



## 249 Anne Street

# Zoning By-law Amendment Application

Applicant: Ballsports Facilities Development Inc.



**Public Meeting  
October 7<sup>th</sup>, 2019**



### **Subject Lands:**

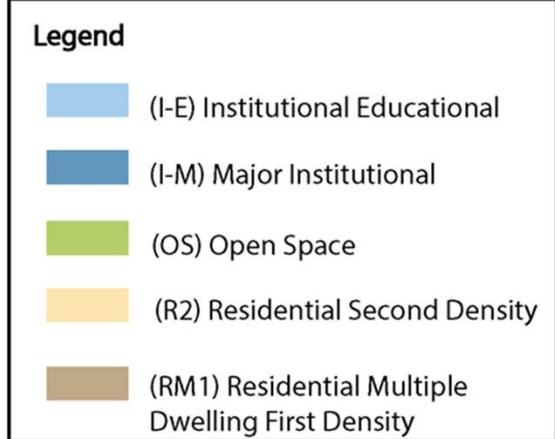
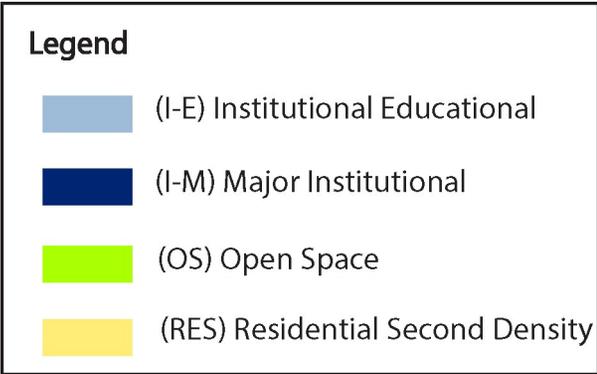
- Frontage
  - 162m (530') along Anne St.
  - 10.7m (35') along Sunniddale Rd.
- Lot Area
  - 4.17ha (10.3 ac)

### **Existing Site Conditions:**

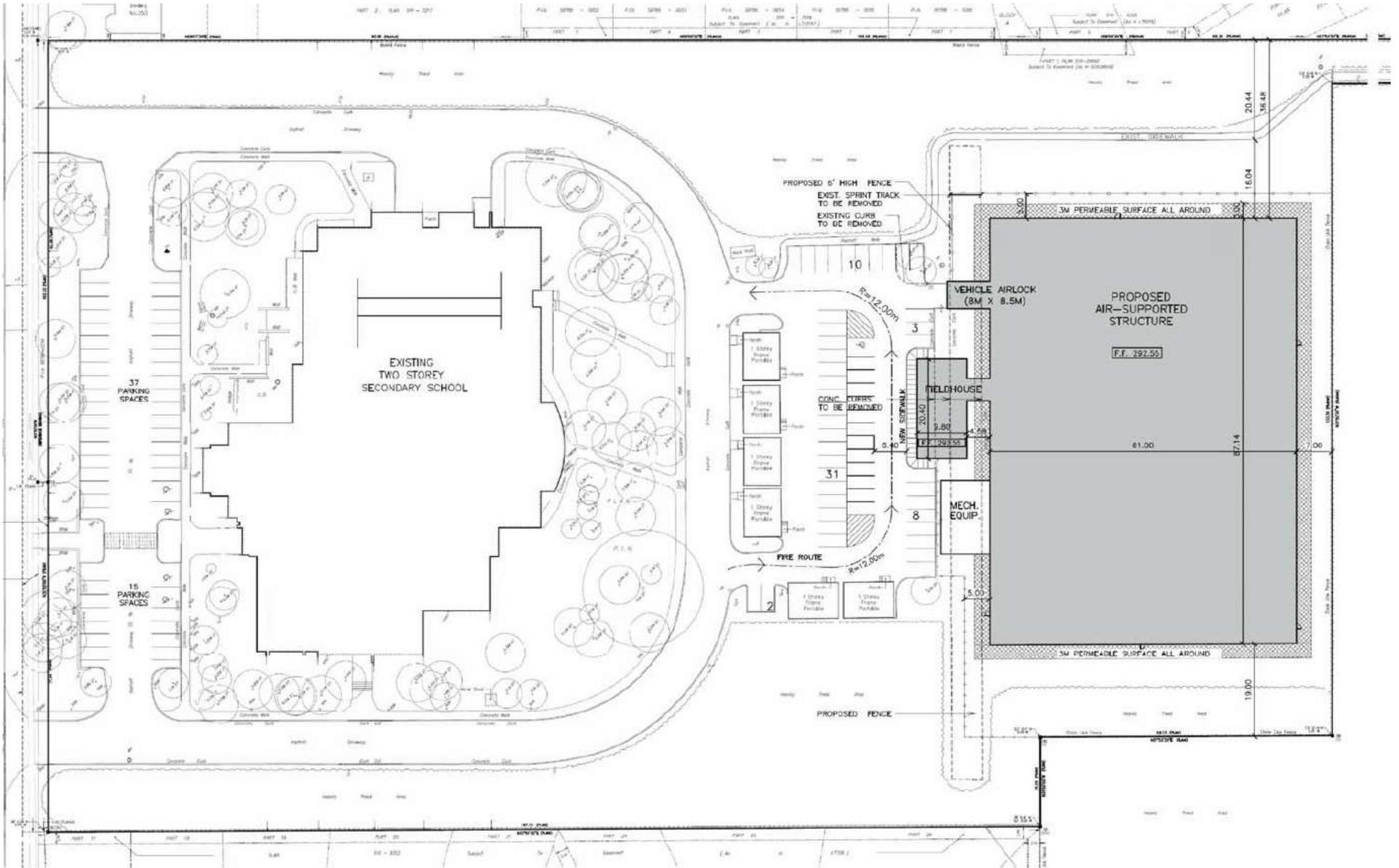
- ESC Nouvelle Alliance with existing Site Plan Agreement, including tree preservation areas.
- Parking with horseshoe drive aisle
- Sports Field w/ sprint track
- Vegetated Buffers
- Public Transit Route (8A & 8B)



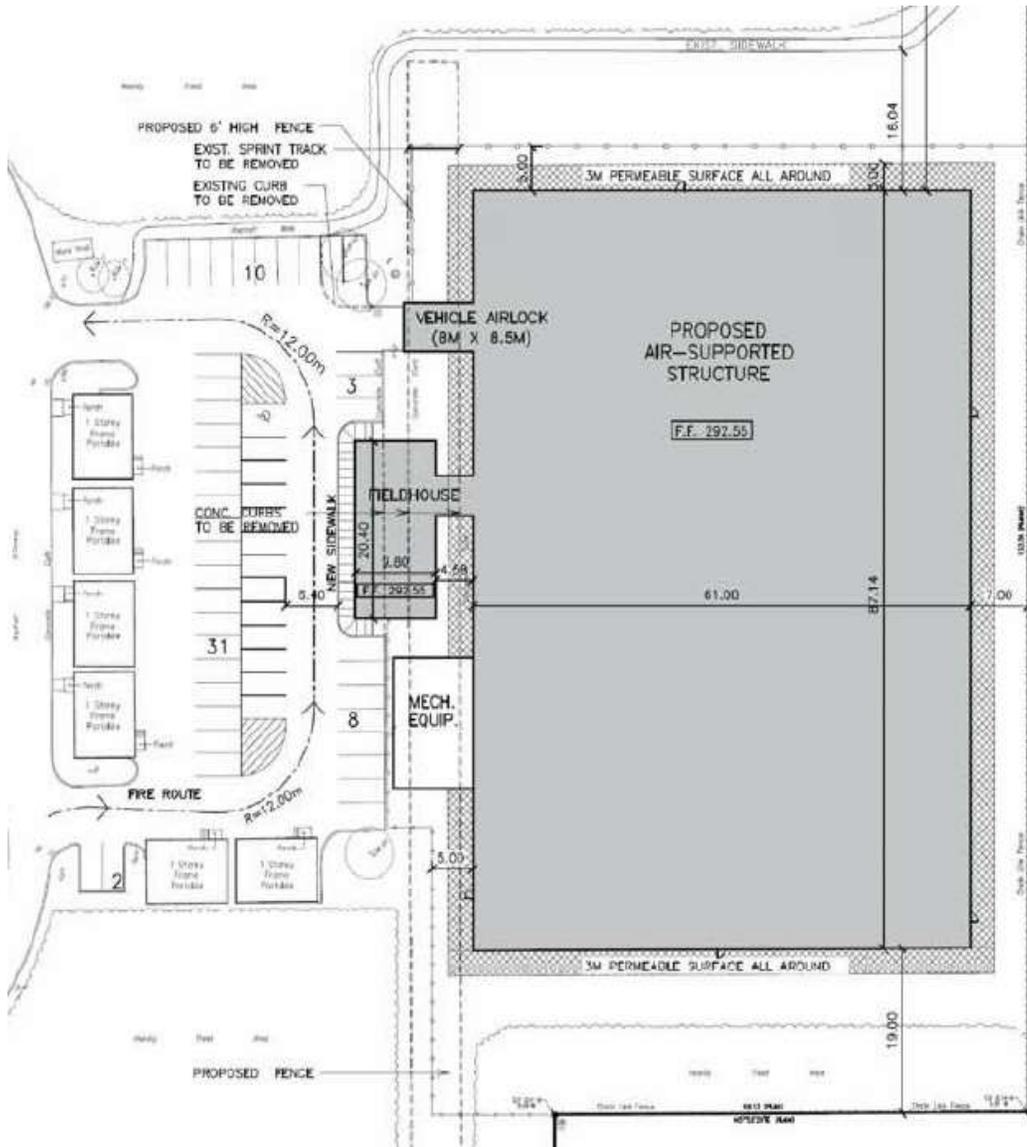
## **Application Context**



# Existing Land Use and Zoning



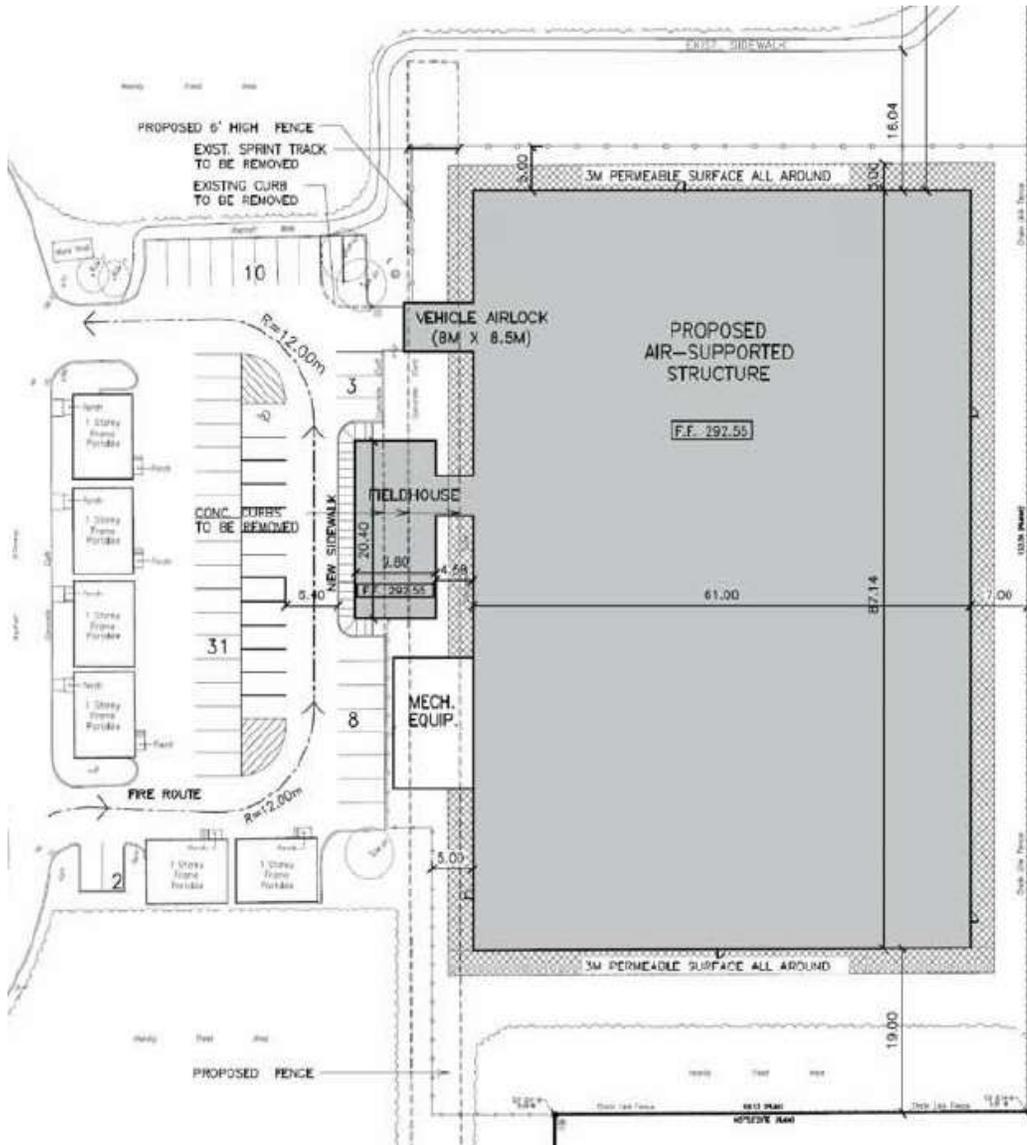
# Conceptual Site Plan



- School will have exclusive use of the Dome during the school year, M-F, 8am-5pm and up to 10 weekend days per school year.
- Ballsports will retain use of the Dome beyond school use and is responsible for all costs associated with Dome.
- All existing boundary vegetation, portables and parking will remain.



## Conceptual Site Plan



- Noise emissions will meet Ministry requirements to ensure no negative impact to residential properties.
- Additional landscape plantings in strategic locations to further mitigate potential visual and noise impacts, to be implemented at Site Plan.
- Hours of operation for Dome anticipated 8am - 11pm to be implemented in Site Plan Agreement.
- Dome will accommodate up to three modified soccer fields (side to side) with 5-7 players per team (30-42 persons total).



## Conceptual Site Plan

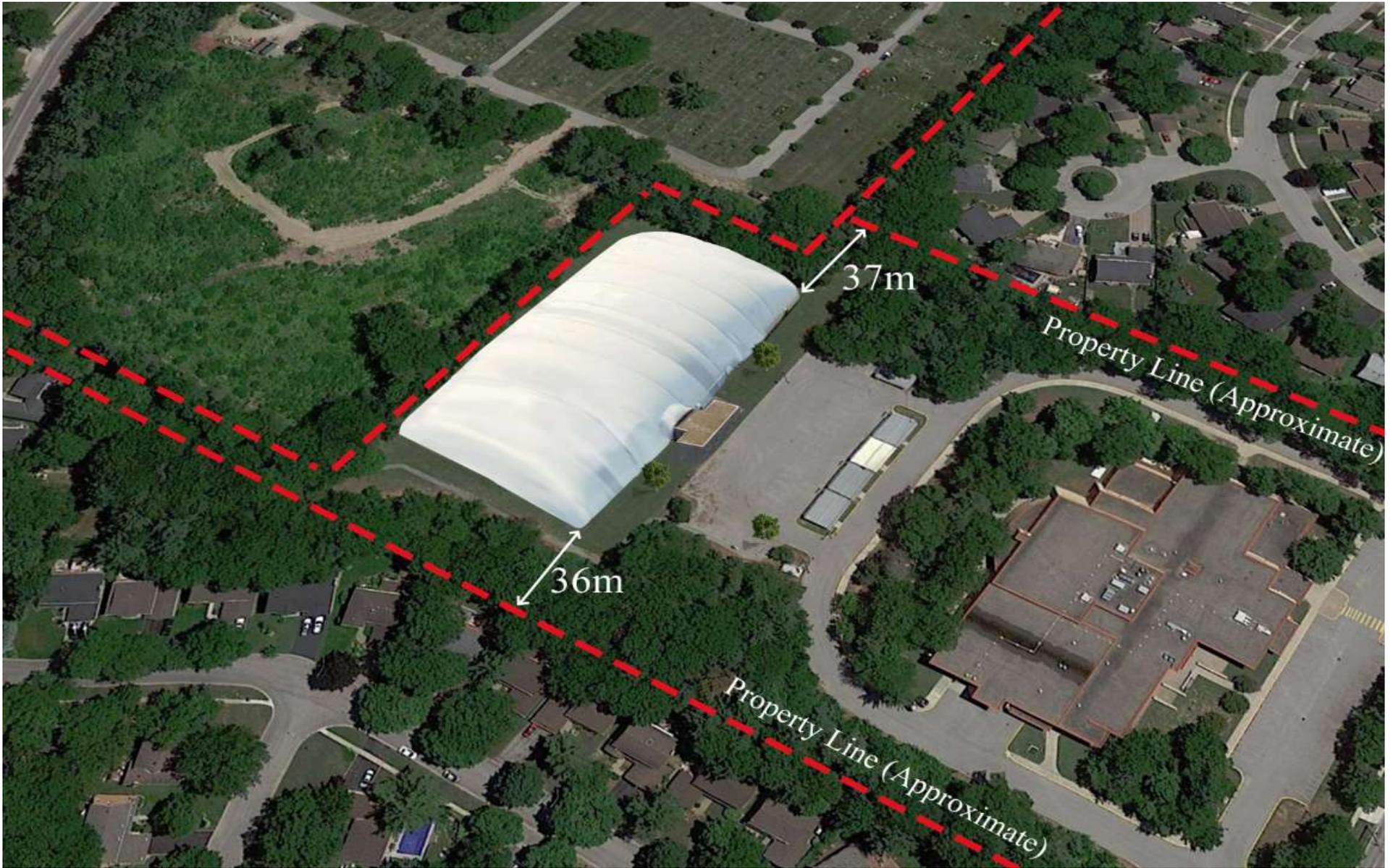
- **Neighbourhood Meeting Held June 18, 2019**
- Approximately 50 residents in attendance, including Ward Councillor
- Various noted concerns:
  - Parking & Traffic, including existing access issues
  - Hours of Operation
  - Noise
  - Visual Impact and lack of buffer
  - Drainage and Grading (current flooding issues)
  - Security & Lighting – on site and pedestrian walkway to Sunnidale
  - Not an appropriate location for use
  - Undersized property as is, school board received exceptions
  - Lowered property values
- **Meeting with residents on Kearsey Court (5,6,7) on August 1, 2019.**
- Main concerns noted at that time:
  - Drainage
  - Parking & Noise of car doors closing/locking
  - Visual Impact



## Neighbourhood Meeting



## Conceptual Renderings



Conceptual Renderings

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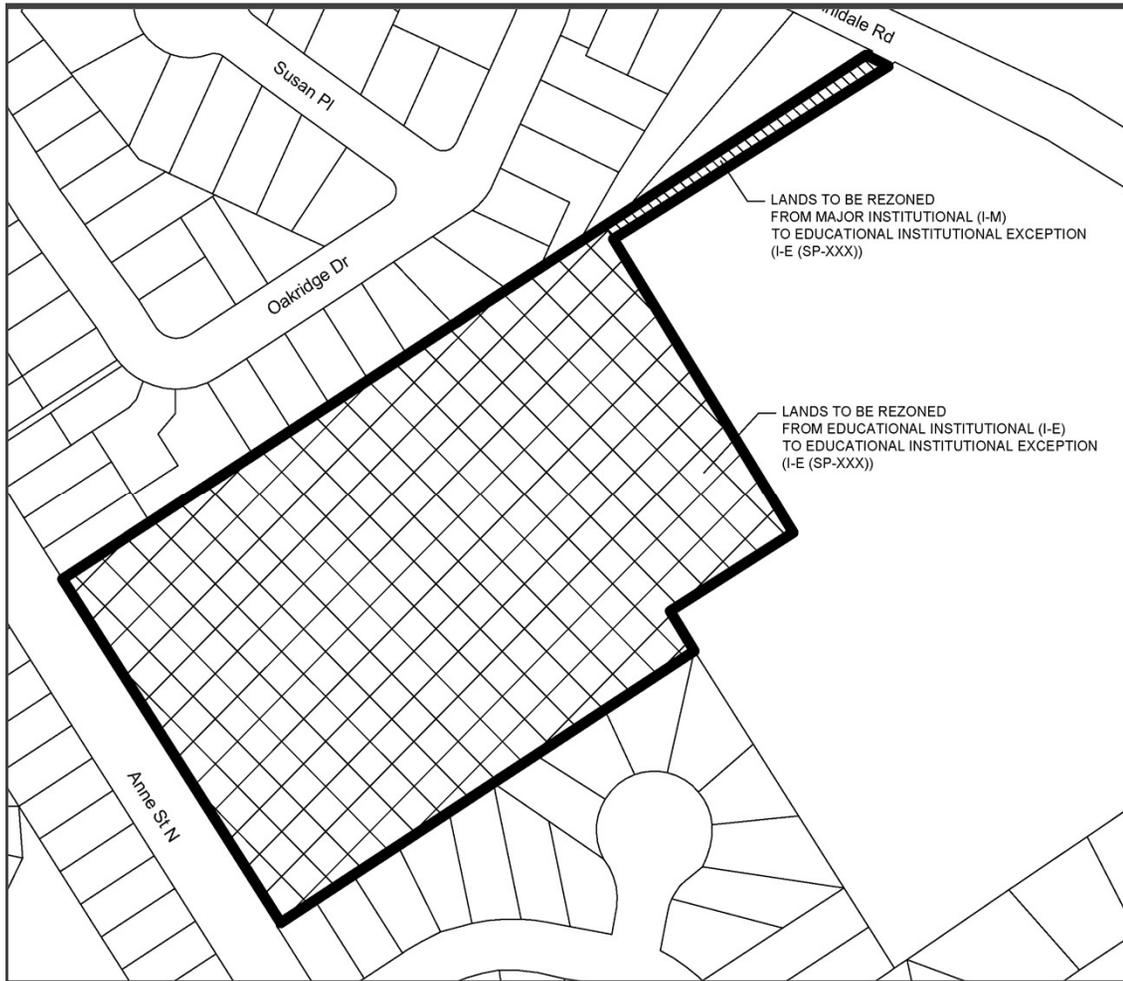
- Looking South – towards Kearsey



- Looking North – towards Oakridge →



## Site Photos



- ZBA Application proposes Special Provisions to existing **Educational Institutional (I-E) Zone**, including:
    - Permit a recreational use
    - Permit a maximum height of 20m for the Sports Dome
    - Permit a reduced parking rate
- Application also proposes to correct zoning of the Sunnidale walkway currently zoned Major Institutional (I-M) to (I-E).



**Proposed By-Law  
Amendment**

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Zoning Bylaw I-E Zone PROVISION	REQUIRED	PROVIDED
LOT AREA (MIN.)	1,500 m <sup>2</sup>	41,672m <sup>2</sup>
LOT FRONTAGE (MIN.)	30m	162.02m
<b>SETBACKS (AIR SUPPORTED STRUCTURE)</b>		
FRONT YARD (MIN.)	7.00m	150m
SIDE YARD (MIN.)	9.00m	36.48m 19.00m
REAR YARD (MIN.)	7.00m	7.00m
LANDSCAPED OPEN SPACE (MIN.)	35%	55.04%
LANDSCAPED BUFFER REQUIREMENTS (MIN.)	3.00m	14.00m
LOT COVERAGE = GROSS FOOTPRINT (MAX.) -SCHOOL FOOTPRINT 4,504.00 m <sup>2</sup> -PORTABLES FOOTPRINT 441.38 m <sup>2</sup> -AIR-SUPPORTED STRUCTURE 5,403.79 m <sup>2</sup> -FIELDHOUSE 199.92 m <sup>2</sup> <b>GROSS FOOTPRINT 10,549.09 m<sup>2</sup></b>	35%	25.30%
BUILDING HEIGHT (MAX.) -EXST. SCHOOL -SPORTS DOME	15.00m	7.60m 20.0m
PARKING REQUIREMENTS (MIN.) <b>SECONDARY SCHOOL USE (106)</b> -1 PER CLASSROOM, PORTABLE, AND OFFICE (22 CLASSROOMS, 6 PORTABLES, 10 OFFICES) - 38 -1 PER 10 STUDENTS (MAX. STUDENT LOAD = 672) - 68 <b>RECREATIONAL ESTABLISHMENT (98)</b> -1 PER 2 PERSONS (MAX. OCCUPANCY < 196 PERSONS) - 98	204	106



# Zoning By-Law Provisions



- Planning Policy supports:
  - Cost effective development which minimizes land consumption and servicing costs.
  - Recreational uses as part of a healthy, active and complete community.
  - Mix of uses and compact built form to serve entire community.
- Development will expand convenient access to year round recreational use on existing school site where servicing costs/expansion and land consumption is minimized.
- Proposal provides cost effective recreational and employment opportunities for both public and private parties, including student base.



Planning Policy

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- Goals for Institutional lands include:
    - **To encourage the shared use of school grounds (among others) to promote functional and cost efficiencies.**
  - Permitted uses include:
    - **Various forms of public and/or private recreational (among others).**
  - General Policies include:
    - Joint planning for and the joint use of facilities provided by different public agencies may be considered.
- 
- Policies relating to Educational Facilities include:
    - In order to ensure that adequate recreational facilities are maintained, each school site shall maintain a minimum percentage of landscaped open space as required under the Zoning By-law.



Planning Policy

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- ZBA will facilitate development of a sports dome with special provisions.
- Dome will be available for school use and private use beyond school hours.
- Will provide increased recreational and small scale employment opportunities to students and general public.
- Makes efficient use of existing infrastructure on otherwise vacant lands.
- Development is generally consistent with all levels of planning policy



## Conclusion

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**Thank You.**



**Neighborhood Meeting  
June 18, 2019**