

FILE NO.: D14-1669

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: E. TERRY, RPP, PLANNER

FROM: M. BANFIELD, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

NOTED: A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR ZONING BY-LAW AMENDMENT APPLICATION – 249 ANNE STREET NORTH (BALLSPORTS FACILITIES DEVELOPMENTS INC.)

DATE: OCTOBER 7, 2019

The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding an application for Zoning By-Law Amendment, submitted by Innovative Planning Solutions on behalf of Ballsports Facilities Developments Inc., for the lands municipally known as 249 Anne Street North, located on the east side of Anne Street North and south of Cundles Road West. The applications were deemed complete on March 19, 2019.



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Address: 249 Anne Street North

 SUBJECT PROPERTY



Development Proposal

The concept site plan (see Appendix 'A') proposes the development of an approximately 71,266 ft² air-supported recreational structure (i.e. a 'Sports Dome') on the subject lands. The Sports Dome will be located over the existing sports field. The natural grass constituting the field will be replaced with artificial turf as a component of the proposal. The existing sprint track will be removed. The dome will be oriented in a north south direction measuring approximately 104m by 61m. The proposed structure would meet all applicable zoning provisions with the exception of maximum height, where a height of 20m is proposed, and parking requirements, where shared use of the existing parking facilities for the school is proposed.

A maintenance and ownership agreement has been entered into between Ballsports Facilities Development Inc. and Conseil Scolaire Catholique MonAvenir (Csc MonAvenir) which provides the foundation for the shared recreational facility between public and private users. Csc MonAvenir would retain exclusive use of the sports dome from 8am to 5pm Monday through Friday. Ballsports Facilities Development Inc. would retain exclusive use beyond 5pm on weekdays and on weekends with the exception of Csc MonAvenir use during ten (10) non-school days (i.e. weekends) per school calendar year.

The subject lands are designated Educational Institutional within the City's Official Plan and are zoned Educational Institutional (I-E) and Major Institutional (I-M) by Zoning By-law 2009-141.

The proposed Zoning By-law Amendment seeks to rezone the subject lands to Educational Institutional (I-E) with special zoning provisions to add "Recreational Establishment" as a permitted use to permit a sports dome, permit a maximum height of 20m and require no additional parking for the recreational establishment.

Neighbourhood Meeting

A Neighbourhood Meeting was held on June 18th 2019 at Catholic High School New Alliance. Approximately 50 residents were in attendance and Deputy Mayor Barry Ward. Comments were received on the following matters:

- Provision of sufficient parking to accommodate the proposed development to operate at the same time as existing uses;
- A request to see elevation drawings of the sports dome; (see Appendix 'B' for Aerial View of proposed Dome)
- Noise of the fan and generator;
- Hours of Operation closing at 11pm is too late;
- Security Measures around the existing walkway based on loitering that currently takes place;
- Enhanced Tree Buffer for existing residential properties to the north and south for all seasons; and
- Impact of drainage and snow loading on adjacent residential properties to the north and south.

The primary planning and land use items being considered at this time are:

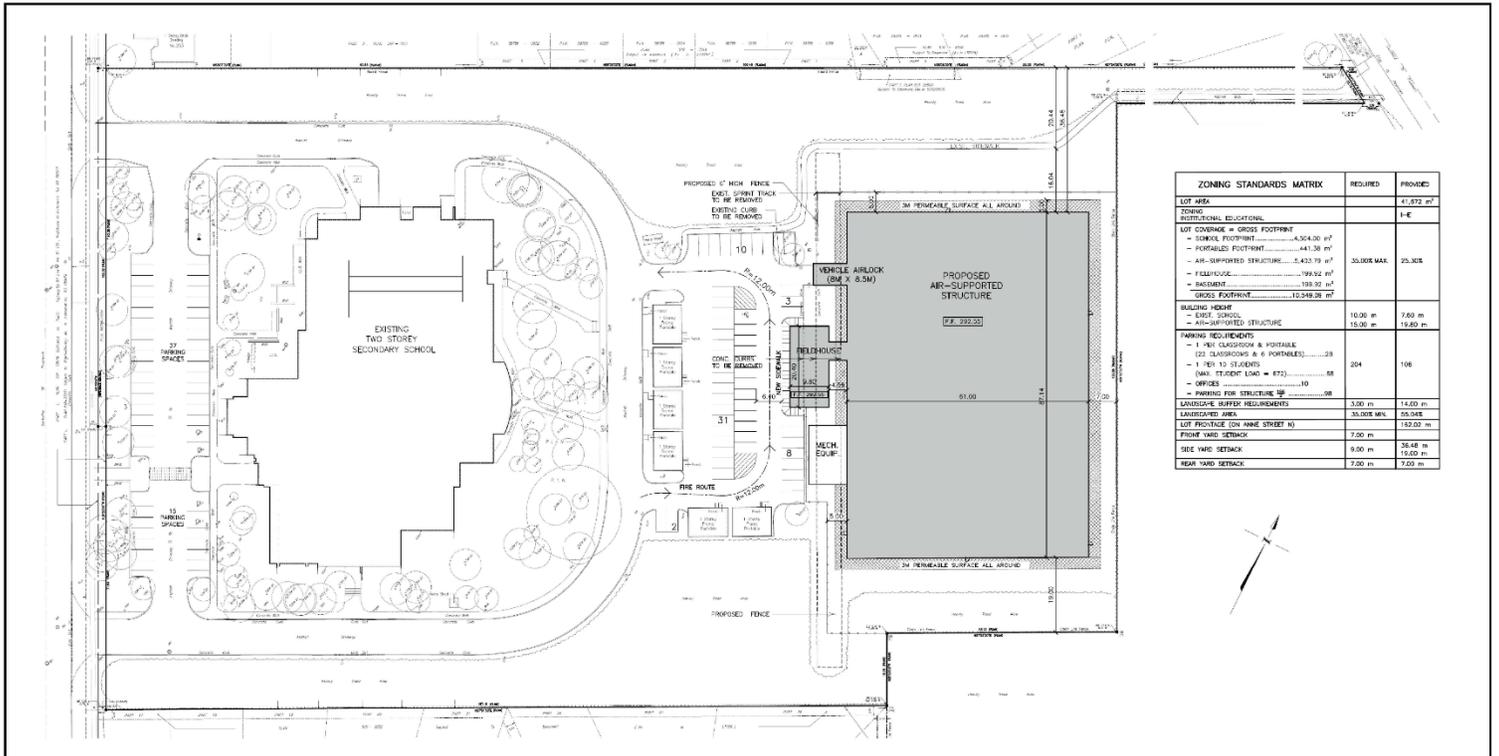
- The appropriateness of the site specific zoning provisions being requested;
- Enhanced landscaping of Coniferous Trees to provide screening year round (see Appendix 'C' for Arborist Photo of existing vegetation);
- Assessment of alternative sites in the City;
- Provision of sufficient parking; and
- Hours of Operation.

Planning staff are targeting November 18, 2019 for the staff report to be brought forward for General Committee's consideration of the subject Zoning Bylaw Amendment application. Additional information about the application is available on the proposed development page of City's website.

For more information, please contact Edward Terry, RPP, Planner at Ext. 5135.

Appendix 'A'

CONCEPT SITE PLAN



SITE PLAN
SCALE 1:500

ZONING STANDARDS MATRIX	REQUIRED	PROVIDED
LOT AREA		41,672 m ²
ZONING INSTITUTIONAL EDUCATIONAL		I-E
LOT COVERAGE = GROSS FOOTPRINT		
- SCHOOL FOOTPRINT.....4,504.00 m ²		
- PORTABLES FOOTPRINT.....441.38 m ²		
- AIR-SUPPORTED STRUCTURE.....5,403.79 m ²	35.00% MAX.	25.30%
- FIELDHOUSE.....199.92 m ²		
- BASEMENT.....199.92 m ²		
GROSS FOOTPRINT.....10,549.09 m²		
BUILDING HEIGHT		
- EXIST. SCHOOL	10.00 m	7.60 m
- AIR-SUPPORTED STRUCTURE	15.00 m	19.80 m
PARKING REQUIREMENTS		
- 1 PER CLASSROOM & PORTABLE (22 CLASSROOMS & 6 PORTABLES).....28		
- 1 PER 10 STUDENTS (MAX. STUDENT LOAD = 672).....68	204	106
- OFFICES10		
- PARKING FOR STRUCTURE $\frac{100}{100}$98		
LANDSCAPE BUFFER REQUIREMENTS	3.00 m	14.00 m
LANDSCAPED AREA	35.00% MIN.	55.04%
LOT FRONTAGE (ON ANNE STREET N)		162.02 m
FRONT YARD SETBACK	7.00 m	
SIDE YARD SETBACK	9.00 m	36.48 m 19.00 m
REAR YARD SETBACK	7.00 m	7.00 m

Appendix 'B'

AERIAL VIEW OF PROPOSED DOME



Appendix 'C'

ARBORIST PHOTO OF EXISTING VEGETATION

