

Project Total:

Option A	\$1,696,973
Option B	\$1,820,973
Option C	\$2,726,173

See individual budgets for additional details.

Capital estimates include PST, GST and 9% contingency.

Project costs may fluctuate due to the cost of materials.

* Estimate does not include potential costs for transport and grading of donated fill

Financing and Management Options

- One-time contributions: Fund-raising, in kind donations (e.g., fill, concrete, etc.)
- Revenue sources: rentals, concessions, events, lift tickets, programs, sponsorships, etc.
- The chair lift could be leased or financed, thereby defraying costs over a set term, allowing profits to pay for most of lift.
- City could operate the ski area (as it did in the past) OR a non-profit organization / ski club could operate the ski area with City backing.

Discussion Period