

INTRODUCTION

BACKGROUND



The John Fry Sports Site is a 27.5ha City level park site in south Edmonton, located between Parsons Road and 92 Street and between 28 Avenue and 31 Avenue. The site contains a number of ball diamonds, rugby fields, and a City of Edmonton Parks operations yard. Some of the organized sport clubs currently have lease arrangements with the City for preferential use of the site but the general public may also book the fields when available. A 4.6 ha parcel within the site has been identified for a potential future recreation facility.

The adjacent land uses include several light industrial businesses to the north, west and east (zoned IM, IB, or DC2); Billy D's Driving Range and the Alberta Volleyball Association each lease a portion of land owned by the City Transportation Department to the south (zoned PU). See *figure 1 below*

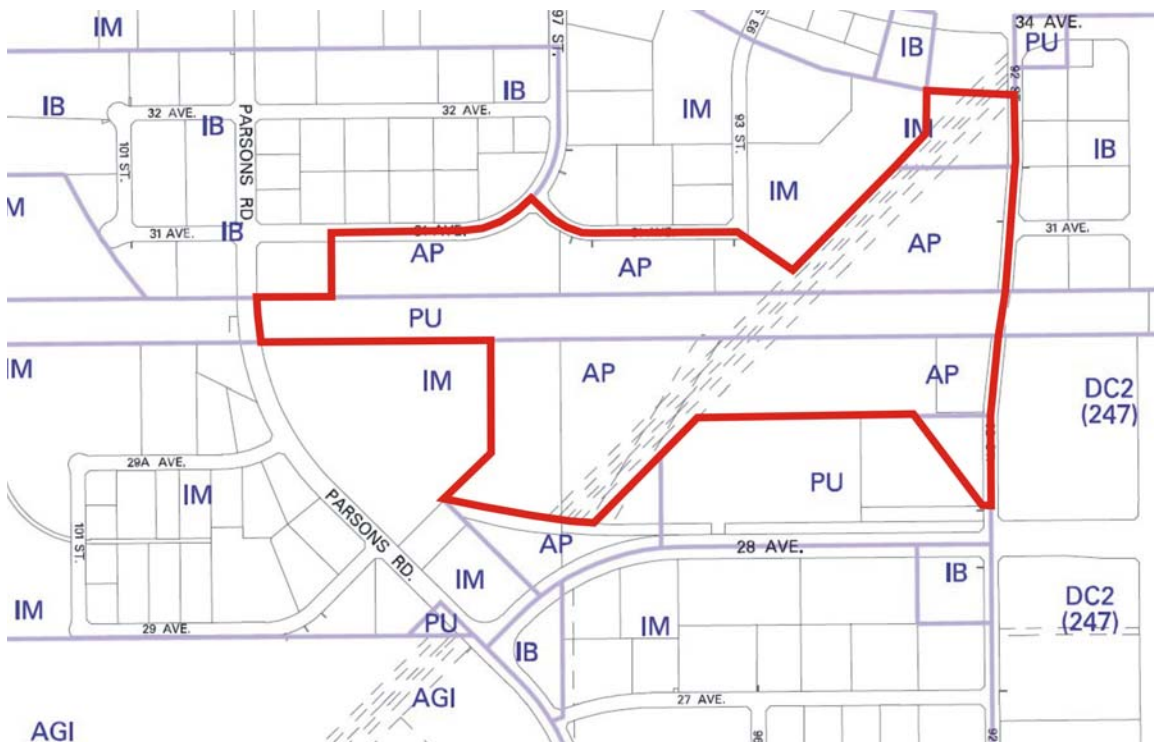


Figure 1 - Area Zoning

The piece of land owned by the Transportation Department is designated for future development of a transit maintenance yard, with an anticipated time line of 10 to 20 years for development. The City of Edmonton Parks Department is currently working with the Transportation Department for a land swap to trade a triangular piece at the southwest corner of the John Fry Park site for a triangular piece at the southeast corner. See figure 2



Figure 2 - Land Swap

Sport groups with an arrangement with the City for preferred use of the site include:

- Leprechaun Tigers Rugby Club
- South Edmonton Elite Baseball Association
- Capital City Softball Association
- Edmonton Ladies Softball Association

The Alberta Volleyball Association does not use John Fry Park but leases a piece of land adjacent to the park from the Transportation Department for sand volleyball courts.

A Master Plan and implementation strategy is required for the site due to the specific needs and expansion desires of current user groups, site drainage issues, and the consideration of using this site for the potential development of the Go Community Centre. (The Go Community Centre is presently negotiating a location at another site). The master plan

process was initiated by the City with stakeholder consultations and the preparation of Needs Assessment reports in the winter of 2005. Development of a Concept Plan followed and was ratified by the stakeholders in June 2006. See *figure 3*. A summary of the groups needs is included in section 3 of this report with the full needs assessments included in the Appendix 1 – Stakeholder Consultation.

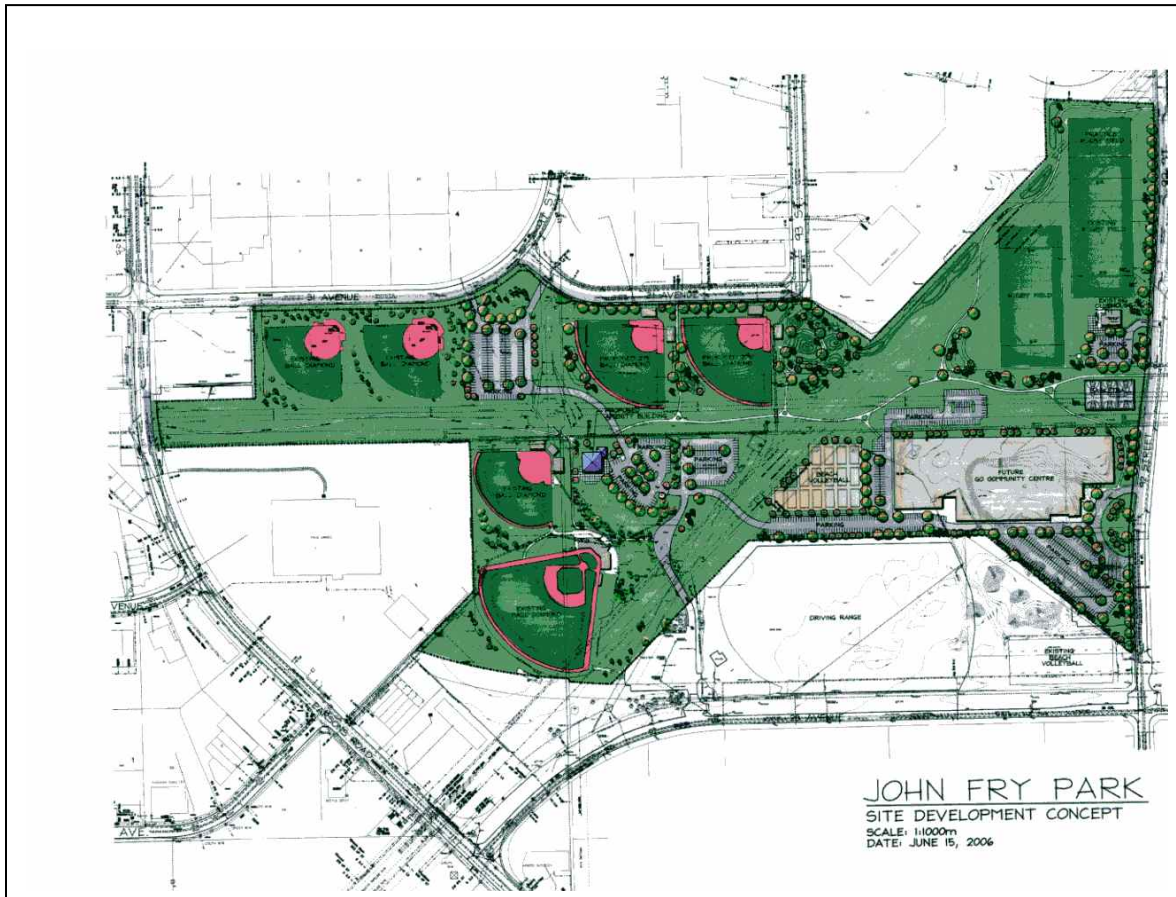


Figure 3 - Concept Plan June 2006

STUDY PURPOSE

This study is being funded by the Parks Branch of Asset Management and Public Works to complete the master plan process, and specifically to:

- confirm feasibility of the current concept plan
- review and refine the concept plan with input from the stakeholders
- prepare an implementation strategy including budget estimates for construction and proposed phasing of site improvements