

MILL BAY COMMUNITY LEAGUE TENNIS SOCIETY
REPORT FROM LONG RANGE PLANNING COMMITTEE
MARCH 2011

Chair: Phyllis Daniel

Members: Marina Scott, Ken Waet, and Jack Mockford.

Resource: Roger Burgess

1. Roger asked Phyllis to chair the subcommittee for long range planning for the Mill Bay Tennis Club. He provided the Terms of Reference for the committee and added that the approximate cost for any suggestion is a necessary part of our report to the Club.

2. We discussed how busy the courts are now and the expected growth over the next 25 years. It is desirable that the club makes some plans to meet the expected demand for tennis in the area. The tennis playing community thirty and forty years ago worked hard to provide us with courts and we owe a duty to the next generation.

3. Amenities we would like to have at expanded court facility include:

- A third court
- Accessible washrooms
- Water
- Electric power
- Concrete block practice backboard
- 10ft by 10ft storage locker in an expanded Kerry Park Arena, if the Club remains at Kerry Park
- A clubhouse, if it is an appropriate location.

Flood lighting was discussed, but was considered beyond our financial capability and not important at this time

4. It was agreed not to limit our thinking even if some suggestions could not be supported.

Suggestions included the following:

- Expand to three courts in current location
- Rooftop of Kerry Park Arena/Pool improvement project
- Long-term land lease.
- Lease vacant school board land
- Developer to build courts
- Lease from private school.
- Amalgamation with another club.
- Purchase land.
- Join in with the Cricket Club on Elford Road in Shawnigan Lake
- Acquire part of CVRD owned lands such as the proposed Eco Centre land.
- Do nothing and limit the size of the Club to Mill Bay residents only.

5. The committee decided that the following suggestions would not be pursued:

- We wish to remain independent so amalgamation is not a goal.
- Land purchase is too expensive and outside of our financial capability. Rezoning may prove difficult
- Acquiring land from the CVRD is not practicable at this time
- Limiting the size of the club would be contrary to community values; a last resort only and possibly looked at once court hours had been expanded to the maximum

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- Brentwood College School will lease courts at \$11.00 per hour per court so we could use their facility for overflow conditions only. The cost is prohibitive both to the players or the Club on a regular basis.

6. Committee members contacted the appropriate people and submitted written reports. The following is a summary of each report.

a. Expand to three courts at the current Kerry Park location – Ken Waet and Jack Mockford

Ken and Phyllis attended the November 2010 Executive Meeting of the Mill Community League to gauge their thoughts on expansion of the tennis courts at Kerry Park. They were very receptive to any ideas we might have. They are anxious to support any expansion and/or new facilities within Mill Bay. We have their blessing and now we must go forward and explore our options. I believe there is room at the existing location to add one court without having to chop down any trees. This I believe is our favored option came away from that meeting feeling positive. Jack and Ken measured each side of the courts and found that we have about 21 feet on the east side and 23 feet on the west side of the courts. A single court measurement is 36 feet wide so there is ample room for a third court. The committee estimates that at current rates it will cost at least \$150,000 to add another court.

b. Rooftop of Possible Kerry Park Arena/Pool Improvement Project – Phyllis Daniel

I met with Heather Broughton, Chair of the Kerry Park Recreation Commission to discuss putting three or four tennis courts on the roof of Kerry Park Recreation Centre when it is renovated or rebuilt. She was enthusiastic about the idea but the roof has been replaced recently and the committee will likely only be asking residents to approve repairs to the facility and updates to the changing rooms in an upcoming referendum. However, our concept could be considered as part of major reconstruction after development of the five-year plan. Since we are looking at long range planning, we need to be ready to discuss this proposal with the designers when the project is in the planning stage.

Concerns about rooftop courts

- Dramatically increase construction costs
- Interference with rooftop heating and air-conditioning systems
- Insurmountable safety issue

These courts would belong to the CVRD and in Heather's opinion would probably be considerably more expensive for our members unless we could negotiate a multi-year lease which would include a provision for limited public use of the courts.

c. Land Leased from School District #79 – Phyllis Daniel

I spoke with Lonnie Schermerhorn at the Cowichan District School Board. His response was very favorable because under current provincial legislation school boards must spend two years trying to find a community use for school property which has been closed before the ministry would consider the sale of the property. Although he is aware of probable closures over the next few years, we agreed that our time line is too long to discuss specifics at this time. This solution would require the Club to negotiate a suitable lease as well as raise the funds to build new courts. In this scenario, the Club would remain autonomous. However, the door is open.

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d. Developer to Build Courts – Roger Burgess

I have looked into the prospects for obtaining new courts in a new development on the basis that the developer would provide the facility and the club would contribute to the capital costs or operations (much as we do now under our agreement with the Community League).

Bamberton developers are offering sports fields, a very large park and small local playground/parks as community amenities with no provision for tennis. At this stage, it is considered the only tennis courts that might be built would be public ones and funded by the CVRD.

Limona (the Garnett or Stonebridge lands) has revised its application from 1100 to 300 homes.

The revised application is in discussion with the CVRD and no tennis or other recreational facilities are included.

Carma (Island Timberlands/SW Mill Bay) are proposing a major new community. It is presently on hold but will probably be submitted in the future. This project includes a tennis facility, which would be built by the developer, and most likely they would retain ownership. They would welcome a club to manage and operate the facility. The Carma project requires the approval of the community and the CVRD and this process may take considerable time. It may be five to seven years before construction, if the project is approved.

It is important that the Club is not seen to be supporting, encouraging or discouraging any of these developments. It is very likely that individual Club members will have their own views and our board does not have any mandate under the current constitution. It would require an amendment to our constitution to allow the executive to support a development application.

e. Land behind the Cricket Club on Elford Road – Marina Scott

Cowichan Cricket and Sports Club lease the land, 23 acres, until 2084. I met Howard Martin, Treasurer, Cowichan C. & S.C., (I actually helped him move some stuff around up there – a good way to make connections) and asked if there was any future chance of the Mill Bay Tennis Club leasing a portion of the property on Elford. He replied by email quoting sections of the legal agreement with Cricket Canada about which he said “It would take a lawyer to sort out the possible contradictions quoted above.” He said that their club holds its AGM on March 21st where we could gain an official opinion. In the meantime he thought it that might be possible for:

- Mill Bay Tennis Club to rent from the cricket club
- Mill Bay Tennis Club could be part of the Cowichan Cricket & Sports Club although act as an independent body. (The croquet club “joined”...its members pay a membership fee as though they were cricketers and therefore pay no rent and have full use of the pavilion)

He seemed to think that something might be worked out. He offered to contact me again before the beginning of March.

f. Tennis Court Building Costs – Jack Mockford

I have three separate quotes available – from Capital City Paving, Tower Fencing and Sport Court.

1. Capital City Paving: Requested quote for a single court and for three courts.

Quoted prices include all subcontracting work required based on firm bearing native soil encountered within 12 inches. A single court is \$90,000 and three courts are \$231,500 neither including HST.

The finish surface coating portion of these costs for three courts is \$27,000. Tomko will do coating directly for us for approximately \$21,600. Therefore, it is less expensive to do our own sub-contracting.

2. Tower Fencing: Requested quote for a single court and for three courts.

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Quoted price is for single court concrete only (no labour) \$16,145. Plus HST

Quoted price is for single court 10 foot high chain link fence \$7950. Plus HST

Tower claimed concrete was better than asphalt for longevity.

3. Sport Court: is a multi purpose, low maintenance but high quality surface. The cost is three times more than Plexipave from Tomko, the finish we presently have at our courts. Perhaps we could not afford this.

7. Possible ways of raising the necessary funds:

We explored the following:

- Formalize club savings by a predetermined amount be set aside from each member's dues each year. Members could be encouraged to donate as well.
- Apply for a Grant in Aid from the CVRD - maybe \$10,000 maximum.
- Approach Lions Club and Rotary for funds.
- Apply for gaming monies from the Lotteries Branch or other Provincial and Federal grant schemes.
- Approach resources in the community to donate labour or materials, eg contractors with heavy-duty equipment.