

**From:** Trottola <Samantha  
**Sent:** Wednesday, May 8, 2024 1:55 PM  
**To:** Jim Harris <Jim.Harris@barrie.ca>; cityclerks <cityclerks@barrie.ca>  
**Subject:** Waterfront Multi-Use Sportsfield Opposition

Good afternoon,

We are writing in regards to the proposed multi-use youth sports field at Heritage Park area along the Barrie waterfront. This proposal includes the removal of the woodland and natural habitat that is currently located there at this time. This natural landscape which includes habitat to many wildlife and various ecosystems needs to be preserved now and for the future. Council has the ability maintain this natural state of such a precious area for the future of Barrie. To have it overrun by anything – no matter the proposition, the area should stay natural. Erasing this natural state of such an iconic area to our beautiful City would be a detriment not only to the citizens of Barrie but also to all living things along this waterfront.

My family and I have lived in the minet's point area for over 10 years now and actively use this forested trail daily. We are personally shocked that the City would even consider removing the woodland area to allow for any type of development however, instead it does not surprise us that the City has been merely holding this property until a more financially advantageous use presents itself. We are committed to the preservation of this naturally wooded area, a little patch of wilderness that we are very fortunate to have along our incredible waterfront. Understandably, we see the issue of space is required for such activities however, our Council is also voted in to not only develop lands but also to preserve lands that are a necessity to our City. Previously, there has been a failed attempt to develop this land into a ballpark and the community galvanized before and council thought it was unwise to develop the land then, so why is this any better.

The Trottola Family

**From:** Kristin Dibble Pechkovsky

**Sent:** Wednesday, May 8, 2024 2:30 PM

**To:** Jim Harris <Jim.Harris@barrie.ca>; Alex.nuttal@barrie.ca; cityclerks <cityclerks@barrie.ca>

**Subject:** Proposal sports fields east of Allandale Station Park - STRONGLY OPPOSED

Mr. Harris,

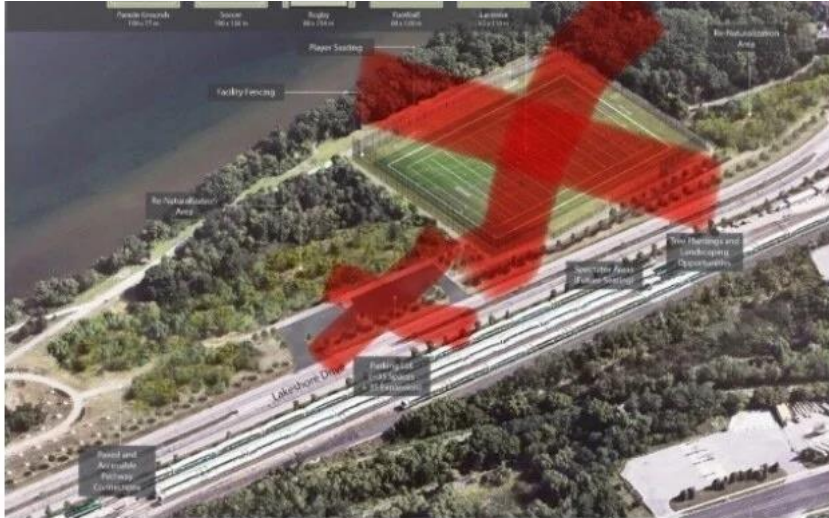
I am a long-time resident of the City of Barrie and consider the Barrie Waterfront trail as our Prize Gem. We are so fortunate to have this resource for past, current and future residents of the City of Barrie.

I am writing to express my extreme concern about the proposal to construct a sports field east of the Allandale Station Park /Military Park and tucked in between the lake and Hurst Drive. I only found out about this proposal yesterday. After dealing with the request for the Barrie Bay Dogs to house their stadium in this area years ago, I had thought we had laid this idea to rest.

This location is completely inappropriate for a sports field. There is no need to have a sports field associated with our waterfront.

- it completely bisects the forest.
- provides insufficient parking
- adds to the congestion of Lakeshore drive which is already heavily travelled
- is not compatible with other uses.
- provides a lack of amenities to the playfields such as washroom facilities (people will have to walk half a km to go to the washroom. That is not a reasonable distance for the amount of use there will be).
- loss of Natural Habitat including woodlands and species.
- fencing will be required around the entire perimeter of the sports field to keep the balls from going onto the street and onto the path. This means that the fields will only be accessible to a certain percentage of the Barrie population, those involved in sports. This changes our Publically accessible Barrie Waterfront completely.

I am not opposed to the Sea Cadets building construction as an addition to the South Shore Centre. That location makes sense to me, however, I do not feel that an associated Parade Space should be created for that use, especially at a cost of \$4 million. How often will the cadets use this space? How many people are cadets? That is a large amount of money for a small number of residents. I also wonder if the space directly west of the South Shore Centre, which is mostly open and treeless, could be used as parade space...or the actual Military Trail to the east would be very appropriate for parade space and already exists.



As far as the need for the sports fields, I am not denying that this type of space may be needed in the City, however, I just do not see why this is the correct location. I would like to ensure that the Public is provided with all of the rationale as to why this location is the correct place.

The provincial government has been promoting joint use facilities with schools and recreation facilities. This type of sports field would be much better suited as a neighbouring use to an elementary or high school, where parking and washroom facilities can be provided by the local school, the school can use the fields during the day, public can use it in the evening after 4pm and weekends. This would be a much better investment of public dollars than a stand alone park. The thought of investing capital dollars while taking out a section of forest is not financially or environmentally responsible.

I understand from reading the report, the plan would be to use ecological offsetting to replace the many trees and woodlands that would be destroyed and plant new trees. Seedling trees cannot replace an existing forest stand that has been there for many many years. It will take many many more for the trees to grow. There will **definitely be net loss of our natural heritage** and our species that currently live in this forest will be lost. I often see eagles and foxes in these areas. The Council Report speaks to a higher rating and involves resources representing significant components of the entire Natural Heritage System with a high level of protection. This includes significant wildlife habitat, minimum vegetation protection zones, connectivity linkages and woodlands. These areas should be protected and preserved. That is not an appropriate solution.

Lighting and sound issues in this space will also be concerns. Again, I am not sure why other locations would not be preferred, even west of the South Shore Centre or adjacent the Train Station on the other side of the street and even better as part of the development application process that the City is working on related to the Barrie Fair Grounds. With the potential for increased housing density in that location, and school requirements, more outdoor amenities will be needed, plus it can be easily accessed by Hwy 400 for those families coming into the City for tournaments.

At the very least, there needs to be some sort of public information sharing on this project. This section of property is used by a wide range of barrie residents, many of them only finding out now of the City's

proposal. We issued a petition late last night after we heard about this proposal and we already have close to 300 signatures on the petition. With very little time, there are obviously many passionate people interested in this proposal.

As our local elected representative, I would expect you would want to encourage public feedback as opposed to what appears to be an attempt to fast track this proposal. Please share this information with other Councillors.

Please help to vote for preserving this area as the naturalized beautiful resource we have for generations to come. Thank you for your attention to this matter,

I will see you tonight at the meeting.

Kristin Dibble Pechkovsky

**Sent:** Thursday, May 9, 2024 8:54 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** Oppose sports complex at South Shore

Dear Mayor Nuttall,

While I support the Cadets, I oppose the proposed sports complex to be built in the current forested location at the South Shore Centre.

I'm extremely surprised this location would be chosen for this purpose. It's a serene area filled with mature trees and much wildlife throughout the year, enjoyed by all residents of Barrie and beyond.

I can't imagine why a sports field, especially one with artificial turf that is a proven carcinogen that is harmful to people, animals, and the environment, as well as providing toxic run-off into the lake, would be contemplated in this location. Would this project also be paving over green space to accommodate more parking at South Shore as would be required?

The improvements over the past 10+ years at the waterfront have been beneficial. I don't see how this proposed sports field fits within the enhancements that have already been made. We need more true green natural space - not less.

Hopefully there's another solution to find an appropriate location that will not impact the peacefulness and natural setting of this park, and the health of those using it.

I urge you to vote no to this proposal.

But, if for some reason there's a vote to move forward, that only natural turf be used as opposed to harmful artificial turf. The research on artificial turf and the problems it causes are undeniable, and continues to be banned in many countries around the world. It will also pose another problem for Barrie to have to deal with when eventually it's time to replace the artificial turf.

Thank you for your time.

Linda Clemow

May 9,2024

## **Waterfront (Allandale Station Park ) Sea Cadets Relocation and Multi-Purpose Sports Field and Parade Ground**

Jim,

I wanted to reach out and voice my comments about the Waterfront (Allandale Station Park) Sea Cadets Relocation and Multi-Purpose Sports Field and Parade Ground.

I wanted to make sure that you know that I am 100 % in Favour of the Sea Cadets Move to the South Shore Centre. This is the right thing to do. Their existing facility is not up to anyone's standards and a move is warranted at the earliest possible time once their new premises are complete.

I am also in complete Favor of kids, being kids, and having available several Sporting and Educational facilities.

What I am not in favor of is a Multi -Purpose Sports field on a prime piece of property that should be left as is.

What we need are Options. Currently there are no options other than the one to situate a multi-Purpose Sports Field and Parade Ground on Waterfront property.

The Crux at issue started with the need for the Sea Cadets to have a facility to Parade (mandatory drills and band practice). The initial request was for a building that would house a 25-metre (82') by 75-metre (246') drill deck, that could also be used by Scouts and Guides for larger meetings and small jamborees. The Sea Cadets and the City have decided that if their request for an inside facility cannot be met (logistics and expense) then an option that was presented was to have an outside parade ground. The next step was for the city to then propose a multi-purpose Sports field that would also be used for a Parade ground required by the Sea Cadets

The Sea Cadets currently parade in Warehouses and the Armory. The Seasonality of the situation is that in Barrie we have approximately 6 months – that outdoor sports and Parading on Natural grass or Synthetic Turf makes sense (cold – snow). There is still a requirement for the other 6 months of the year for the Sea Cadets to have a facility to have their mandatory drills and band practice. I have looked at the dimensions of the

Southshore Community Centre (61' X 65' for a total of 3,965 sq.ft.) So perhaps there is a possibility that a moderate number of drills and band practice could occur on the main floor of the South Shore Centre? I still see the Cadets going to an indoor facility whether it is at the armory or a warehouse location.

As far as a multi-purpose field. I see the need, it's just that the proposed location is not the right choice. With the help of Staff, perhaps other Parks in Barrie could be looked at and with the help of some grading perhaps there is a better option. We need Options, to say this is the only location in Barrie where a multi-Purpose field can be located is not the right option.

Regards,  
Terry Forrester

**Sent:** Thursday, May 9, 2024 8:54 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** Oppose sports complex at South Shore

Dear Mayor Nuttall,

While I support the Cadets, I oppose the proposed sports complex to be built in the current forested location at the South Shore Centre.

I'm extremely surprised this location would be chosen for this purpose. It's a serene area filled with mature trees and much wildlife throughout the year, enjoyed by all residents of Barrie and beyond.

I can't imagine why a sports field, especially one with artificial turf that is a proven carcinogen that is harmful to people, animals, and the environment, as well as providing toxic run-off into the lake, would be contemplated in this location. Would this project also be paving over green space to accommodate more parking at South Shore as would be required?

The improvements over the past 10+ years at the waterfront have been beneficial. I don't see how this proposed sports field fits within the enhancements that have already been made. We need more true green natural space - not less.

Hopefully there's another solution to find an appropriate location that will not impact the peacefulness and natural setting of this park, and the health of those using it.

I urge you to vote no to this proposal.

But, if for some reason there's a vote to move forward, that only natural turf be used as opposed to harmful artificial turf. The research on artificial turf and the problems it causes are undeniable, and continues to be banned in many countries around the world. It will also pose another problem for Barrie to have to deal with when eventually it's time to replace the artificial turf.

Thank you for your time.

Linda Clemow



**From:** Kelly Emerson <  
**Sent:** Friday, May 10, 2024 7:52 AM  
**To:** Jim Harris <Jim.Harris@barrie.ca>; Alex Nuttall <Alex.Nuttall@barrie.ca>  
**Cc:** cityclerks <cityclerks@barrie.ca>  
**Subject:** No to the multipurpose Sportsfield.

I would like to submit this as a written submission for city council next week: May 15

I live in a neighborhood and use the waterfront path multiple times per week. If you build this, you will be destroying the precious habitat for the wildlife including the foxes who use this corridor. Barrie has already destroyed so much woodland and habitat in the Southend for expansion/ housing over the past 15 years and further destruction is not acceptable. Precious forest and habitat that is not retrievable. Environmentally this is not an acceptable solution.

Instead of selling Sperling drive - consider building a sports complex/ parade grounds up there where there already is pavement and forest does not need to be destroyed. We moved to Barrie and chose to live where we do because of the access to the waterfront. Destroying it now is not acceptable.

I also include the petition I signed:

We are South Shore/Allandale Park in Barrie, ON, Canada. The tranquility and natural beauty of this area have become an integral part of our daily lives. The waterfront and lakeshore provide sanctuary to numerous animals and bird species, creating a vibrant ecosystem that is cherished by everyone who uses it.

However, the city of Barrie has plans to build a multipurpose sportsfield and parade grounds at this park. This development threatens the habitat of our local wildlife and disrupts the peace enjoyed by residents who appreciate the quietness of woodland nature at night.

In addition to disrupting local ecosystems, such developments often lead to increased traffic congestion and noise pollution in surrounding residential areas (Source: Environmental Impact Studies on Urban Development).

We must protect South Shore/Allandale Park from becoming another casualty in our rush towards urban development. We urge city officials to reconsider their plans for construction in this area.

Dr. Kelly Emerson,  
BScPT,MD,CCFP-PC, FCFP

May 10, 2024

Cherin Harris-Tuck

City of Barrie, Legislative and Court Services Department  
70 Collier Street, P.O. Box 400  
Barrie, ON L4M 4T5  
[cityclerks@barrie.ca](mailto:cityclerks@barrie.ca)  
705-739-4204

**RE: Deputation on behalf of the Minets Point Residents' Community  
Multi-Use Sports Field and Parade Grounds General Committee Report Item 24-G-111**

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Dear Mayor Nutall and Members of Council:

The Minets Point Residents wish to voice their opposition to the proposal for the development of a multi-use sports field and parade grounds at South Shore Centre / Allandale Station Park. Our primary concern is that we believe that the South Shore/Allandale Station Park is not the correct location for a sports field.

In our deputation, we wish to share our concerns related to the proposal and ask for Council to postpone the approval of the development to hold widespread public consultation prior to any final approval of the sports field in this location. This consultation should include studies such as alternate locations for the sports field/parade grounds, traffic patterns resultant to this development, environmental implications, cataloguing of species including those at risk, health and environmental impacts of artificial turf, and noise implications.

The Barrie Waterfront Trail is used by many, accessible by all, and this plan will make a portion of this area only accessible to a select few. This is not how we understand a fully public space should function. We believe that there is a need for public sports field spaces in the City, and that the Cadet's need a safe space to meet. We are not opposed to the Sea Cadets building construction as an addition to the South Shore Centre, however we believe that a new sports field location elsewhere can be solved creatively with a little more research, consultation and time.

Thank you for the opportunity to provide this deputation to you at the Barrie Council Meeting on Wednesday, May 15, 2024.

Sincerely,

Cherin Harris-Tuck  
On behalf of Minet's Point Residents' Community

**From:** Beethoven Crasco <  
**Sent:** Sunday, May 12, 2024 5:35 PM  
**To:** Wendy Cooke <[Wendy.Cooke@barrie.ca](mailto:Wendy.Cooke@barrie.ca)>  
**Subject:** Supporting Parade grounds sports field

Good day Wendy,

Greetings!

I've been a resident of Barrie for 19 years and I welcome the plan to place a parading ground and sports field in the city.

This will encourage everyone , especially the youth to indulge into sports and other recreational activities.

Looking forward for a positive outcome of this endeavour!

Very truly yours,

Beethoven Crasco  
Community Leader of Filipino-Canadian Community in Barrie and Simcoe County

**From:** Michelle Rao <  
**Sent:** Friday, May 10, 2024 5:00 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** Waterfront sports field

To city council:

I would like to express my opposition to plans for a turf field on the shores of Kempenfelt Bay. This use of green space makes little sense. We need to protect our waterfront for all to enjoy- not put up fences and create parking problems. A view of the water is unnecessary to play soccer. Surely city staff can consider other options in Barrie, with enough parking and resources - perhaps the land adjacent to the planned YMCA.

Though I appreciate that council is trying to meet its obligations to the Sea Cadets in the remaining years of its lease, I understand a parade ground is not part of that commitment. Adapting the Southshore Centre to meet the needs of the Cadets is acceptable to taxpayers; spending twice the cost to add a field is not.

I find it hypocritical that council did not want the Barrie Library to use its reserves to fund an outreach worker but seems intent on spending 100 times that cost from city reserves for a sports field.

Sincerely  
Michelle Rao

**From:** Kayla Kalalian  
**Sent:** Sunday, May 12, 2024 3:55 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** Re Lakeshore soccer field

Good evening,

I am emailing as an engaged resident and constituent in ward 10, and as a Mom of two rep soccer players with the BSC.

I am concerned regarding the development of this turf field for all of the reasons mentioned in this discussion so far online. The fact that it is "just" a field where the proposed soccer field is going doesn't mean there isn't significant ecological significance to it. We are short on grassy, naturalized areas particularly around the waterfront. These spaces are important for biodiversity as well as cleaning and protecting the water quality of our lake. This should not be taken lightly. Lake Simcoe is not well, the loading on and around the lake, particularly in Kempenfelt Bay is taking it's toll, we need to protect it at ALL costs.

Next, I have to agree that I feel the sports field being lumped into this proposal is weak. There is a large, flat grassy area around the Southshore centre that could be amended to meet the needs of the cadets without disturbing the naturalized area to the south.

Finally, there are two turf fields in Barrie currently that could be used. Maple Ridge SS, specifically, is under used. If the soccer club was desperate for turf why have they not booked the use of it? If the BSC and Barrie are interested in installing another turf field, perhaps we could amend an existing soccer field elsewhere in the City, perhaps the fields at Peggy Hill - washrooms and parking are already existing.

I appreciate the opportunity to voice my opinion and I do hope you take these concerns into serious consideration when voting next week.

Respectfully,

Kayla

-----Original Message-----

From: Lloyd Mather

Sent: Sunday, May 12, 2024 5:25 PM

To: cityclerks <cityclerks@barrie.ca>; Jim Harris <Jim.Harris@barrie.ca>

Subject: South Shore Park

We have been Barrie residents for 80 years. We own 224 Kempview Lane. We are very familiar with the South Shore Park and use it frequently. There are many good reasons why this location is a poor choice for a large sports field. The amount of traffic and congestion of parking on summer weekends is already a challenge. The space being considered is not a logical choice for a sports field. There is not enough level ground to create a soccer or baseball field. The brush area would have to be cleared and graded. Infrastructure will be required to support the sports activities. The field would undoubtedly be lighted for evening use which would be a nuisance to residents.

As far as the Sea Cadets facilities are concerned, the existing location serves them well. Moving them to the south shore would require storage, launching, and docking facilities. A huge expense for a relatively small group of people. Our property taxes are already a way out proportion compared to similar sized municipalities. The proposed facilities will add considerable operating costs while providing little, if any, income.

We strongly urge Council to reject the proposed developments.

Lloyd and Linda Mather,  
224 Kempview Lane,  
Barrie, ON L4N 3W9  
416-540-6947  
Sent from my iPad

May 10, 2024

Dear Mayor Nuttall, Deputy Mayor Thomson and Members of Council:

I am writing (yet again, every couple of years, it seems) to voice my opposition to putting a sports field on the waterfront.

While I support the modifications to the South Shore Centre to accommodate the sea cadets, and I want sport to be accessible to all youth, this added astroturf field really feels like a thinly veiled step toward making the space available to a particular private sports empire at a huge monetary and environmental cost to taxpayers. I really wonder why residents are forced to keep rallying every few years to stop this sort of development on the people's precious waterfront nature park.

I question the need for a new sports field. Are all the school fields and all the sportsplex fields being used to maximum capacity? I have never seen a soccer team using the field at Emma King E.S., and I walk by it most afternoons/evenings. I would hope that the city has recently exhausted all opportunities to partner with the school boards regarding shared field use. If all the existing sport fields are in fact at capacity, please find a less environmentally fragile and important place for the field. Even though it would add traffic to my own neighborhood, I wonder if the grassy field in Sunnidale Park would be a better location, though I am sure there must be spaces available that would be even less disruptive to nature and the residents' enjoyment of it.

Where are the cadets parading now? Could they use an existing space or a slightly expanded space at the Military Heritage Park? I believe one of the Navy League representatives was quoted in the media about holding parades in the Military Heritage Park area, so clearly they thought that was suitable.

I really do question the claim that a sports field will draw customers to downtown businesses. Most people just want to get out of the area once they have battled their way out of the parking lot. God forbid you are one of the nearby seniors, e.g. at Tollendale, waiting for an ambulance to get through there.

The waterfront is the worst place to put a sports field, especially an artificial turf one. The space should be preserved as a natural filter and buffer for Barrie's best asset, Kempenfelt Bay. The pollinators, foxes and other wildlife should not lose what little is left of their habitat. Human residents should not lose this small but important connection to nature.

Barrie's citizens will be watching and will hold our mayor to his promise to keep parkland for public, not private, use.

I implore you to avoid building a sports field or complex on our precious waterfront.  
Sincerely,

Ward Resident and waterfront user

Mary Whittaker

**From:** Tara George <  
**Sent:** Thursday, May 9, 2024 5:03 PM  
**To:** Jim Harris <Jim.Harris@barrie.ca>; cityclerks <cityclerks@barrie.ca>  
**Subject:** Multit-use Sports Field Waterfront

Hi Jim, as an resident and tax payer in the City of Barrie, I'd like to provide input about the choice of location for the proposed multi use turf field.

First, I am concerned as a tax payer and resident that there was no proper consultation for this project.

Second, I agree with concerns that others have voiced about destruction of mature contiguous forest at the proposed site.

Trees and nature are good for people's health and mental health, and for the health of the Earth. Further, forest destruction would undoubtedly result in additional erosion and thus silt that would affect the aquatic environment and fish spawning (and in turn have economic impact on sport fishing industry).

Third, between the trains, the noise from the 400 highway, and the additional noise expected from the new bus station, I feel the inhabitants of Allandale are already putting up with enough noise pollution. We do not need the additional noise of loudspeakers at a sports field, or the additional noise pollution from additional traffic along Lakeshore.

Fourth, I read comments in the report about the project helping to bring customers to downtown businesses. The proposed site is not downtown....and it is a long walk that most people will not make. They likely wouldn't drive either due to traffic congestion around Lakeshore Drive. Instead, I imagine they would get back in their cars and drive on Essa to the 400 and the restaurants on Maplevue.

Fifth, there are many other sites that could be considered. Perhaps if the city would do proper civic consultations you could gather input from community members?

Sixth, after the lengthy and costly situation related to archeology at the Allandale Station, clearly the city should expect to find Indigenous artefacts and possibly burial grounds. It would be much more respectful to our First Peoples to leave this land alone.

For the record, I am very supportive of expanding the rowing club to provide necessary waterfront access for the Sea Cadets.

If they need a parade ground, however, perhaps they could consider using the Armouries or an existing sports field...or a space shared with a school board perhaps...rather than destroying a forest and meadows enjoyed by thousands of people for the benefit of a few dozen youth.

Sincerely,  
Tara George

----- Forwarded message -----

From: **Allandale Neighbourhood Association** <



Date: Thu, May 9, 2024 at 2:46 PM

Subject: More History and Background on Sea Cadets Relocation and Multi-use Sports Field Waterfront  
To:

For those who have not yet read through the reports a bit of background history on the Sea Cadet Relocation, Parade Grounds and Multi-use Sports field.

The proposal has apparently been in the works since June of 2023. It started with discussions about moving the Sea Cadets to a new spot on the south shore. Consensus is (and we agree) that a new place is critical. Originally the Sea Cadets had a quite grand shopping list. One of the items was a parade ground. Somehow, this morphed into the idea of a multi-purpose sports complex.

The probable new location for the Sea Cadets is an addition to the basement of the Southshore Centre, to expand the facilities currently used by the Barrie Canoe and Rowing Clubs. This will run around \$4M. To us, this seems like an eminently sensible solution. However, the idea of the parade ground has grown into this additional \$5M astro-turf spot for a "senior-level extended season multi-use complex". It will be lit, fenced with very high chain link fencing (I imagine about 10 feet high, from the drawings) and provided with an electronic scoreboard, and probably a PA system.

The playing field concept has grown steadily since last September. There have been staff consultations with most of the athletic groups, but there **"has been no time for public consultation"**.

As a result, we just learned about it on the weekend.

It went to General Committee May 8th and passed with only one dissenting vote. I don't think the story would be in the news at all, except that we have told CTV News and Barrie Today about it, after we found out.

**Next Wednesday it will go to Council, and most probably will be passed there too.**

We have no idea of the source of the multi-use complex, but we think it is clear that there has been some outside influence.

We have 3 Staff Reports and documents that tell the story, one from September 30 2023, one from April 2024 showing the design for the Sea Cadet addition to the Southshore Centre, and two reports prepared for the General committee last night (May 8, 2024) "We" are Barbara Mackie and Cathy Colebatch, co-chairs of the Allandale Neighbourhood Association, myself, a past chair of the ANA, Arnie Ivsins, a long-time member of the ANA, and a couple of other people aligned with the ANA.

The problem with the multi-use complex is that it involves cutting down almost half of the one remaining piece of mature woodlands on the shore of Kempenfelt Bay, bordering the Waterfront Heritage Trail. This trail is also part of the Trans Canada Trail. They say that this will have no net ecological effect, because they will plant one new tree (sapling!) for each mature one they remove. This process will divide a continuous woodland, with abundant wildlife, into two parts, each around a quarter of the size of the original woods. These parts will not be connected.

The Mayor says that the city has absolutely no other place in which to put the complex. I can think of several.

I'm planning to make a deputation at next Wednesday May 15th @ 7:00pm

Please consider attending the meeting at 70 Barrie City Hall [70 Collier St](#) using the back entrance and up to the Council Chambers on the 2nd floor, to show support.

If you would like to do a Deputation (speak directly to our Mayor and Council) please reach out to [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) requesting to do a Deputation on Wed May 15 @ 7:00pm.

Deputation time limit is max 5 minutes

You can also send your written submission and comments directly to [jim.harris@barrie.ca](mailto:jim.harris@barrie.ca) and [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) requesting they be added to the circulation list.

CTV News Link

<https://barrie.ctvnews.ca/proposed-waterfront-development-gets-thumbs-up-from-city-councillors-1.6880181>

General Committee Mtg May 8th - you can hear all comments from each of the Councils and Mayor Nuttall

<https://www.youtube.com/watch?v=SCvFCIaE8Q>

Cheers

Bill

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**Allandale Neighbourhood Association**

*Co-chairs Cathy Colebatch & Barbara Mackie*

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**TO:** INFRASTRUCTURE AND COMMUNITY INVESTMENT COMMITTEE

**SUBJECT:** SEA CADETS FACILITY RELOCATION OPTIONS AND YOUTH SPORT CONSULTATION

**WARD:** ALL

**PREPARED BY AND KEY CONTACT:** W. LOEVENMARK, LANDSCAPE ARCHITECTURAL PLANNER, B.L.A, B.A., EXT.4743

**SUBMITTED BY:** M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES  
R. PEWS, P.ENG, DIRECTOR OF CORPORATE FACILITIES

**GENERAL MANAGER APPROVAL:** B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

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**RECOMMENDED MOTION**

1. That South Shore Park be endorsed in principle as the future location of the Sea Cadets facility, as per Appendix “B” attached to Report to the Infrastructure and Community Investment Committee dated September 20, 2023.
2. That staff in the Corporate Facilities Department undertake a Feasibility Study in consultation with the Sea Cadets and the Navy League of Canada, including a site investigation, cost consulting, initial public and stakeholder consultation, and report back to the Infrastructure and Community Investment Committee.
3. That a budget for the Sea Cadets alternative location study be added to the 2024 Capital Plan with \$200,000 of budget approval in 2024 for Feasibility Phase costs, to be funded by the Tax Capital Reserve.
4. That staff be directed to amend the Waterfront Strategic Plan Update Final Report to remove any references to proposed Sea Cadet Facility locations other than South Shore Park and return the updated report to a future General Committee for decision.

**PURPOSE & BACKGROUND**

5. The purpose of this report is to report back on community youth groups consultation regarding the Waterfront Strategic Plan Update, recommend a candidate site for the relocation of the Barrie Sea Cadets and outline the next steps in the process, further to motion 23-G-152, shown below in item 13.
6. On April 28, 2014, City Council adopted motion 14-G-104 regarding SEA CADETS SITE as follows:
  - a) “That the City of Barrie accept ownership of the building and fixtures located on the lands and premises legally described as: Parts of the water lot in front of Lots 13, 14 and 15, patented to George Lount, may 14<sup>th</sup>, 1851 and Part of the Water Lot in front thereof, patented to the Town of Barrie, August 2, 1907 which is more particularly designated as

parts 1 and 3 of Plan 51R-9240 Pt Water Lot in front of Pt Lot 24, Conc. 5 (Vespra); Barrie (the "Sea Cadets Site").

- b) That the City of Barrie accept the surrender of lease with respect to the Sea Cadets Site from the Land Trustees (acting on behalf of the Barrie Sea Cadet Corps.).
  - c) That the City of Barrie ensure continued programming and access to the Barrie waterfront by the Sea Cadets and Navy League Cadets until 2046 (which represents the remainder of the term of the above noted lease to be surrendered) by entering into a Facility Use Agreement with the Navy League of Canada (Ontario Division).
  - d) That the Mayor and City Clerk be authorized to execute the following agreements (together with all other documents necessary and incidental thereto) subject to the approval of the Director of Facilities and Transit and the Director of Legal:
    - i. Surrender of Lease from the Land Trustees;
    - ii. General conveyance of the boat house and fixtures; and
    - iii. Facility Use Agreement with the Navy League of Canada (Ontario Division) (the "NLC").
  - e) That the estimated annual cost of \$3,000 for insurance and facility maintenance and the onetime payment of \$1,700 to the Barrie Army, Navy, Air Force club be approved and funded with the approved 2014 Facilities and Transit Department budget and staff be directed to include the annual operating cost in the 2015 Business Plan.
7. In 2011, staff initiated the development of a new Waterfront and Marina Strategic Plan to update and expand the 2000 Waterfront Master Plan. The new Strategy provided the following recommendations regarding the Sea Cadets facility:
- a) W&MSP p.25: Pg.25: The Spirit Catcher site currently includes...the Barrie Sea Cadets facility and boat house. Notwithstanding the current use, the City would like to redevelop this area as a gathering place with a new marina building or restaurant that serves transient and seasonal boaters from the adjacent Barrie Marina and provides an opportunity for visitors to gather and congregate along the waterfront. In the short-term, the Sea Cadets building may remain as an interim use, serving as a mixed-use operating facility for both the Sea Cadets and transient marina basin the City is currently identifying preferred sites for the relocation of the Sea Cadets facility, including a proposed water-based tourism facility near the Southshore Community Centre.
  - b) Pg.29: The city has prepared a conceptual design for a new "Boat House" building to serve as a water sports tourism facility for events such as competitive rowing, sailing and dragon boats. The proposed building could also include waterfront commercial activities such as a restaurant, pending a program review of building uses. The Boat House would complement the existing rowing and canoe activities already taking place at the (Southshore) Centre and could serve as the new location for the Barrie Sea Cadets. Particular attention will need to be paid to providing accessible facilities for people with disabilities, including paraplegic rowers, and deterring boat trailers from using parkland to access the shorelines.
  - c) Pg.30: Proceed with all required studies to design and construct a new water-based sports tourism facility at the Southshore Community Centre that will also serve as a new location for the Navy League and Sea Cadets organizations. As part of this exercise, conduct a feasibility study to determine whether a floating breakwater or some other technology could be used to limit wave action in the area, and how access to electricity can be introduced at the existing amphitheatre.

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- d) Pg.41: The second large-scale commercial development opportunity is located in Allandale Station Park (now South Shore Park) and includes the construction of a new "Boat House" adjacent to the South shore Community Centre. The Boat House is intended to develop as a water-based sports tourism facility with a restaurant, roof-top patio, banquet facilities, and boat storage. The building is also intended to serve as the Sea Cadets new location.
8. On June 8, 2015, City Council adopted motion 15-G-129 regarding WATERFRONT AND MARINA STRATEGIC PLAN as follows:
- a) That the Waterfront and Marina Strategic Plan be endorsed.
  - b) That staff prepare an implementation plan that prioritizes the North Shore Trail water access points, the new commercial building in the Spirit Catcher Park, the new Marina Welcome Centre and the new boathouse building and report back to General Committee.
9. On December 14, 2015, City Council adopted motion 15-G-264 regarding IMPLEMENTATION PLAN FOR THE WATERFRONT BUILDINGS AND NORTHSORE TRAIL ACCESS POINTS as follows:
- a) That the Implementation Plan for the Waterfront Buildings as outlined in paragraph 17 of Staff Report FCT009-15 be endorsed for consideration in future capital budgets.
10. A potential relocation to Barrie's south shore, between the Rotary Fish Habitat Islands and the Southshore Centre at 205 Lakeshore Drive, was explored with the Barrie Sea Cadets but talks were discontinued when a much larger facility was requested, due to the high cost of the facility proposal.
11. In late 2021, an update to the 2015 Waterfront + Marina Strategic Plan was initiated due to accelerated urban growth, shifts in societal values and the impacts of a global pandemic on Barrie's waterfront parks. The update excluded the Barrie Marina, which had been continuing with its own strategic planning in the interim.
12. On May 31, 2023, a presentation was made to the Infrastructure and Community Investment Committee regarding the proposed Waterfront Strategic Plan Update. The proposed Strategy recommended the following regarding the Sea Cadet's relocation:
- WSPU p. 42: The current Sea Cadet's site, adjacent to Spirit Catcher Park has been identified as a potential location for a cultural centre including a restaurant.
  - WSPU p.71: Work with the Navy League of Ontario to seek a new viable location for the Sea Cadets in Barrie within the remaining twenty-four years lease timeframe....Explore the potential to revitalize the Sea Cadet's site, after its relocation, into an iconic waterfront dining and marina building with potential event rental space. The building should also provide improved services for both seasonal and transient boaters, such as new washrooms and showers, food services and lockers.
  - WSPU p.74: Negotiate a new site for the Sea Cadets with the Navy League of Ontario (interim Barrie Marina use of former building). Initiate the master planning process for Tyndale Park as a priority waterfront space identified by the public for renewal, including consideration for relocation of the Sea Cadet's site to Tyndale Park.

- WSPU p.81: Recommended Studies - Feasibility Study to Relocate the Sea Cadet's Facility is a key element in the redevelopment of the strategic site(s) to find a suitable alternate city-owned location for the Sea Cadets facility and programming.
  - WSPU Appendix B, p.6: Collaborate with the Sea Cadets organization to re-negotiate, if possible, the existing lease, which expires in 2047 with a remaining 24 years of the site at the Bayfield Basin, and discuss the best alternative location for their facilities. Undertake a feasibility study to relocate the Sea Cadet's facilities to Tyndale Park.
13. On June 21, 2023, City Council adopted motion 23-G-152 regarding WATERFRONT STRATEGIC PLAN UPDATE as follows:
- “That the Report to the Infrastructure and Community Investment Committee dated May 31, 2023 concerning the Waterfront Strategic Plan Update, be deferred to the September 2023 Infrastructure and Community Investment Committee meeting and that staff be directed to explore opportunities for engagement with community youth groups and to consult directly with the Navy League of Ontario and the local Sea Cadets chapter regarding the potential alternative site(s) within the city of Barrie and report back to the Infrastructure and Community Investment Committee with the candidate sites including any initial site considerations, order of magnitude capital costs, and the recommended next steps in the process.”
14. The Royal Canadian Sea Cadet Corps #53 Barrie was founded in 1943. Barrie is now one of only four remaining locations in Ontario where Sea Cadet units located in central Ontario can go to complete their Central Nautical Support training on water. It includes sailing levels, shortwave radio, and safety on water training up to instructor level. As a not-for-profit organization, each branch is responsible for the financial requirements of its unit under directives given by national and provincial divisions. Their programs are free for Barrie Navy League Cadets (#24 Navy League Chambly) ages 9 to 12 and Barrie Sea Cadets (#53 Royal Canadian Sea Cadet Corps) ages 12 to 18 to join. The only financial obligation of the cadet's family is to assist in fundraising.

## ANALYSIS

15. Staff were directed explore opportunities for engagement with community youth groups (specifically youth sport groups including Barrie Minor Baseball, Barrie & District Girls Softball, Huronia Stallions Football, Barrie Rugby, Barrie Soccer Club, and Barrie Minor Lacrosse), regarding the Waterfront Strategic Plan Update through motion 23-G-152. One Zoom session and two Teams meetings were held with the specified youth sport groups. Key themes of the Consultation Summary (please refer to Appendix “A”) included:
- **More facilities:** All the youth sport organizations agree that more facilities are needed.
  - **Waterfront:** Some favour the waterfront as a strong central location which would highlight their sport but most still prefer to use cost-effective large sport complexes where multiple facilities can be used at one time for various age groups, with convenient parking for cars and buses during regular games and large tournaments.
  - **Turf:** Some sports preferred artificial turf and would support any proposal that would bring this to Barrie.
  - **Sports Dome:** Rugby and Soccer would like to see another sports dome with artificial turf for winter use.

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16. The 2015 Waterfront + Marina Strategic Plan and the proposed 2023 Waterfront Strategic Plan continue to recommend the relocation of the existing Barrie Navy League facility. This move would place the youth sailing activities in a safer waterfront location (both from a facility security due to the downtown location and a boating safety perspective) and subsequently create the new site redevelopment opportunities noted above. It is recommended that a new location for the boathouse be endorsed in principle now to reserve the space as a first step in this sequenced project delivery process.
17. Staff consulted with the Barrie Yacht Club during the Waterfront Strategic Plan Update and learned that the Barrie Yacht Club was interested in exploring a Learn To Sail Program partnership with the Sea Cadets, but the BYC later determined that their current facility did not have the expansion capacity, removing this option.
18. Staff met with the Navy League Barrie Branch three times over July and August 2023 to discuss facility requirements.
- a) The Navy League Barrie Branch noted that enrolment prior to the COVID Pandemic was approximately 80-90 Sea Cadets and 75 Navy League Cadets in their annual program. The Branch also manages approximately 50 cadets for each of the two-day weekend sailing programs over 17 weeks of the summer and approximately 200 Navy League Cadets during the summer weekdays. Staff requested that the Navy League Barrie Branch consider their current and future programs and provide a list of their needs for the new facility.
- b) In an email dated August 18, 2023, the Navy League Barrie Branch submitted the following facility program request:
- Inside storage for all sailboats and safety boats, masts, life jackets, helmets etc.
  - Residential kitchen
  - Gender specific washrooms, including shower stalls
  - Gender specific change rooms
  - Classrooms area for on-land training
  - Secure storage for equipment
  - Secure storage for uniforms/office
  - Paved ramp to water
  - floating docks
  - Secure outdoor storage for gas shed
  - Total estimated facility area: 4,500 square feet or 418 square metres.
- c) The south shore of Kempenfelt Bay was discussed for a potential new facility location, as the west and north shores lack the land capacity to host a new facility. From a Planning perspective, both South Shore Park and Allandale Station Park are zoned Open Space and the permitted uses defined in Zoning By-law 2009-141 include a boat house and boat launch. The south shore proposal was favourably received by the Navy League Barrie Branch.
19. In keeping with the intent of the Council-approved 2015 Waterfront + Marina Strategic Plan, indoor equipment storage is recommended to maintain a high-quality visual aesthetic on Barrie's waterfront, as practiced by the Canoe & Kayak Club and the Rowing Club at the Southshore Centre. Any construction should include high-quality design to introduce a sense of prestige to the waterfront and reflect the emerging significance of nearby Allandale Centre as an intensification area and waterfront gateway.

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20. South Shore Park and Allandale Station Park were explored as candidate locations for the relocation of the Sea Cadets facility to Barrie's south shoreline (Appendix 'B'). The shoreline locations sit within the regulated area of the Lake Simcoe Region Conservation Authority (LSRCA) and are subject to Permit requirements (please refer to Appendix 'C' for detailed LSRCA comments).
- a) Allandale Station Park has a steep slope at the shoreline without existing parking and vehicular access, indicating a higher cost of construction than a flatter, more developed site. The LSRCA notes that because construction in this location would require excavation and significant alteration of a steep slope that is currently stabilized with native vegetation, it would not likely meet the intent of the Lake Simcoe Protection Plan or LSRCA Regulation Implementation Guidelines (Ontario Regulation 179/06). Further to the above comments, staff eliminated Allandale Station Park as a candidate location.
  - b) South Shore Park offers a level water entry and the potential for a two-story building with less impact on the viewshed due to the existing back slope. Consultation with the LSRCA confirms that this site would be eligible for a Permit should all the permit conditions be met through detailed drawing submissions. The adjacent Southshore Centre may have availability for evening training meetings throughout the year and the nearby Military Heritage Park offers a thematic link. This location hosts the existing use of passive watercraft sports through the Barrie Rowing Club and the Barrie Canoe and Kayak Club stationed in the Southshore Centre. Staff recommend that a site in South Shore Park located between the Rotary Fish Habitat Islands and the Southshore Centre be explored as the future location for the relocated Sea Cadets Facility through a Feasibility Study.
21. Due to the short timeline for the delivery of this report, staff were unable to undertake full community and stakeholder consultations for the South Shore Park location and recommend that this process be part of a Feasibility Study.
22. The new facility, its associated site work, project soft costs, contingency, and hard and soft construction costs are estimated to be in the potential cost range of \$4M to \$6M in 2023 dollars. The Feasibility Study work will qualify the estimated range as construction market volatility continues to disrupt capital project budgeting.
23. The estimated Project Delivery Process to relocate the Barrie Navy League (post site location endorsement) from 11 Simcoe Street to a new location is proposed to follow this sequence:



Year	Phase	Cost	Approvals	Funding Source
2023	Site Location Endorsement and Barrie Navy League Relocation Feasibility Study Intake Form	n/a	Council	n/a
2024	Feasibility Study & Elemental Cost Estimate	\$200,000	Council	Tax Capital Reserve,
2025	Schematic Design Phase & Class C Cost Estimate	TBD	Council	2025 Business Plan
	Design Development Phase & Class C Cost Estimate			
2026	Construction Document Phase	TBD	Council	2026 Business Plan
	Class B/A Cost Estimate	TBD		
	Permits and Approvals	TBD		
	Bidding & Negotiation Phase	n/a	n/a	
	Construction Phase	TBD	Council	

24. Should Council endorse the proposed South Shore Location for the Barrie Navy League Boat House, staff recommend that the next step in the process be that the Corporate Facilities Department undertake a Feasibility Study, estimated at \$200,000 to be added to the 2024 Capital Plan with funding from the Tax Capital Reserve. The scope for the Feasibility Study should include consultation with the Sea Cadets and the Navy League of Canada, including a site investigation, cost consulting, initial public and stakeholder consultation. It is also recommended that staff report back to Infrastructure and Community Investment Committee with the findings of the Feasibility Study.
25. Should the South Shore Park location be endorsed, staff recommend the Waterfront Strategic Plan Update Final Report be amended to remove any references to proposed Sea Cadet Facility locations other than South Shore Park.

**ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

26. The following environmental and climate change impact matters have been considered in the development of the recommendation:
  - a) The preferred location responds to requirements by the Lake Simcoe Region Conservation Authority to cause the least amount of disturbance the Kempenfelt Bay Shoreline, as well as the smallest footprint possible, and recognizes the opportunity to ecological enhance the existing area to offset the proposed development.

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## **ALTERNATIVES**

27. There are two alternatives available for consideration by Infrastructure and Community Investment Committee:

### **Alternative #1**

Infrastructure and Community Investment Committee could choose not to endorse the proposed South Shore Park relocation site at this time and/or for the remainder of the 24-year lease.

Although this alternative is available, it would:

- Extend the implementation timeline associated with this sequential project delivery process. This choice would prolong the existing safety and security issues associated with this location for the Barrie Navy League.
- Risk that the South Shore Park location might not be available should another proposal replace it in the interim.
- Impact any future Marina expansion planning.
- Prevent the original site from being reconstructed at the same time as the Spirit Catcher Park (Master Plan currently scheduled in the Capital Plan Forecast for 2027).

### **Alternative #2**

Infrastructure and Community Investment Committee could recommend that staff in the Corporate Facilities Department undertake a Feasibility Study for the creation of a Water Sports Centre in South Shore Park, as per the recommendations of the 2015 Waterfront + Marina Strategic Plan.

Although this alternative is available, it would increase the project scope significantly and extend the implementation timeline due to increased costs.

## **FINANCIAL**

28. The costs to project manage and complete a Feasibility Study and its supporting scope in 2024 will be \$200,000.
29. The budget for the Feasibility Phase will be funded by the Tax Capital Reserve. The Tax Capital Reserve is currently overcommitted, and as part of the 2024 Capital Plan there will need to be projects deferred to accommodate this expenditure.

## **LINKAGE TO 2022-2026 STRATEGIC PLAN**

30. The recommendation(s) included in this Report support the following goals identified in the 2022-2026 Strategic Plan:

### **Thriving Community**

31. The relocation of the Barrie Sea Cadets to the south shore aligns with Thriving Communities in the following ways:

- 
- a) The Barrie Sea Cadets is an organization which supports equity and diversity by being free to join for all youth who meet the criteria of being a Canadian citizen or landed immigrant. It supports community wellness by offering youth constructive skills and activities and mental health support through social engagement.
  - b) The relocation of the Barrie Sea Cadets would expand and maximize access to parks and recreation opportunities by developing 11 Simcoe Street to increase public access to the water.
  - c) Redevelopment of the Simcoe Street site would create opportunities to foster growth in arts and culture.
  - d) The redevelopment of the Simcoe Street Site for public use would further visually enhance the site as a downtown destination and gateway, which supports a vibrant downtown.

Attached:

APPENDIX "A" - Youth Sport Groups Engagement Summaries

APPENDIX "B" - Sea Cadet Facility Candidate Sites

APPENDIX "C" - Lake Simcoe Region Conservation Authority (LSRCA) Preliminary Comments

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APPENDIX "A"

Youth Sport Groups Engagement Summaries

Staff were directed through motion 23-G-152 to explore opportunities for engagement with community youth groups, specifically the Barrie Minor Lacrosse Association, Barrie District Girls Softball Association, Barrie Minor Baseball, the Barrie Rugby Club, the Barrie Soccer Club and Huronia Stallions Football regarding the future development of Barrie's Waterfront. Staff held three separate engagement sessions to collect transcribed and written comments on behalf of all the above organizations.

**Key Themes**

- **More facilities Requested**

Barrie Minor Lacrosse Association, Barrie District Girls Softball Association, Barrie Minor Baseball, Barrie Rugby Club and Barrie Soccer Club identified a need for more field facilities. Each team would like to practice, play locally and host tournaments locally in Barrie. Some also requested more supporting amenities to enhance their sport. Desired amenities include elements such as security fencing, grandstands, and lighting to extend hours and the season length. Rugby and Soccer see an opportunity to create artificial turf multi-purpose fields with lines for each of the field sports.

Some organizations also noted that Barrie does not have enough hotel rooms to run big tournaments and people have to stay outside of Barrie.

- **Sport Complexes Are Preferred**

Pros: Most sport organizations prefer the convenience of a single location with multiple sport fields, lots of parking and washrooms, such as the Barrie Sports Complex. It works well for parents with multiple kids to play at one location with varying age groups. It also supports both local tournament play and the ability to host larger tournaments. The parking and access are convenient at the Barrie Community Sports Complex and able to receive large buses for travelling teams. Barrie District Girls Softball Association noted that another facility like the Sports Complex with two other pinwheels is needed but it needs to be easy to access from a parking lot. Barrie Minor Baseball noted that they would like to have a fully accessible complex with parking and accessible pathways for Challenger Baseball (for wheelchair and inclusion users, support families and volunteers).

Cons: Destinations outside of the City limits prevent independent travel by teenagers, who can arrive at in-city destinations by public transportation or active transportation.

- **Another Dome Is Requested**

Rugby would like to have another dome in Barrie for the winter season, since it is very hard to teach a kid to tackle on a basketball court. The Barrie Soccer Club also identified a need for more dome time to avoid the commute to Bradford Dome that they currently must use.

- **Artificial Turf Versus Natural Grass Fields**

Natural: The Huronia Stallions Football noted that they valued the natural environment of the Sports Complex rather than the artificial stadiums found in urban areas such as Toronto. The Trees at the Sports Complex provide shade and oxygen, and the sod field surface is preferred, as artificial turf was considered too hot to play in the summer.

Artificial: Barrie Minor Lacrosse identified that they are not able to provide any field programs in Barrie due to the lack of artificial turf facilities, which is required for play in the rain and snow, and they would support any development opportunity that provides artificial turf. Rugby noted they were fine with multi-purpose artificial turf fields, which would help address the shoulder season. The Barrie Soccer Club would also like more artificial turf fields and would be fine with multi-purpose fields. Barrie Minor Lacrosse appreciates any opportunity for artificial turf fields.

- **Waterfront Comments**

Pros: Barrie Minor Baseball sees an exciting possibility to have a venue by the waterfront and would support the Barrie Baycats if it became their main home. Barrie Minor Baseball notes that they would not expect to use a waterfront facility on a regular basis, as it might be cost prohibitive and other organizations would receive priority but providing another diamond would free up space at the Stadium for Barrie Minor Ball to host larger tournaments.

Barrie Soccer Club sees the waterfront as an ideal centralized location that would help sell the waterfront and showcase their sport but favours a multi-sport type of area. They would like to have a major central location with stands and a box upstairs so people can view the game from an elevation, and everyone will know where the game is being played, like in Sault Saint Marie. They originally hoped that the former Barrie Racetrack would be converted to a sports complex, with the stands and amenities already created, and everyone driving by on Highway 400 seeing rugby or soccer being played.

Barrie Minor Lacrosse supports any opportunity for artificial turf anywhere.

Cons:

Barrie Minor Baseball noted it was not realistic to expect that the City will put up three baseball diamonds on the waterfront for the families playing house league that want to go at the same time and same day every week. They also noted that "it is neat to have community spaces by the water and beautiful to be able to do down and play beach volleyball right by the water."

Barrie District Girls Softball Association does not think the new proposal has the extra diamonds they need. The volleyball courts, basketball court/ice rink, the boardwalk and upgrades to the waterfront done to attract people is fantastic and not a spot the City wants to spend money to put five or six baseball diamonds in.

Huronian Stallions Football indicated that they were not in favour of building up the waterfront and blocking access to the public and favoured a natural and beautiful waterfront.

Rugby noted they would like to hold some demonstration beach rugby but require a level, wide safe sandy area which is not currently available. They could also use a grass area, but it would have to be free of holes and hazardous items like needles which sometimes happens at the waterfront.

**APPENDIX "B"**

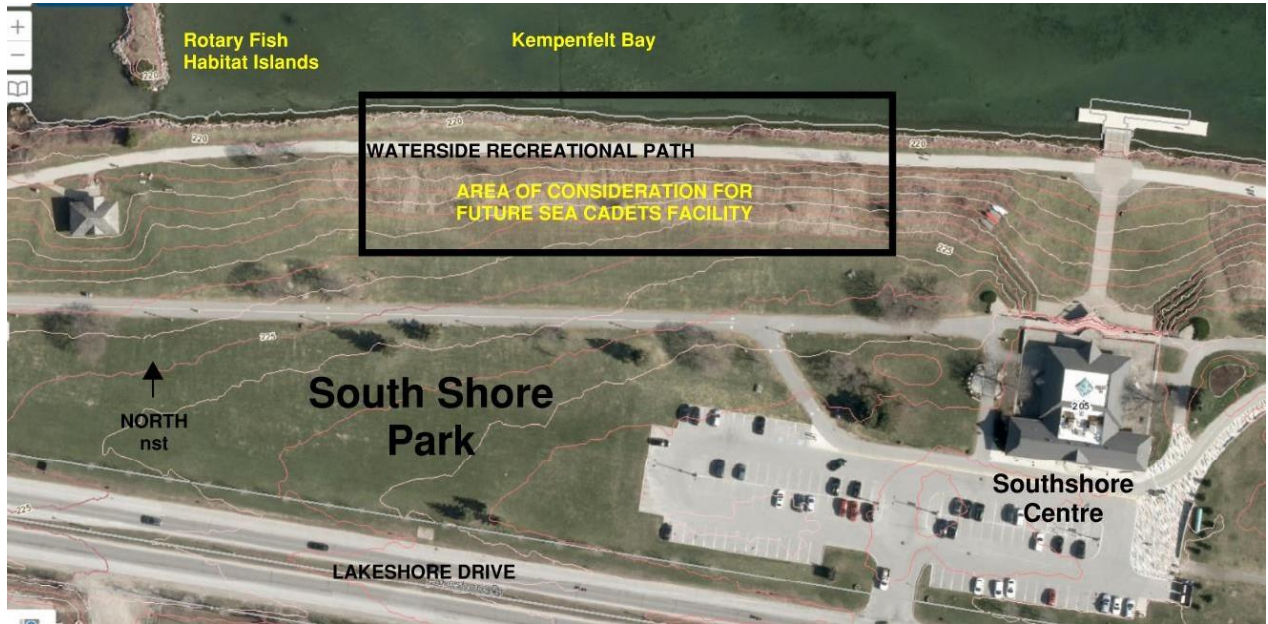
**Sea Cadet Facility Candidate Sites**

**Option 1: Allandale Station Park**



Allandale Station Park		
Item	Opportunities	Constraints
<b>Slopes</b>		Undisturbed steep slopes on hillside represent high cost to excavate and stabilize, and higher construction costs.
<b>Spatial Layout</b>		Top of slope is bounded by recreational pathway, additional cost to relocate pathway and pathway lighting, tree removals
<b>Parking</b>	Existing parking at Southshore Centre	Parking is far away, increased cost to develop new parking, removes greenspace
<b>Washrooms</b>	Potential to include washrooms	Increased facility costs and extension of servicing
<b>Vehicular Access</b>	Through Military Heritage Park on pathway	No direct access to proposed new facility. Only Parks Operations and special event permitted vehicles allowed in parkland.
<b>Boat Storage</b>		Interior storage only, requires larger building footprint, increased facility costs
<b>Water Context</b>	Farther from Tiffin Boat Launch	
<b>Kitchen</b>	Potential to include kitchen	Increased facility costs, pending kitchen type (Facility use standard versus convenience kitchen). Increased facility costs to extend servicing.
<b>Meeting Space</b>	Potential to use Southshore Centre	Southshore Centre farther away when changing to meeting use. Increased facility costs to increase building space.
<b>Environmental</b>		Disturbance of unstable slope next to water body, requires removal of established vegetation in LSRCA regulated area for both building installation and recreational pathway relocation. Requires LSRCA approval. Preliminary consultation indicates high risk for LSRCA approvals.
<b>Events</b>	Avoids conflicts with existing major events in South Shore Park	Lack of feasibility.

## Option 2: South Shore Park

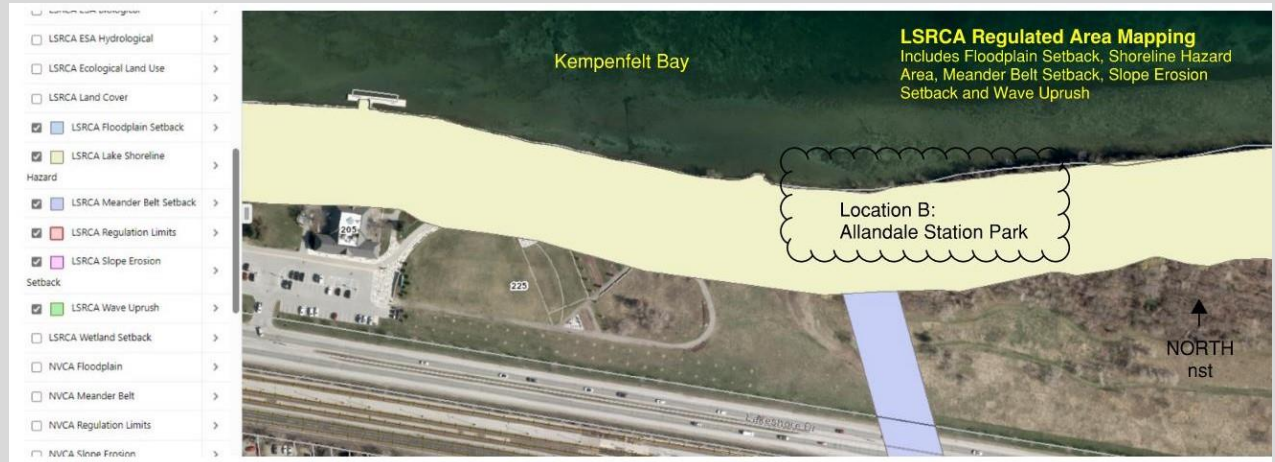


South Shore Park		
Item	Opportunities	Constraints
<b>Slopes</b>	Existing flat area against water	Some steep slopes on hillside
<b>Spatial Layout</b>	Some flexibility along shoreline to determine best fit location	Abutting hillside, bounded by recreational pathways
<b>Parking</b>	Existing parking at Southshore Centre, opportunity for expansion	No parking on lower level next to facility
<b>Washrooms</b>	Potential to include washrooms in new facility	Increased facility costs
<b>Vehicular Access</b>	Existing on waterside pathway	Only Parks Operations and special event permitted vehicles allowed on parkland
<b>Boat Storage</b>	Consider inside boat storage to maintain premium aesthetic	Requires larger building footprint
<b>Water Context</b>	Fish Habitat Islands create buffer to Tiffin Boat Launch against motorized boats, adjacent to other non-motorized water sports uses with long history of use	Proximity to motorized boats accessing the Tiffin Boat Launch. Requires consultation with existing user groups to determine water use conflicts and mitigation strategies.
<b>Kitchen</b>	Potential to include kitchen	Increased facility costs, pending kitchen type (facility standard versus convenience kitchen)
<b>Meeting Space</b>	Potential to use Southshore Centre	Increased facility costs if increased boathouse facility space needed for meetings.
<b>Environmental</b>	Existing disturbed area, with no significant forest. Opportunity to introduce native vegetation.	Area requires prior approvals by LSRCA and permit.
<b>Events</b>	May represent an opportunity to extend electrical and water servicing into South Shore Park in partnership with service clubs.	South Shore Park is a priority large open space area for Events away from Centennial Park use. May need to restrict access to the site on major event days, such as Kempenfest. May also conflict with parking access during Southshore Centre event bookings or require additional cost of extension to existing parking lot.

**APPENDIX "C"**

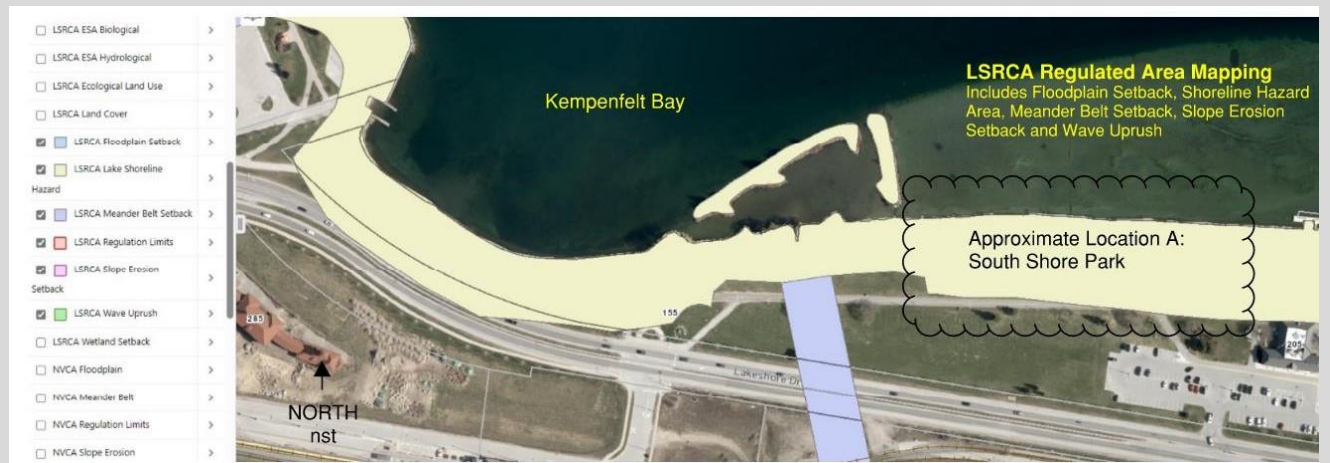
**Lake Simcoe Region Conservation Authority (LSRCA) Preliminary Comments**

**Location Option 1: Allandale Station Park**



The location east of the Southshore Centre would require excavation and significant alteration of a steep slope that is currently stabilized with native vegetation. This would not likely meet the intent of the Lake Simcoe Protection Plan or LSRCA Regulation Implementation Guidelines (Ontario Regulation 179/06).

**Location Option 2: Southshore Park**



<b>LSRCA General Requirements</b>	<b>Comments For Location 2: West Side of Southshore Centre</b>
Preferred Location	The location (between Rotary Habitat Islands and Southshore Centre) would be less impactful on the Lake Simcoe shoreline than the Allandale Station Park option, as well as the associated natural hazards such as lake-based flooding, and shoreline erosion.
Development Policy 6.33 of the Lake Simcoe Protection Plan (LSPP) <b>6.33-DP</b>	<ul style="list-style-type: none"> <li>a. Increase or improve fish habitat in streams, lakes and wetlands, and any adjacent riparian areas.</li> <li>b. Include landscaping and habitat restoration that increase the ability of native plants and animals to use valleylands or riparian areas as wildlife habitat and movement corridors.</li> <li>c. Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and</li> <li>d. Establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible.</li> </ul>



Concrete Boat Ramp	Concrete boat ramps are not permitted along the shoreline since it does not meet the intent of the LSPP and LSRCA Regulation Guidelines. A new concrete boat ramp may be permitted if the existing Sea Cadet boat ramp area is naturalized after the re-location.
Boathouse	Boathouses are only permitted within 15 m of the Lake Simcoe shoreline, so the boat storage part of the building should be located closer to the shoreline. Chapter 6.4 of <a href="#">LSRCA's Regulation Implementation Guidelines</a> includes all boathouse requirements, including: <ul style="list-style-type: none"> <li>a. The structure is not to be serviced by natural gas, propane, oil, other similar types of fuel or potable water and sanitary.</li> <li>b. The structure should be located in an area previously disturbed or developed. If applying for an undisturbed area, the development will need to be supported through the submission of Natural Heritage Evaluation to the satisfaction of the Authority.</li> <li>c. The structure should not impede the natural flow of water along the shoreline. Coastal Engineering Reports will be required if there is potential for an impact to the flow of water and/or natural hazards.</li> <li>d. Sheet pile shoring is utilized for structures within the bank of the shoreline, to minimize the disturbance of the shoreline and reduce the risk of erosion.</li> </ul>
Excavation & Dredging	The boathouse and boat launch shall not be permitted to include excavated and/or dredged wet boat slips.
Natural Shoreline Contour Preservation	The natural contour of the shoreline needs to be maintained as part of the boathouse and boat launch works.
Floating Docks	Floating docks do not generally require a permit from the LSRCA. A permit will be required if the floating dock requires some sort of base or pad for the docks to anchor.
Other Regulatory Agencies	<ul style="list-style-type: none"> <li>a) Boathouses are subject to the Building Code and as such require a Building Permit from the local municipality and may be subject to other municipal requirements and bylaws.</li> <li>b) Any proposed development on or partially on Crown Land may require approval from the Ontario Ministry of Natural Resources and Forestry.</li> <li>c) Any proposed development within or on the bed of Lake Simcoe may require a permit or authorization from Fisheries and Oceans Canada.</li> </ul>
<b>LSRCA Permit Submission Requirements</b>	
Floodproofing	Wet floodproofing, meaning all electrical/mechanical components are positioned a minimum 0.3 m above the flood elevation.
Site Grading and Drainage	Site Grading and Drainage Plan prepared by a qualified professional.
Erosion and Sediment Control	Erosion and Sediment Control Plan prepared by a qualified professional.
Construction Site Circulation	Construction Access Plan.
Building Plans	Building Plans (foundation details). The structure should be firmly anchored in place to ensure that it is not affected by changing water levels.
Kitchens	Any kitchen or food prep facilities in the building must be located outside the erosion and flooding hazard (min 15 m from shoreline). Kitchen facilities should be located closer to the Southshore parking lot.
Stormwater Management Plan	If the proposed boathouse and expanded parking lot require Site Plan Approval through the City than further SWM requirements may be requested
Vegetation Restoration Plan	Restoration Planting Plan using native vegetation for all disturbed areas and to enhance the ecological function of the shoreline.
Legal	The applicant/landowner will need to register a Restrictive Covenant under the Conservation Land Act acknowledging that the structure could be damaged by flooding and/or ice and floating debris and agrees to hold the Authority safe hold harmless and to remove or repair the structure should it be significantly damaged or destroyed.

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**TO:** GENERAL COMMITTEE

**SUBJECT:** WATERFRONT (ALLANDALE STATION PARK) MULTI-USE SPORTS FIELD AND SEA CADETS PARADE GROUND

**WARD:** 8

**PREPARED BY AND KEY CONTACT:** W. LOEVENMARK, BLA, LANDSCAPE ARCHITECTURAL PLANNER, EXT. 4743

**SUBMITTED BY:** K. BRADLEY, MLA, MANAGER OF PARKS PLANNING

**EXECUTIVE DIRECTOR APPROVAL:** M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

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### **RECOMMENDED MOTION**

1. That the “Premium Synthetic Turf Multi-Use Sports Field Concept” in Allandale Station Park be approved to guide the planning, design and construction of the multi-use sports field and associated amenities as per Appendix “A”.
2. That funding in the amount of \$4,622,777.00 be approved for the implementation of the “Premium Synthetic Turf Multi-Use Sports Field Concept” with half of the funding sourced from the Tax Capital Reserve and half of the funding sourced from the Cash-in-Lieu Parkland Reserve.
3. That \$37,122.00 be included in the 2025 Business Plan Operating Budget for future annual maintenance for a parade ground and synthetic turf multi-use sports field in Allandale Station Park.

### **PURPOSE & BACKGROUND**

#### Report Overview

4. The purpose of this Staff Report is to report back to General Committee on the cost and location of a parade ground and youth multi-use sports field east of Military Heritage Park, including options related to natural versus artificial (synthetic) turf for the field and amenities such as lighting, benches, site furnishings and parking.
5. On October 4, 2023, City Council adopted motion 23-G-206 regarding SEA CADETS FACILITY RELOCATION OPTIONS AND YOUTH SPORT CONSULTATION as follows:  
  
“That staff in the Corporate Facilities Department be directed to develop a plan, in consultation with the Sea Cadets and the Navy League of Canada, to relocate the Navy cadets to a new building east of Military Heritage Park including a parade ground and multi-use outdoor space and report back to the Infrastructure and Community Investment Committee.
6. On October 4, 2023, City Council adopted motion 23-G-207 regarding DEFERRED BY MOTION 23-G-152 BY INFRASTRUCTURE AND COMMUNITY INVESTMENT COMMITTEE ON MAY 31, 2023 – WATERFRONT STRATEGIC PLAN UPDATE as follows:

“That staff be directed to develop a waterfront tree capital project with the objective of planting 1,000 trees along the waterfront over the next 10 years starting in 2024 funded from the ecological tax off setting reserve, with the program to be detailed in the 2024 business plan and budget;

That staff in the Development Service and Operations Departments work with the Rotary Club of Barrie-Huron to develop a suitable plan and location for the planting of native eastern red bud trees along the south shore of Kempenfelt Bay;”

## **ANALYSIS**

7. Staff were directed to explore the potential to locate a multi-use sports field in Allandale Station Park with the capacity to host a parade ground. A Design Concept and its associated costs are discussed below under **Concept Development**.

### **Policy and Site Context**

8. Allandale Station Park serves as the southern gateway to Barrie’s core waterfront area at the head of Kempenfelt Bay, featuring the start of the Waterfront Heritage Trail which extends 6.1 kilometres around the bay. The park sits on a wooded plateau elevated above the water line.
9. A Zoning review shows that the development of a multi-use sports field in Allandale Station Park is permitted. The park is designated Open Space (OS) under Section 9.0 of current Zoning By-law 2009-141, which permits the development of playing (sports) fields. Applicable accessory uses permitted in OS zoning include bleachers, a club house, concession stand, refreshment pavilion or booth. Parking is also permitted within OS Zoning in the following surface types; stable surfaces (Portland cement, asphaltic binder, or paving stones), granular and permeable parking surfaces are permitted in OS zoning. Parking supply is determined by industry best practices for standards for sports fields and varies by sport. A paved asphalt 35-stall parking lot is proposed for the multi-use sports field.
10. The City’s [Official Plan 2051](#) (December 2023), Schedule 1, identifies Allandale Station Park as Green Space. The Official Plan, Schedule 3, categorizes Allandale Station Park with both Environmental Protection Area (EPA) Level 2 and 3 areas. EPA Level 2 (p114, 5.4.2.2) represents the higher rating and involves resources representing significant components of the entire Natural Heritage System with a high level of protection. The applicable features and function of these areas include significant wildlife habitat, minimum vegetation protection zones, connectivity linkages and woodlands. EPA Level 2 recommends that proposed development or site alteration must demonstrate that there will be no negative impacts on the natural features or their ecological functions through an environmental impact study. A review can be prepared internally by the City’s Terrestrial Ecologist.
11. The 2023 Waterfront Strategic Plan includes several recommendations to protect the existing remnant woodlot in Allandale Station Park. Development in this location would proceed under the Council-approved Ecological Offsetting Policy to replant all proposed tree and vegetation removals in the area adjacent to the project to remain consistent with following excerpts:
  - a) Page 25 recommends that “Urban forest remnants remain in Allandale Station Park, Gables Park, and Tyndale Park”.
  - b) Goal 4: Restorative
    - i) Action 4.1: Retain and protect environmental features, including the Kempenfelt Bay shoreline (plus a 30 m buffer where feasible) and the remnant deciduous forest communities associated with the former Lake Algonquin shoreline.

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- ii) Action 4.3: Protect and enhance wildlife habitat and enhance biodiversity in naturalized areas along the shoreline.
  - iii) Action 4.4: Design heavily frequented areas along the waterfront to minimize negative impacts to the ecology.
- c) Page 62 “Support the City of Barrie’s Bee City pollinator initiatives through the increased provision of naturalized areas in Activity Centres and identification of opportunities for pollinator gardens in waterfront parks. Currently, Allandale Station Park includes a pollinator meadow—this should be maintained and enhanced to continue to contribute to the program.” Barrie is a BEE City and Bird Friendly City, which signifies Barrie’s commitment to pollinator conservation and bird protection.
12. The Lake Simcoe Region Conservation Authority Regulated Area crosses the top portion of the proposed project. A permit is required to obtain approvals and comply with any required mitigation measures to meet the intent of the Lake Simcoe Protection Plan and LSRCA Regulation Implementation Guidelines (Ontario Regulation 179/06).
  13. A Stage 2 Archaeological Assessment is required for development in Allandale Station Park. Stage 2 involves the physical assessment of a property to determine if archaeological resources are present. If archaeological sites are found, they may not require any further work beyond Stage 2 documentation. Footings required to develop a multi-use field and associated amenities (such as bleachers) are not expected to conflict with any archaeological preservation if the limitations remain consistent with the findings of the adjacent Military Heritage Park area.
  14. A stand of Vimy Ridge Oak Trees was planted in Allandale Station Park in 2017 to commemorate the 100<sup>th</sup> anniversary of the Battle of Vimy Ridge. The young trees are descendants of acorns gathered after the battle and are significant to the Military Heritage Park. The trees can be relocated closer to the Military Heritage Park to accommodate a proposed multi-use field.
  15. Existing washroom amenities are available at the Southshore Centre, approximately 450 metres away on the recreational trail. The washrooms have potable water, are open all year round and are accessible.
  16. The existing Waterfront Heritage Trail is an asphalt multi-use path that passes through the north end of Allandale Station Park and provides an active transportation connection around the waterfront and to Barrie’s broader cycling network. The Trail provides an accessible surface linking to the Southshore Centre washrooms on the west side of Allandale Station Park and a parking lot on the east side at White Oaks Drive. Interpretive Station 1 of the Waterfront Heritage Trail borders both sides of the pathway in Allandale Station Park and can be accommodated within the siting of a proposed multi-use field if no relocation of the existing trail is required. If relocation is required, Station 1 would be included for relocation as a project cost.
  17. Motion 23-G-207 noted above directs staff to identify locations for native eastern Redbud trees along the south shore of Kempenfelt Bay. The recreational path section through Allandale Station Park is one of the few areas on the main area of the south shore that is sheltered by trees on both sides, which would allow wind protection for sensitive Redbud trees. Careful siting of a proposed multi-use field would be required to preserve the existing width of the trail corridor to allow Redbud tree planting. Based on the initial conversation with the Rotary Club of Barrie-Huron on April 10, 2024, there may be an interest in implementing the Redbud trees within the design of this project. Staff and the Rotary Club of Barrie-Huron have committed to meeting to discuss this initiative further to approval of this multi-use field project.

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## Concept Development

18. The following design elements were considered in the development of the sport field size and placement:
  - a) Field Dimensions: Multi-use field dimensions and design options recommended by sport governing bodies, including the maximum (premium) senior level field dimensions and the minimum senior level field dimensions for lacrosse, football, rugby, soccer, and a premium multi-use field.
  - b) Fencing: Backstop fencing is strongly recommended where fields are constructed within twenty (20) metres of a road right-of-way, such as Lakeshore Drive and where full controlled access is required.
  - c) Environmental & Cultural Impacts: The impact on the environmental and cultural conditions in Allandale Station Park and the regulatory requirements to be met, including archaeological sensitivity, Barrie's Ecological Offsetting Policy and Lake Simcoe Region Conservation Authority permits.
  - d) Field Layout: The ability to position the field in the preferred north-south alignment in the context of available developable space.
  - e) Servicing: The ability to bring in electrical and water servicing.
  - f) Site Context: The impact on adjacent residents.
  - g) Washrooms: Distance to Washroom Facilities at the Southshore Community Centre.
  - h) Parking: The extent of parking required to support the proposed multi-use field.
  - i) Maintenance Requirements: Please refer to items 19 and 20 below.
19. A new sports field could be installed as a natural surface or a synthetic turf surface. The City of Barrie does not currently have any outdoor synthetic turf fields, although the 2010 Parks and Recreation Strategic Master Plan does recommend that a pilot project be implemented. Synthetic turf has various advantages and disadvantages when compared to natural turf, but is primarily known for its ability to extend the playing season into the shoulder months and offer an accessible, consistent surface regardless of environmental conditions, as shown in the table below:

### Advantages and Disadvantages of Natural Versus Synthetic Fields

NATURAL TURF SPORTS FIELD		SYNTHETIC TURF SPORTS FIELD	
Advantages	Disadvantages	Advantages	Disadvantages
Natural feel reduces risk of injuries	Weather dependence	All-Weather Use	Higher risk of abrasions, less traction, less shock absorption
O2 production, CO2 absorption, regulate temperature, absorb rainfall	Constant wear & tear Impacts, down time for field repair	Longevity, Durability	Infill materials (rubber & sand) concerns for toxicity or allergens
Lower Replacement Costs	Requires regular time-consuming maintenance and irrigation	Low maintenance costs in time and resources	High initial cost and replacement cost
Renewable resource - no Landfill impact	Less accessible than synthetic	Conserves water	Heat retention
	Overuse reduces playability	Longer Season	
	Shorter play season	Versatile, consistent play surface	

20. Research with external consultants, vendors and online resources was used to obtain comparison data and approximate maintenance costs provided in the table below:

### Natural Versus Synthetic Turf Field Maintenance Costs Comparison

Item	Frequency	Premium Natural Turf Field	Synthetic Turf Field
Mow (#/season)	56	\$ 7,398.29	\$ -
Aerate (#/season)	3	\$ 750.00	\$ -
Fertilize (#/season)	6	\$ 2,284.79	\$ -
Overseed (#/season)	2	\$ 1,670.48	\$ -
Irrigate (#/season)	28	\$ 10,702.50	\$ -
Lighting Hydro		\$ 1,500.00	\$ 3,000.00



Item (continued)	Frequency	Premium Natural Turf Field	Synthetic Turf Field
Specialized Cleaner/Disinfectant Materials		\$ -	\$ 1,000.00
Specialized Contracted Annual Deep Grooming & Cleaning		\$ -	\$ 5,000.00
Athletic Facility Operation & Maintenance		\$ 16,000.00	\$ 19,780.00
Snow Removal	1 month	\$ -	\$ 500.00
Administrative Overhead Cost (15% of Operational Cost)			\$ 4,842.00
Total Cost/Field /Year		\$ 40,306.06	\$ 28,780.00
Administrative Overhead Cost (15% of Operational Cost)		\$ 6,045.91	\$ 4,392.00
<b>FINAL TOTAL</b>		<b>\$ 49,801.97</b>	<b>\$ 37,122.00</b>

21. A parade ground is also required to be hosted on the multi-use field, as per motion 23-G-206. Parade Grounds require level, durable outdoor spaces for ceremonies, performances, or competitions and usually require a tiered seating area as standard equipment to allow spectators to view the action. Parade Grounds benefit from specific amenities such as lighting and sound systems. The synthetic turf would provide the accessible, extended-season surface required for parade ground use.
22. To maximize the value of the synthetic turf, lighting is required on the shoulder season to extend playing times. To achieve the objectives of a low maintenance facility that can host an intensive use schedule on an extended season to accommodate all sport types, the preferred multi-use sports field concept would include both synthetic turf and lighting.

**Final Concept**

23. A **“Premium Multi-Use Synthetic Turf Sports Field”** provides the design standards required for the most flexible senior level multi-use sports field. Please refer to Appendix “A” for a concept image. The table below outlines the rationale for the proposed design components for the premium multi-use sports field:

<b>Premium Synthetic Turf Multi-Use Sports Field</b>		
<b>Design Components</b>	<b>Premium Version</b>	<b>Rationale</b>
Dimension w/ Perimeter Fencing, player, and spectator seating	174 x 120 m	Larger field meets sport governing body size recommendations. Dimensions include the fencing and seating. Will accommodate future sport development for players.
Field Surfacing	Synthetic Turf	Recommended for extended, intensive use. Recommended for Parade Ground use. Reduces environmental footprint by removing irrigation and fertilizer.
Lighting/Electrical Service	Required	Delivers shoulder season and extended hours function in a safe and enjoyable facility for players and spectators, recommended for any field with synthetic turf. Offers greater programming flexibility and ability to maximize potential revenues.
Parking Lot	35 Spaces	Parking recommended to support sports and enhance accessibility. Opportunity to expand to 70 spaces.
Enhanced Fencing (Backstop)	Yes	Delivers secure, controlled access as a standard requirement for synthetic turf to protect the asset from vandalism impacts and regulate use. Required for limited setback to Lakeshore Drive due to premium size. Enhances safety of adjacent trail users.
Pathway Connections	Paved (Asphalt)	Recommended.
Water Bottle Fill Station	Yes	Maintains City athletic facility standard (i.e. Painswick Park) as a standard provision.
Player Seating/Team Area	Yes	Recommended standard athletic field amenity.
Tiered Spectator Seating	Yes	Highly recommended synthetic turf standard amenity. Parade Ground requires tiered seating. Benches are optional. Shaded Spectator Seating is optional.
Digital Scoreboard	Yes	Standard inclusion for athletic fields of this nature, supports future level of competitive play (i.e. Barrie Community Sports Centre). Recommended for fields with synthetic turf.
Access to Washroom/Changeroom	Yes	Southshore C.C. (450m).

24. It is important to note that any site parking provided in Allandale Station Park will be a paid parking lot in compliance with the 2020 Parking Strategy. This parking lot will be available for use by all visitors to the waterfront (whether sports, Sea Cadets or recreational, etc.) on a first-come, first-



serve basis. Anyone who is not a Barrie resident will need to pay for parking. This location also has the ability expand the proposed amount of parking in the future to 70 spaces. There is the ability to work with Parking for parking permits as events are being organized if desired.

- 25. The total cost to proceed with the **Premium Synthetic Turf Multi-Use Sports Field Concept** is estimated at \$4,622,777.00. This includes the new synthetic turf, associated site work, project soft costs, contingency, hard and soft construction costs, and provisional items. Please refer to the Financial section below for a detailed project cost table.
- 26. The cost to replace the synthetic turf in the sports field in current dollars is \$1,339,800.00, which includes synthetic turf, shock pad and line markings.

**Project Delivery Method**

- 27. A Design-Build approach would allow for an expedited project delivery timeline. Design-build projects involve designers and builders under one contract. This would permit project phases to occur concurrently, minimizing budget and schedule risk and allowing long-lead items (e.g. lighting components) to be ordered during the design phase at 2024 market rates, instead of 2025 rates. Comparatively, the Design-Bid-Build approach involves designers and builders working under separate sequential contracts and phases and subsequently requiring additional time for respective tender and award processes. Staff have experience managing multiple successful Design-Build projects, including Meridian Place and the Painswick Park Redevelopment.
- 28. From the date of project approval by Council to project completion, the proposed **Premium Synthetic Turf Multi-Use Sports Field** project requires a minimum of sixteen (16) months due to the inclusion of the winter season. The estimated Project Delivery Process is proposed to follow the Task and Timeline sequence noted below:

<b>Design-Build Project Delivery</b>		
<b>Phase</b>	<b>Task</b>	<b>Minimum Estimated Timeline</b>
APPROVALS	Project Approval by Council	May 15, 2024
PROJECT TENDER*	Request For Proposal (RFP) Preparation	June - July 2024
	RFP Bid Evaluation and Award	August - September 2024
DESIGN*	Mobilization, Archaeological Investigation & Pre-design	September - October 2024
	Design Development	October – November 2024
	Detailed Design	November - December 2024
	Construction Document Preparation	N/A in Design-Build
	Public Invitation to Tender and Award Construction	N/A in Design-Build
CONSTRUCTION*	Construction Phase	October 2024 – July 2025

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SPORTS USE	Open for Sports Use	August 2025
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29. The above delivery timeline does not factor in potential issues with supply/material shortage or shipment delays and other external factors, but the Design-Build project delivery method minimizes the potential schedule impacts by allowing for long-lead item ordering.
30. A Request for Proposal (RFP) would be issued for public tender to obtain best value for tax dollars through the competitive bid process. The RFP would seek the services of a Design-Build team with relevant and recent design and construction experience with synthetic turf athletic facilities that would include a general contractor, sub-contractors, landscape architect, electrical engineer and civil engineer.
31. Staff in the Operations Department estimate the annual operating costs of the synthetic turf sports field maintenance at \$37,122.00. Please refer to the Financial section below for a breakdown of estimated operational and maintenance costs.

#### **ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

32. The following environmental and/or climate change impact matters have been considered in the development of the recommendation:
  - a) Ecological Offsetting Policy and Climate change Adaptation Strategy: The extent of vegetation removal eligible to apply offsetting fees to the project cost estimate has been assessed. Ecological offsetting in Allandale Station Park permits replanting adjacent to the proposed sports field to achieve no net loss of vegetation on the site, preserving ecological function and biodiversity. Ensuring no net vegetation loss will assist absorbing the increased stormwater runoff resulting from the synthetic turf installation and maintain a level of natural buffer against to protect steep slopes along the Kempenfelt Bay shoreline against erosion. Biodiversity planting also aligns with Barrie's BEE City and BIRD City status.
  - b) To maximize the value of the synthetic turf, lighting is required on the shoulder season to extend playing times beyond the typical May to mid-September. Light pollution is considered a low-risk impact to adjacent residential neighbourhoods due to the buffers provided by the surrounding park woodlot, Lakeshore Drive and GO Train railway corridor. All Lighting would use light-emitting diode (LED) lamps for best energy efficiency, as per City standards and be selected to reduce glare, skyglow, light trespass and lighting clutter.
  - c) Synthetic turf conserves water by having no need for irrigation.

#### **ALTERNATIVES**

33. The following alternatives are available for consideration by General Committee:



**Alternative #1**

General Committee could alter the proposed recommendation by requesting staff to explore and report back on options for a more cost-effective concept.

Although this alternative is available, these measures would decrease the functionality of the facility. The cost-saving measure of implementing a smaller field size, for example, would not provide the optimal field size for the most flexible programming for the widest range of sports and allow for the future growth of youth sport participants. The artificial turf could be replaced with a natural field surface to save costs but would result in higher maintenance costs (including irrigation) and would not provide the extended play season, nor would it recover as quickly after intense use and extreme weather events, leaving the field less useable for sports and as a parade ground as well.

**FINANCIAL**

34. The summary of estimated costs for **Premium Synthetic Turf Multi-Use Sports Field Project** are provided in the table below:

	<b>Multi-Use Turf Field Surfaces Cost Estimate Comparison</b>	<b>NATURAL TURF</b>	<b>ARTIFICIAL TURF</b>
<b>1.0</b>	<b>MOBILIZATION, PRE-DESIGN AND SITE PREPARATION</b>		
1.1	Mobilization/Demobilization/Traffic Control/Temporary Construction Materials (including fencing and signage)	\$ 60,000	\$ 60,000
1.3	Pre-Design Site Review (Site Soils Study, Site Survey, Locates)	\$ 24,350	\$ 24,350
1.5	Woodlot Removal, Area Clearing and Grubbing	\$ 54,000	\$ 54,000
	<b>SUBTOTAL</b>	<b>\$ 138,350</b>	<b>\$ 138,350</b>
<b>2.0</b>	<b>MULTI-USE FIELD</b>		
2.1	Site Grading (Rough & Fine)	\$ 144,000	\$ 144,000
2.2a	Natural Turf / Sod	\$ 70,000	N/A
2.2b	Natural Turf Drainage and Irrigation	\$ 120,000	N/A
2.3a	Artificial Turf (including shock pad and line markings)	N/A	\$ 1,339,800
2.3b	Artificial Turf Base and Drainage	N/A	\$ 280,600
2.4a	Field Lighting	\$ 225,000	\$ 225,000
2.4b	Electrical Servicing Allowance	\$ 100,000	\$ 100,000
2.5	Servicing (Water & SWM)	\$ 60,000	\$ 60,000
2.6	Goals (Soccer & Football)	\$ 30,000	\$ 30,000
2.7	Perimeter Fencing	\$ 128,250	\$ 128,250
2.8	Enhanced Backstop Fencing	\$ 60,000	\$ 60,000
2.9	Player Seating	\$ 6,000	\$ 6,000
	<b>MULTI-USE FIELD HARD COSTS SUBTOTAL</b>	<b>\$ 943,250</b>	<b>\$ 2,373,650</b>



Multi-Use Turf Field Surfaces Cost Estimate Comparison (continued)		NATURAL TURF	ARTIFICIAL TURF
<b>3.0</b>	<b>PARKING &amp; PATHWAYS</b>		
3.1	Asphalt Pathways (3.0m wide)	\$ 180,600	\$ 180,600
3.2	Pathway Lighting	\$ 210,000	\$ 210,000
3.3	Parking Lot (Excavation and Granulars)	\$ 75,000	\$ 75,000
3.4	Parking Lot (Curb and Asphalt)	\$ 135,000	\$ 135,000
3.5	Parking Lot Payment Machine	\$ 8,000	\$ 8,000
3.6	Parking Lot Lighting	\$ 47,500	\$ 47,500
	<b>PARKING &amp; PATHWAYS HARD COSTS SUBTOTAL</b>	<b>\$ 656,100</b>	<b>\$ 656,100</b>

<b>4.0</b>	<b>SITE FURNISHING</b>		
4.1	Bike Racks	\$ 9,000	\$ 9,000
4.2	Benches	\$ 10,000	\$ 10,000
4.3	Waste Receptacles	\$ 6,000	\$ 6,000
4.4	Water Bottle Filling Station	\$ 8,000	\$ 8,000
	<b>SITE FURNISHING HARD COSTS SUBTOTAL</b>	<b>\$ 33,000</b>	<b>\$ 33,000</b>

<b>5.0</b>	<b>MISC. LANDSCAPING &amp; MAINTENANCE EQUIPMENT</b>		
5.1	Sod (adjacent to MUF)	N/A	\$ 25,000
5.2	Sod Restoration	\$ 15,000	\$ 15,000
5.3	Artificial Turf Maintenance Equipment	N/A	\$ 35,000
	<b>LANDSCAPE &amp; EQUIPMENT HARD COSTS SUBTOTAL</b>	<b>\$ 15,000</b>	<b>\$ 75,000</b>

	<b>HARD COSTS (SECTIONS 1 THROUGH 5) SUBTOTAL</b>	<b>\$ 1,785,700</b>	<b>\$ 3,276,100</b>
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<b>6.0</b>	<b>PROVISIONAL ITEMS</b>		
6.1	Digital Scoreboard	\$ 13,000	\$ 13,000
6.2	Spectator Seating (Bleachers)	\$ 60,000	\$ 60,000
6.3	Concrete Base for Spectator Seating	\$ 60,000	\$ 60,000
	<b>PROVISIONAL HARD COSTS SUBTOTAL</b>	<b>\$ 133,000</b>	<b>\$ 133,000</b>

	<b>PROVISIONAL COSTS (SECTION 6) SUBTOTAL</b>	<b>\$ 133,000</b>	<b>\$ 133,000</b>
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Multi-Use Turf Field Surfaces Cost Estimate Comparison (continued)		NATURAL TURF	ARTIFICIAL TURF
<b>7.0</b>	<b>SOFT COSTS</b>		
7.1	Ecological Offsetting Fee	\$ 56,063	\$ 56,063
7.2	Archaeological Assessment, Stage 2	\$ 10,000	\$ 10,000
7.3	Design Services (10%)	\$ 178,570	\$ 327,610
7.4	Contract Administration & Site Inspections (3%)	\$ 53,571	\$ 98,283
7.5	Project Management (3%)	\$ 53,571	\$ 98,283
7.6	Contingencies (16%)	\$ 285,712	\$ 524,176
7.7	Materials Testing & Inspections during construction (Allowance)	\$ 15,000	\$ 15,000
7.8	Permits (LSRCA)	\$ 4,300	\$ 4,300
<b>SOFT COSTS (SECTION 7) SUBTOTAL</b>		<b>\$ 656,787</b>	<b>\$ 1,133,715</b>

<b>HARD &amp; SOFT COSTS - SUB GRAND TOTAL</b>	<b>\$ 2,575,487</b>	<b>\$ 4,542,815</b>
<b>HST (NON-RECOVERABLE 1.7602%)</b>	<b>\$ 45,334</b>	<b>\$ 79,963</b>
<b>GRAND TOTAL</b>	<b>\$ 2,620,820</b>	<b>\$ 4,622,777</b>

8.0	EXCLUSIONS	TURF - UPDATED	ARTIFICIAL TURF
8.1	8 Picnic Tables	\$ 39,000	\$ 39,000
8.2	Shade Structure	\$ 75,000	\$ 75,000
8.3	Washroom/Changeroom	\$650,000 - \$1,000,000	\$650,000 - \$1,000,000
8.4	Parking Lot Expansion (additional 35 spaces)	\$ 265,500	\$ 265,500
8.5	Solar PV & Net Zero Requirements	\$ 45,000	\$ 45,000

35. Offsetting the anticipated energy usage for the proposed concept will require a 15kW solar PV array to generate renewable energy onsite. Further investigation is required to assess the feasibility of deploying a solar PV system.
36. A permanent washroom/change room facility is estimated at \$650,000 - \$1,000,000 (inclusive of soft costs) and has been excluded from the project.
37. The total cost to proceed with the **Premium Synthetic Turf Multi-Use Sports Field Concept** is estimated at \$4,622,777.00. If staff are directed to proceed with **Premium Synthetic Turf Multi-Use Sports Field Concept**, funding for the full amount of the estimated project cost would be sourced jointly from two separate reserves: half from the Tax Capital serve and half from the Cash-In-Lieu of Parkland Reserve.
38. Staff in the Operations Department estimate the additional annual operating and maintenance costs of a synthetic turf sports field at \$37,122.00. If staff are directed to move forward with this project, staff recommend that the amount of \$37,122.00 be added to the annual Operating Budget to cover maintenance costs. Maintenance items are summarized in the table below:

<b>Synthetic Multi-Use Field Annual Maintenance Costs</b>	
<b>Item</b>	<b>Total</b>
Athletic Facility Operation & Maintenance	\$ 19,780.00
Specialized Cleaning/Disinfectant Materials	\$ 1,000.00
Specialized Contracted Deep Grooming & Cleaning	\$ 5,000.00
Utilities	\$ 6,000.00
Snow Removal	\$ 500.00
<b>Subtotal Annual Maintenance Cost</b>	<b>\$ 32,280.00</b>
<b>Administrative Overhead Cost (15% of Operational Cost)</b>	<b>\$ 4,842.00</b>
<b>TOTAL</b>	<b>\$ 37,122.00</b>

39. The lifecycle for a replacement synthetic turf field is projected for a 10-year replacement cost cycle of \$1,339,800.00 for the synthetic turf, shock pad and line markings plus escalation, as noted in the detailed cost estimate above.

**LINKAGE TO 2022-2026 STRATEGIC PLAN**

40. The recommendation(s) included in this Staff Report support the following goal identified in the 2022-2026 Strategic Plan:

Thriving Communities

- Create and foster programs and opportunities to support community wellness.

A new multi-use field offers opportunities for enhanced use of the waterfront by the Sea Cadets for parade ground events, and the use of the facility for other event planning by the City and the community.

- Expand and maximize access to parks and recreation opportunities.

A new multi-use field offers expanded recreation opportunities for sports user groups, with a focus on supporting lacrosse, soccer, rugby, and football at the youth sport player level.

APPENDIX "A"

**Design Concept: Premium Synthetic Turf Multi-Use Sports Field**



The above design concept provides a birds-eye view of a premium synthetic turf multi-use sports field, pathway connections and parking layout showing potential expansion. The concept satisfies sport governing body recommendations for senior level field sizes to allow future sport development at the community level.

The facility is securely fenced to protect the City's infrastructure investment from vandalism and preserve access for reserved activities. Lighting ensures that the maximum and most flexible programmable time is available into the shoulder seasons to increase permit revenues.

Key amenities include player seating, space for tiered spectator seating, digital scoreboard, and a water bottle fill station.

Vegetation removals have been replanted on both sides of the new field funded through ecological offsetting fees to maintain a net-zero ecological balance on site.

The Waterfront Heritage Trail continues uninterrupted along the north edge of the field and the Kempenfelt Bay shoreline remains undisturbed. Connections to the Military Heritage Park are enhanced.



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**TO:** GENERAL COMMITTEE

**SUBJECT:** SEA CADETS RELOCATION TO SOUTHSHORE

**WARD:** #8

**PREPARED BY AND KEY CONTACT:** J. DEVROOM, SENIOR PROJECT MANAGER (EXT. 4531)  
J. LE, PROJECT MANAGER

**SUBMITTED BY:** R. PEWS, DIRECTOR OF CORPORATE FACILITIES

**GENERAL MANAGER APPROVAL:** D. MCALPINE, GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

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**RECOMMENDED MOTION**

1. That “Option B – Southshore Community Centre Addition” be endorsed in principle to guide the additional planning, design and construction of the Southshore Community Centre Addition as per Appendix “A” and Appendix “C” to Staff Report FAC003-24.
2. That additional funding in the amount of \$300,000.00 be approved under Project #FC1318 for the further planning and design of “Option B – Southshore Community Centre Addition”, to be funded from the Tax Capital Reserve.
3. That staff report back to General Committee for future construction funding approval of “Option B – Southshore Community Centre Addition” once costing is refined through the design process.
4. That staff continue to meet with the stakeholders to obtain additional input on design and program requirements.

**PURPOSE & BACKGROUND**

Report Overview

5. The purpose of this staff report is to provide an update to General Committee regarding the high-level cost estimates and potential relocation sites for the Sea Cadets and the Navy League of Canada operations, incorporating input from relevant stakeholders.
6. On October 4, 2023, City Council adopted motion 23-G-206 regarding SEA CADETS FACILITY RELOCATION OPTIONS AND YOUTH SPORT CONSULTATION as follows:
  - a) That staff in the Corporate Facilities Department be directed to develop a plan, in consultation with the Sea Cadets and the Navy League of Canada, to relocate the Navy cadets to a new building east of Military Heritage Park including a parade ground and multi-use outdoor space and report back to the Infrastructure and Community Investment Committee.



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## **ANALYSIS**

7. Staff have been directed to explore the potential of a new facility of roughly 600 square metres, located east of the existing Southshore Community Centre. In reviewing the site, staff also identified the potential to expand the existing Southshore Centre structure, which already houses the Barrie Rowing Club, Barrie Canoe and Kayak Club and the Rotary Clubs of Barrie and Huronia and has ready access to Kempenfelt Bay. The purpose of the directed option and alternative option investigated is to provide a new facility for the Sea Cadets and the Navy League of Canada. Parks Planning staff have developed the directed parade ground and multi-use outdoor space component of this project and are reporting back on that component through separate staff report DEV019-24.

### **Site Investigations and Due Diligence**

8. The Lake Simcoe Region Conservation Authority (LSRCA) Regulated Area includes the entire waterfront and extends from Kempenfelt Bay south to the north side of the Southshore Community Centre. LSRCA acceptance of the plan is required to obtain approvals, as is compliance with any mitigation measures identified through their review that are required to meet the intent of the Lake Simcoe Protection Plan and LSRCA Regulation Implementation Guidelines (Ontario Regulation 179/06).
9. Due to the proximity of the Southshore Community Centre and the Allandale Station Park to the Allandale Historic Train Station, a Stage 2 Archaeological Assessment is required for any proposed developments. Stage 2 involves the physical assessment of a property to determine if archaeological resources are present. If archaeological or indigenous cultural materials are not found, they may not require any further work beyond Stage 2 documentation. Should archaeological or indigenous cultural material be found, Stage 3 and 4 archaeological assessments may be required.
10. Several additional site investigations and due diligence studies will be required to properly inform the design and construction of both a new stand-alone building and an addition to the Southshore Centre. The following studies and investigations may be required: Geotechnical Report, Hydrogeological Study, Groundwater Management Plan, Environmental Impact Study, Species at Risk Study, Topographic and Property Surveys, Environmental Site Assessment Phase I and II, Due Diligence Risk Assessment, Soil Characterization Report, Excess Soil Destination Assessment Report, Soil Vapour Intrusion Assessment, Floodplain Analysis, Functional Servicing Report, Traffic Study and a Heritage Impact Assessment.

### **Concept Development – Option A**

11. **Option A – 600 Square Metre Stand Alone Sea Cadets Building** involves the construction of a new stand-alone building to the east of the existing Southshore Community Centre as shown in the Site Plan under Appendix “A”.
12. A new driveway and parking lot will be required to accommodate a new building. Due to the distance from the road, the length of a driveway would be significant and would be a significant additional cost to the project. The addition of a new entrance off Lakeshore Drive would also necessitate the need for a traffic impact analysis to help prevent potential congestion on Lakeshore Drive due to turning traffic at the new entry point.
13. New hydro, water and sewer service would be required to service the building. As a result of the slope from the road to the building, a sanitary connection may not be feasible without a pumping station. Due to the significant distance between the road and the proposed building location, the cost of servicing would be significant.

14. The location for the proposed new facility is approximately 8 metres above the lake elevation. The difference in elevation between the proposed building would present considerable difficulties in accessing the lake and transporting sailboats between the lake and the building.
15. The preliminary cost estimate for Option A, including construction cost value developed by Ryder Levett Bucknall, is **\$5,868,531.73**. The summary of this estimated cost is provided in more detail in Appendix "B". This figure was developed through a Class D cost estimate, representing an accuracy of +/- 25% to 30%, which is appropriate for the level of detail available. As the planning and design phases progress, further details will become available to provide a more accurate and reliable estimated cost.

### Concept Development – Option B

16. **Option B – 600 Square Metre Southshore Community Centre Addition** involves the construction of a northerly addition to the basement of the existing building as shown in the Site Plan under Appendix "A". An addition to the existing building to accommodate the operations of the Sea Cadets has many cost benefits such as:
  - a) Utilization of existing services. The Southshore Community Centre is supplied with hydro, water and sewer therefore costs to service are reduced in comparison with Option A.
  - b) The Southshore Community Centre has a significant amount of parking. Additional parking would not be needed to accommodate an additional tenant; however, it is important to note that the existing parking is a paid parking lot. This parking lot will be available for use by all visitors to the waterfront on a first-come, first-serve basis. Anyone who is not a Barrie resident must pay for parking. Space exists on site to expand this lot in the future if required.
  - c) Water access is already in place, however additional docking would be required to accommodate an additional tenant.
  - d) An addition to the north side of the building would result in an expanded upper patio area. This may be a significant benefit to the rental space on the upper floor. Weddings and events would have the added use of a large patio with the backdrop of Kempenfelt Bay.
17. The location for the proposed addition is approximately 5 metres above the lake elevation. The increased slope that will be introduced between the proposed expansion and Kempenfelt Bay is significant, and the detailed design will need to accommodate lake access and the transportation of boats between the lake and the building.
18. The preliminary cost estimate for Option B, including construction cost estimate developed by Ryder Levett Bucknall is **\$4,554,214.66**. The summary for this estimated cost is provided in more detail in Appendix "C". This figure was developed through a Class D cost estimate, representing an accuracy of +/- 25% to 30%, which is appropriate for the level of detail available. As the planning and design phases progress, further details will become available to provide a more accurate and reliable estimated cost.

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## Stakeholder Engagement

19. Sea Cadets representative, Dianne Chislett, alongside City staff, conducted a tour of the Southshore Community Centre on December 15th, 2023. The main and lower floors were explored, including current tenant spaces, training room and community hall. Discussions primarily focused on preliminary programming needs such as boat quantities, events, and space allocation for Sea Cadets and Navy League activities. Additionally, a post-meeting tour was arranged the same day to visit the existing Sea Cadet facility. The purpose was to conduct a preliminary inventory assessment, evaluate current layout, and gather information for planning.
20. City staff from Corporate Facilities and Recreation & Culture Services also convened virtually with various stakeholders affiliated with the Southshore Community Centre.
21. Present at the meeting were representatives from the Barrie Canoe & Kayak Club (BCKC), Barrie Rowing Club (BRC), the Rotary Club of Barrie, and the Rotary Club of Barrie Huronia.
22. The Barrie Canoe & Kayak Club (BCKC) and the Barrie Rowing Club (BRC) each occupy space on the lower level of the Southshore Community Centre with access to Kempenfelt Bay on the north side of the building. The space is primarily utilized as storage space for canoes, kayaks, and boats. A floating dock is shared between the two groups which is accessed by an asphalted path.
23. The Rotary Club of Barrie, and the Rotary Club of Barrie Huronia occupy the upper level on the south side of the Community Centre for their regular meetings. The space is primarily utilized to host a variety of community events, social functions, and organization meetings.
24. The Barrie Canoe & Kayak, Barrie Rowing and Rotary Clubs each contributed to the capital costs for the original construction works associated with the Southshore Community Centre. The organizations have an existing lease agreement with the City for the utilization of their respective spaces/meetings with the terms and conditions as well as fees established in the agreement.
25. The main level of the Southshore Community Centre is also utilized by the City of Barrie as a rental space to host a variety of social functions such as meetings, seminars, banquets, and weddings. Rental bookings at the Southshore Community Centre are in high demand as the facility offers a panoramic view of Kempenfelt Bay.
26. The two options that city staff have explored were presented to all stakeholders in attendance. Option A which incorporated a new facility for the Sea Cadets operations that would be located to the east of the Southshore Community Centre would have little impact on the operations of each of the stakeholders. Option B which would incorporate the construction of an addition to the Southshore Community Centre would have a direct impact on the operations of the various stakeholders. A preliminary layout was shared with the group to provide a general concept of Option B. Each group identified areas of impact to their operations.
27. Discussions regarding Option B during the stakeholder engagement meeting included the following:
  - a) Shown in a conceptual plan (Appendix A), the addition would extend approximately 13 metres towards Kempenfelt Bay and approximately 47 metres across the rear of the Southshore Community Centre.

- 
- b) The existing space is segregated into two tenant areas with a shared training room space. The addition will provide additional space allowing a third tenant. All existing and new user groups would maintain or marginally increase their existing space allocations. The new space layout will involve a modified plan through the process of the schematic design phase which will be undertaken by an Architect. All stakeholders will be engaged during this process to determine the needs of each group and establish a space design that will facilitate their operations.
  - c) The existing training room will be relocated and dedicated to the Barrie Canoe and Kayak Club and the Barrie Rowing Club as a shared space.
  - d) Tenant improvements in the current space, undertaken and funded by the Barrie Canoe and Kayak Club and the Barrie Rowing Club would be salvaged where possible and reinstated. Through the design process, every effort would be made to maintain existing tenant improvements.
  - e) Existing racking owned by the Barrie Canoe and Kayak Club and the Barrie Rowing Club would be incorporated into the design layout and would be reinstated.
  - f) The process of construction will cause significant interruptions to the operations of the Barrie Canoe and Kayak Club and the Barrie Rowing Club. Phasing of construction or alternate arrangements would be investigated and coordinated to minimize impact on programming and club operations.
  - g) A building addition while maintaining the existing lower-level floor elevation would require an increase in slope from the building to the water's edge. The increased slope will present difficulties in carrying or transporting boats, kayaks and canoes from the water to the building. Further design development is required to mitigate this issue.
  - h) The need to increase the number of washrooms will be addressed through the building code review process completed by the designing Architect.
  - i) To allow for the increase in occupant use at the waterfront, additional docking would be required. The existing floating dock was purchased and is shared by the Barrie Canoe and Kayak Club and the Barrie Rowing Club. An allowance for the purchase of docks has been included in the project cost estimate. Verification of this cost will be completed through the design development process.
28. Several stakeholders provided additional feedback through email after the scheduled meeting. This feedback further reinforced the discussion held at the stakeholder meeting and provided additional information on the size, function and programming of the respective clubs.
29. City staff committed to stakeholders that should 'Option B – Southshore Community Centre Addition' be endorsed in principle, the City would facilitate future stakeholder sessions to obtain additional input on design and program requirements.

### **Project Delivery Method**

30. It is recommended that a Design-Bid-Build approach be used to allow for adequate design considerations and stakeholder engagement. Design-bid-build projects involve hiring an architect to complete comprehensive design and undergo stakeholder engagement before construction. This will ensure that all needs are met for a successful project.

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## **ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

31. The following environmental and/or climate change impact matters have been considered in the development of the recommendation:
- a) Both options will increase the use of the waterfront through additional dock space which will have an environmental impact on the lake vegetation and shoreline habitats. The Department of Fisheries and Oceans Canada (DFO) will need to be consulted.
  - b) Both options are within the LSRCA Regulated Area. The project must comply with the Lake Simcoe Protection Plan and LSRCA Regulation Implementation Guidelines (Ontario Regulation 179/06).
  - c) Both options are within Source Water Protection areas further classified as Wellhead Protection Areas and Significant Groundwater Recharge Areas. This must be considered as design and construction methods are determined.

## **ALTERNATIVES**

32. The following alternative is available for consideration by General Committee:

### **Alternative #1**

General Committee could alter the proposed recommendation by endorsing **Option A – Stand Alone Sea Cadets Building**.

Although this alternative is available, Option A is not recommended due to the cost premium the option commands. Added costs associated with building services, site works, parking and water access are significant and would be required under Option A.

## **FINANCIAL**

33. The cost to proceed with the further planning and detailed design of “Option B – Southshore Community Centre Addition” is an additional \$300,000.00. This value is included in the preliminary project cost estimate of **\$4,554,214.66**. It is recommended that the funding source for this design be the Tax Capital Reserve. However, the Tax Capital Reserve is already overcommitted and has insufficient funds to address the current commitments. As such, if the construction phase is approved to proceed, other projects that have previously been identified as a priority will need to be deferred or deleted or the City will need to consider incurring additional debt to finance projects within the capital plan. The current project number FC1318 has an approved \$200,000 budget for feasibility investigations. There is currently \$153,946 remaining which will be allocated to additional feasibility and site due diligence investigations related to the Sea Cadet Relocation, as well as a portion of the detailed design phase of the project.
34. The summary of estimated project costs for Option A – Standalone Sea Cadets Building & Option B – Southshore Community Centre Addition are provided under Appendices “B” & “C”.
35. Staff will report back to General Committee for additional funding approval to proceed with construction of “Option B – Southshore Community Centre Addition”, once costing is refined through the additional planning and design phases.

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**LINKAGE TO 2022-2026 STRATEGIC PLAN**

36. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:
- Infrastructure Investments
  - Responsible Governance
  - Thriving Community
37. The recommendations of this staff report support the infrastructure investments, responsible governance and thriving community strategic plan goals by renewing community recreational infrastructure and reducing capital costs through a more economical project delivery strategy.



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**APPENDIX "A"**  
**SEA CADETS FACILITY RELOCATION OPTIONS**

**APPENDIX "B"**  
**OPTION A – STANDALONE SEA CADETS BUILDING COST ESTIMATE**

<b>Option A – 600 Square Metre Stand Alone Sea Cadets Building</b>		
<b>Item</b>	<b>Task</b>	<b>Cost</b>
<b>1</b>	<b>HARD COSTS (Construction)</b>	
2	Hard Construction Cost	\$ 3,566,861.00
3	<b>Estimated Net Cost</b>	\$ 3,566,861.00
4	General Requirements (10%)	\$ 356,686.00
5	Contractors Fees (5%)	\$ 178,345.05
6	Bonding and Insurance (1.5%)	\$ 53,502.92
7	Construction Contingency (10%)	\$ 356,686.00
8	<b>Estimate Total Construction Cost</b>	<b>\$ 945,228.97</b>
9	New Docks	\$ 325,000.00
10	Boat Transportation	\$ 45,500.00
	<b>HARD COSTS SUBTOTAL</b>	<b>\$ 4,512,089.97</b>
	<b>SOFT COSTS</b>	
12	Municipal Charges	\$ 53,505.00
13	Consulting Fees and Expenses	\$ 380,584.00
14	Specialty Consultants	\$ 82,263.00
15	Project Management	\$ 142,674.00
16	Owner Supplied Furnishing, Fixtures, and Equipment	\$ 436,941.00
17	Contract Administration & Site Inspections (3%)	\$ 135,362.70
18	Operational Expenses	\$ 48,153.00
19	Project Soft Cost Contingency	\$ 110,822.00
	<b>SOFT COSTS SUBTOTAL</b>	<b>\$ 1,254,942.00</b>
	<b>HARD &amp; SOFT COSTS TOTAL</b>	<b>\$ 5,767,031.97,</b>
	<b>HST (NON-RECOVERABLE 1.7602%)</b>	<b>\$ 101,499.76</b>
	<b>GRAND TOTAL</b>	<b>\$ 5,868,531.73</b>



**APPENDIX "C"**  
**OPTION B – SOUTHSORE COMMUNITY CENTRE ADDITION COST ESTIMATE**

<b>Option B – 600 Square Metre Southshore Community Building Addition</b>		
<b>Item</b>	<b>Task</b>	<b>Cost</b>
	<b>HARD COSTS (Construction)</b>	
1	Demolition	\$ 254,439.00
2	Addition	\$ 2,054,652.00
3	<b>Estimated Net Cost</b>	<b>\$ 2,309,091.00</b>
4	General Requirements (10%)	\$ 230,909.00
5	Contractors Fees (5%)	\$ 115,455.00
6	Bonding and Insurance (1.5%)	\$ 34,636.00
7	Construction Contingency (10%)	\$ 269,009.00
8	<b>Estimate Total Construction Cost</b>	<b>\$ 2,959,100.00</b>
9	New Docks	\$ 325,000.00
10	Boat Transportation	\$ 45,500.00
	<b>HARD COSTS SUBTOTAL</b>	<b>\$ 3,284,100.00</b>
	<b>SOFT COSTS</b>	
12	Municipal Charges	\$ 44,387.00
13	Consulting Fees and Expenses	\$ 315,736.00
14	Specialty Consultants	\$ 68,247.00
15	Project Management	\$ 118,364.00
16	Owner Supplied Furnishing, Fixtures, and Equipment	\$ 362,490.00
17	Contract Administration & Site Inspections (3%)	\$ 104,727.00
18	Operational Expenses	\$ 39,948.00
19	Project Soft Cost Contingency	\$ 91,939.00
	<b>SOFT COSTS SUBTOTAL</b>	<b>\$ 1,145,838.00</b>
	<b>HARD &amp; SOFT COSTS TOTAL</b>	<b>\$ 4,475,438.00</b>
	<b>HST (NON-RECOVERABLE 1.7602%)</b>	<b>\$ 78,776.66</b>
	<b>GRAND TOTAL</b>	<b>\$ 4,554,214.66</b>

# SEA CADETS FACILITY RELOCATION OPTIONS

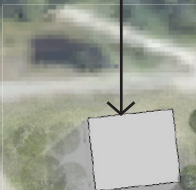
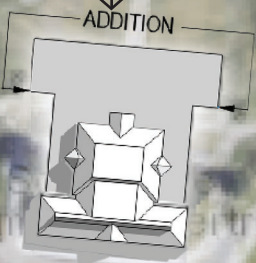
# SITEPLAN



SEA CADETS OPTIONS

ADDITION AT SOUTHSHORE COMMUNITY CENTRE

NEW FACILITY



South Shere Park

Community Centre

Lakeshore Dr

Cumberland St

Bayview Dr

Milburn St

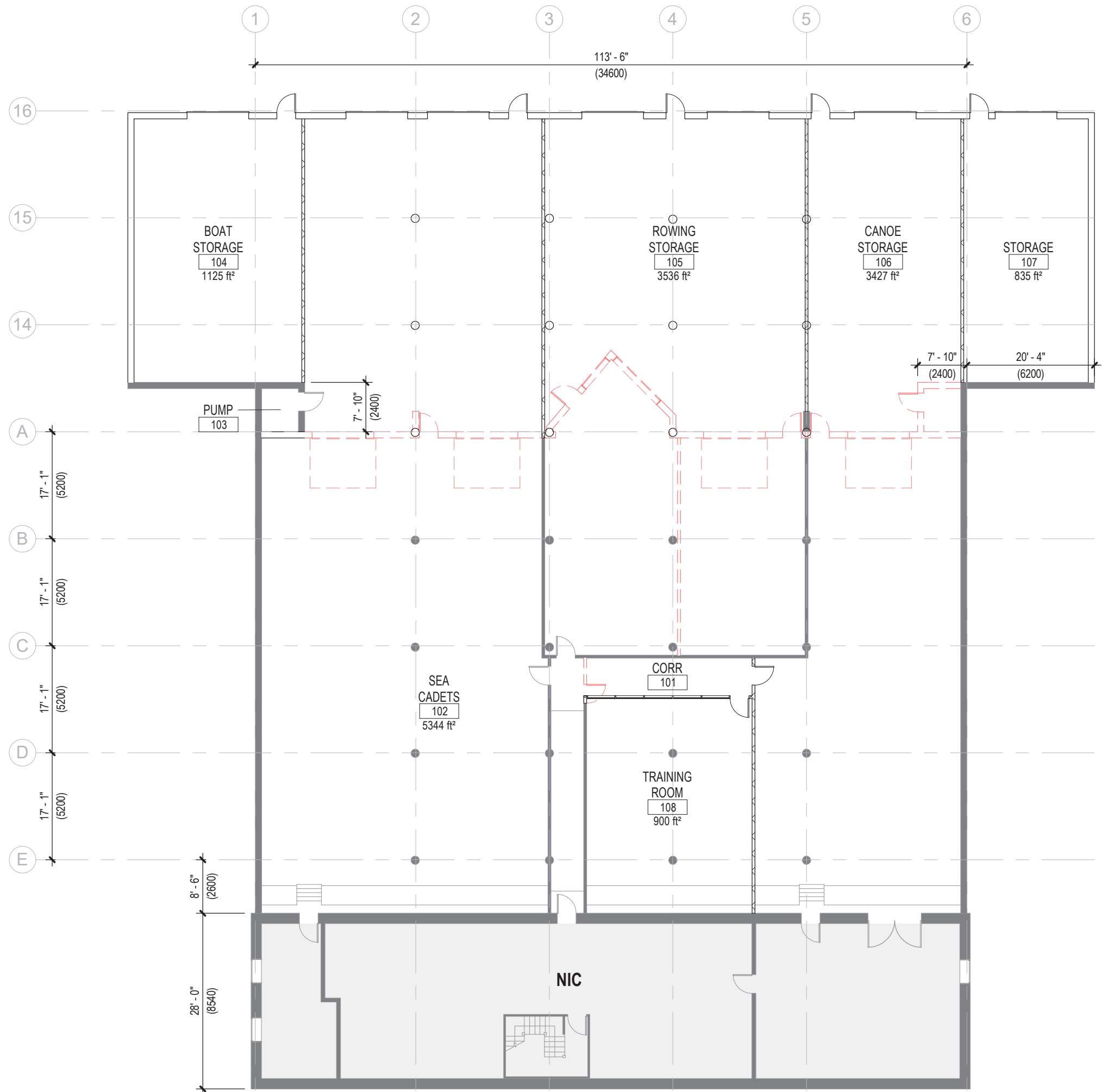
230 m

230 m

230 m

**LEGEND //**

- EXISTING PARTITIONS
- NEW PARTITIONS
- EXISTING TO BE DEMOLISHED



# SEA CADETS

SOUTHSHORE CC ADDITION

## FLOOR PLAN



# SEA CADETS

SOUTHSHORE CC  
ADDITION

## ELEVATION & PERSPECTIVE



**From:** Richard Billings  
**Sent:** Monday, May 13, 2024 5:09 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** FENCED IN AREA / FIELD :: WATFRONT

\*\*Please forward to all City Councillors.

Dear Members of Council:

Please consider carefully the proposal for a multi purpose field, intentioned for use by the Sea Cadets at the City of Barrie Waterfront.

The waterfront is a place that, as many of you mentioned during debate, is an area of the city which must remain open to all residents.

I have no objection to the field itself. I have no objection to Sea Cadets using it, and using it often I assume.

My Objection, and what I ask you to consider again is the fence around it. A fenced in area at a waterfront park and so near the water will be nothing short of ugly. It will take away from the beauty of our waterfront. Just as the current fenced in area does now.

Secondly, I would ask council to reconsider any type of stands around the field which will also take away from the natural environment of our waterfront. Parents, and others, wising to be a spectator can simply take a beach chair just as they would to so may other playing fields.

Finally, I have concern over a comment made that this area might be 'somewhere the Rovers (?) can play. No thank you - our waterfront does not need those kind of stands, parking and everything else that comes with that kind of use.

Please be careful, a mistake can be made if this fiend is not designed and installed properly. No Fences, No stands.

I knew there would be many deputations about this, so I thought a note bight work ....

Yours,  
Richard

Original Message-----

From: C Leppanen

Sent: Tuesday, May 14, 2024 8:10 AM

To: Craig Nixon <Craig.Nixon@barrie.ca>

Cc: cityclerks <cityclerks@barrie.ca>

Subject: Please consider - Waterfront sports field

Thanks for your prompt reply. I just reread my message and apologize for the excess punctuation 😊 It speaks to how surprised I was about the fact that this plan was going to final vote on Wednesday and this was the first I was hearing about it.

I have been a resident downtown since I moved to Barrie in 1989 and I walk and paddle our waterfront regularly in every season. The section of mature Forest that will be cut down cannot so easily be replaced by new plantings. The disruption to the ecosystem- has it even been considered? Nature must have space to be itself along waterways.

Our City Environmental department has also expressed concerns about garbage and litter in our tributaries and the lake itself. Sports activities will bring an entirely different type of crowd to the waterfront. A concession stand is included in the plan. Is there any plan to restrict single use utensils and wrappers? Also, I can only imagine how this artificial turf may leak microplastics into the Bay.

I've heard that a domed sports field is being built and that the new YMCA is in the works? Surely there are other, less vitally important spaces to install a sports field? Is it true that no other options were even considered in the staff report? The media can be less than accurate sometimes.

I know council members have spoken about how important it is that the youth are engaged in this issue. I agree... but this plan is short sighted and puts the future health of the waterfront at more risk. It has to be here for future generations.

Again, thanks for taking the time to add my thoughts to your review of this issue.

Kindly,

Caroline

> On May 14, 2024, at 6:39 AM, Craig Nixon <[Craig.Nixon@barrie.ca](mailto:Craig.Nixon@barrie.ca)> wrote:

>

> Good morning Caroline

>

> Thanks for your email.

> I am still reviewing the staff report and hearing concerns. I am also looking forward to hearing comments from those in attendance on Wednesday evening.

>

> Best regards

>

> Craig Nixon

> Councillor Ward 2

> City of Barrie

>> -----Original Message-----

> From: C Leppanen <[s](mailto:cl@barrie.ca)>

> Sent: Monday, May 13, 2024 5:51 PM

> To: Craig Nixon <[Craig.Nixon@barrie.ca](mailto:Craig.Nixon@barrie.ca)>

> Cc: cityclerks <[cityclerks@barrie.ca](mailto:cityclerks@barrie.ca)>

> Subject: Please consider - Waterfront sports field

>

> Caroline Leppanen

>

>

>

> Dear Mr Nixon,

>

> I'm writing about the proposed plan to create a sports field at the South shore of Kempenfelt Bay. The fact that the City is considering an artificial turf field at the waterfront is infuriating! Please add my voice to the discussion! Microplastics and the extra rubbish blowing directly into the Bay... This is in direct opposition to community and City groups working to build a healthy, sustainable, and green community. Surely there are other areas to build a sports field?!?!?

>

> Cutting into the existing forested area and the Native meadow?!?!? Disrupting a natural green space? Council is demonstrating that they have no consideration for the ecosystem here in this area. A forest space has its own communication system... planting new trees to replace the ones cut down is an example of simplistic thinking. The Environmental impact of this short-sighted plan hasn't been considered.

>

> And the fact that I'm hearing about it so far into the approval process?!?!? This is not right!!!

>

> Please represent my voice in this matter. I fully embrace youth having a sports field, but I think our waterfront isn't the place for it.

>

> Kindly,

>

> Caroline Leppanen



Please add to the email below

Donna King

----- Forwarded message -----

From: **Donna King**

Date: Mon, May 13, 2024 at 6:57 PM

Subject: WATERFRONT FRONT PROPOSAL

To: Clare Riepma <[clare.riepma@barrie.ca](mailto:clare.riepma@barrie.ca)>, <[cityclerks@barrie.ca](mailto:cityclerks@barrie.ca)>

Good day. I would like to state that although I do not have an issue with the sports field and parade ground for Navy League Cadets I do not believe that the proposed location on the Waterfront would be appropriate.

First of all the ecological impact on the area wouldn't be good for the environment and all the wildlife that call that area home. A lot of Barrie residents spend time in this location observing nature and relieving stress.

Also, there will be increased traffic on Lakeshore which already is very busy especially on the weekends.

I sincerely believe that a better location needs to be looked at by the City of Barrie.

Thank you,

Donna King

**From:** Sara Vause  
**Sent:** May 13, 2024 9:33 PM  
**To:** [CityClerks@barrie.ca](mailto:CityClerks@barrie.ca) <[CityClerks@barrie.ca](mailto:CityClerks@barrie.ca)>  
**Subject:** Opposition to Soccer Pitch on the Waterfront

Mayor Nuttall, city councilors and city staff,

I am writing to you to express my opposition to the proposed soccer field on the waterfront and to outline my reason.

Main reason:

This naturalized space needs to remain as it is until there can be considered discussion of how to best utilize this space. There may be a plan that could increase the use

of this area in a more natural and less damaging way, however that should be considered with input from experts and urban planners and stakeholders (taxpayers).

I walked through the space on the weekend, and realized how large of a space it will take up. Every councilor should have to do a walk-through and understand how many trees

and ecosystems are going to be destroyed. For example: the width of the field will extend from the bike path to the road!

Although it has been said that stakeholders have been informed, the real stakeholders (tax payers) have been left in the dark. There needs to be public consultation.

This plan is short-sighted and detrimental to our very valuable waterfront property

Secondary reasons:

My family has long been affiliated with the Barrie Soccer club, my dad was one of the founding volunteers in the early 1980's, long time rep coach and my own children have played

Barrie soccer. My daughter is currently in the U18 House League. I support soccer however, Barrie soccer needs a facility that will ensure year-round training, not a new field that is still only available for 4 months of the year.

There are only so many soccer games that can be played in an evening and weekend. This field will only service the elite, club/rep players - less than 300 players?

High schools in Barrie would welcome a real turf field. Schools already have parking and would not need the field in the evening or for July and August. Other communities

have managed to create amazing partnerships with their school boards. It would ensure that more people would have access to the field.

The 2019 Barrie Rec Facilities report indicated that Barrie is actually saturated with soccer fields that are under-utilized. While population growth has increased since the

report, the growth has been in the south end. The report states that while we are oversaturated north of Mapleview, we are lacking south of Mapleview. Building a new, professional soccer pitch in Minet's point is not convenient for people who live in the

south end, who are traveling from other cities to play and who despise stop and go traffic. Summer traffic through Barrie can be horrendous and as soon as the hwy 400 has a problem, the detour is down Lakeshore or Bradford street.

We could utilize one of the many under-used soccer fields around Barrie that already exist.

Barrie needs a year-round sports facility that can host provincial championships, major tournaments, and entertainment events.

There is a new Rec Centre being built in South Barrie - a real turf field can be part of the plan.

I'm deeply disappointed and concerned about this council's seemingly dismissal of community concerns and lack of transparency. Please vote to have city staff find an alternative plan for the cadets and the turf field.

Sincerely,

Sara

**From:** jf waddell

**Sent:** Monday, May 13, 2024 11:48 PM

**To:** cityclerks <cityclerks@barrie.ca>

**Subject:** Southshore multi function field

Dear Mayor & Barrie City Council,

You must know that the location of the proposed multi function field on the forested waterfront is totally wrong.

It is much more suited to where the new YMCA is going by Sadlon Centre or to the area in the new south development where the community centre is being planned.

The Southshore is the last of our undeveloped waterfront that has fully canopied forest for amazing bird habitats, wildlife, shade & air cleaning.

Please don't say that new saplings can replace this - they can't!

The Sea Cadets don't need a parade area by the water either.

Leave the waterfront alone & find another place.

Sincerely,

Julie Waddell

**From:** Doug 1628 <d

**Sent:** Tuesday, May 14, 2024 7:27 AM

**To:** Clare Riepma <Clare.Riepma@barrie.ca>; cityclerks <cityclerks@barrie.ca>

**Subject:** sports field

I am in favor of the sports field in the proposed location.

Doug Allum

-----Original Message-----

From: Cheryl Scott <

Sent: Tuesday, May 14, 2024 9:25 AM

To: cityclerks <cityclerks@barrie.ca>

Subject: Proposed Soccer Field at Southshore Site

To all

I am a resident of Barrie for almost 40 yrs and have never been so disappointed in our Mayor and Council on how they are handling this proposed site for a field. Let me be clear I think it's wonderful that we are going to provide the sea cadets with a new and safer place BUT a soccer field on our Lakeshore is the last thing our City needs.

I watched the council meeting on May 8th and again watched as our Mayor pounded his chest (not literally ) but like a caveman saying he and the rest of the councillors would be the only ones to decide who plays on this field. Please watch yourself and see how self entitled your comment and actions were . Wow! I didn't realize it was his personal money . Our Mayor and council should remember that our tax dollars will be footing the bill for this and really right now everyone's personal expenses are on the rise ,is this really the year to be doing this NO!

I always thought our city prided it itself on our Lakeshore and preserving our wildlife ( which there is a lot of on this site) but I guess soccer is more important.

I personally go to the Rovers Games and there field is amazing at Georgian but do they need another field ,no they need a Dome and yes I fully understand there is a dome in the works on another site. So someone tell me Why? a field on the Lakeshore is a necessity ?

Why has there been no signage on the Lakeshore to make more of our residents aware of this proposed site? Seems to me that our Mayor and Council were really hoping to get this passed with out to many knowing about it. You have to realize this is how this is being perceived .

I am 110% OPPOSED to this and want my Vote heard and would also like this to be held off and let our city residents get a Vote on how our Lakeshore is preserved and how the tax dollars are spent! Put proper signage on the lakeshore so all the people and there are a lot of us that walk the lakeshore daily get to see what you are proposing.

Let's slow this down and give everyone a chance to make a better choice! What's the rush? Something we don't or aren't aware of? Why weren't other sites considered and Yes this was admitted by councillors that no other site was up for consideration . How come? So many unanswered questions.

City Clerk please distribute this to all Councillors and The Mayor

Cheryl Scott

**From:** janie harris <

**Sent:** Tuesday, May 14, 2024 10:20 AM

**To:** cityclerks <cityclerks@barrie.ca>; Jim Harris <Jim.Harris@barrie.ca>; Alex Nuttall <anuttall@barrie.ca>

**Subject:** Waterfront sports field

Dear Mayor and Councillors,

The proposed sports field does not belong on Barrie's waterfront.

Barrie has a Waterfront plan, which went through thorough reviews and alterations, with a great deal of input from the public. No where in that plan, is there a waterfront sports field.

The fact that this plan was vetted by numerous sports organizations, and kept secret from the general public, is very worrying in a democratic society. Council knew that there was massive opposition to a sports complex in this location, 5 years ago.

We have to protect our natural environment, especially along the lakeshore. We have a gorgeous lakefront which is the envy of so many other cities.

A sports field, with Astro turf, huge lights, an electronic scoreboard, a chain link fence, and more parking spots does not enhance our waterfront-it ruins the beauty of our waterfront.

Yours truly,

Janie Harris

-----Original Message-----

From: barb robillard <

Sent: Tuesday, May 14, 2024 10:51 AM

To: cityclerks <cityclerks@barrie.ca>; Office of the Mayor <OfficeoftheMayor@barrie.ca>

Subject: Sports Field in the Woods

This subject has come to my attention not from the media but by concerned citizens who feel it is the wrong location for such a facility. It is the last remaining piece of parkland on the waterfront. And to my recollection it was to remain a passive park area for all the general public to enjoy.... How quickly some people forget.

We really need to think about the environment very seriously. We can't get it back so easily. It isn't even the monetary cost, it's the environmental cost and impact to that area on the wildlife and trees. It's the cities Waterfront for heaven's sake. That you think so little of its value is horrendous! To say the least...

Please think more honestly about what you want to do with this area of our park!

The whole population of Barrie needs to be consulted, not just some the sports people.

There are many other areas in Barrie where a sports field could go. Let's do more though planning for the long term future, with no regrets later on.

Thank you for listening,

Barb Robillard



Rec'd May 19/24

**TO: Barry City Mayor, Student Mayor and Councillors;**

**RE: Waterfront (Allandale Station Park) Multi-Use Sports Field and Sea Cadets Parade Ground (Ward 6)**

Your consideration of the report before you on whether the Sports Field/Parade Ground to be constructed on the Allandale Lands should have a real grass surface or an artificial surface is a complicated issue of weighing the pros and cons on its "safe" use, its cost, its longevity and its appropriateness in terms of Climate Change.

I thought I would search the internet regarding North American use of artificial turf in Canadian and US Stadiums.

As of January 2022, it was stated that there were 5 Major League Baseball Stadiums with artificial turf and 25 with natural grass surfaces.

Also, in 2022, 8 of the 9 stadiums in the Canadian Football League (CFL) use artificial turf, largely because of the weather conditions in the latter half of the season. Natural grass returned to the CFL in 2016 when Toronto Argonauts moved to BMO Field.

In 2024, 15 out of 30 National Football League(NFL) stadiums use artificial grass which is a 50-50 split between grass and artificial turf "fields".

Players, generally, have been vocal in recent years about opposing artificial turf fields as there has been evidence on an increase in injuries while playing on their surfaces. While the NFL has not taken any action yet to make a change, the NFLPA continues to call for the elimination of artificial surfaces.

While the report by Staff before you tonight has no estimate of the longevity of artificial turf ... the internet cites that most manufacturers guarantee 8 years for artificial turf use. However, it is also stated that the life of artificial turf can be extended if the purchase is "a high-quality surface turf" and if, it is properly maintained. The report mentions the need for grass maintenance but there is little mention of the maintenance needs and "maintenance need" costs associated with artificial turf.

Keystone Sports Construction is quoted as saying "that their flagship TN-52-S product comes with a 10-year warranty which is the longest warranty offered in the industry".

BUT ... we all know artificial turf is a plastic product and comes with a high carbon footprint equal to the fossil fuels required in its manufacture. While it is the color green it is not green in terms of its carbon impact to future Climate Change.

The Report fails to mention the lifespan of artificial turf and ... its final resting place in a landfill, in the impact of its non-compostability ... and the environmental/Climate Change costs of this choice as a plastic product ... and the cost comparison between the different choices and the final choice of, perhaps, a high-end artificial turf choice with a better performance record and a longer warranty/guaranteed lifespan. The "plastic" artificial turf like other products while in use or disposed in a landfill can wreak havoc by leaching toxic chemicals into the soil and groundwater.

In conclusion, the report, in my opinion, does not give the full details of comparable costs nor impacts that should be considered for the final recommendation choice between artificial turf and real grass turf for the sports field.

What is also missing is a comparison of cost effective/effective strategies for timely grass turf replacement needs. I watched a program on TV that delivered on this issue. The televised grass turf replacement program included an "in situ" growing area that would make new turf area replacement without a wait for "new" required planting and growing. This is a strategy that considers the aspect of "ready turf" replacements as needed.

Sincerely,

Karen Buck, Barrie resident



From: Geri Poisson <

Sent: Tuesday, May 14, 2024 12:26 PM

To: cityclerks <cityclerks@barrie.ca>; Clare Riepma <Clare.Riepma@barrie.ca>; Craig Nixon <Craig.Nixon@barrie.ca>; Ann-Marie Kungl <Ann-Marie.Kungl@barrie.ca>; Amy Courser <Amy.Courser@barrie.ca>; Robert Thomson <Robert.Thomson@barrie.ca>; Nigussie Nigussie <Nigussie.Nigussie@barrie.ca>; Gary Harvey <Gary.Harvey@barrie.ca>; Jim Harris <Jim.Harris@barrie.ca>; Sergio Morales <Sergio.Morales@barrie.ca>; Bryn Hamilton <Bryn.Hamilton@barrie.ca>

Subject: motion 24-G-111 regarding the Waterfront (Allandale Station Park) Multi-Use Sports Field

I am writing in opposition to this motion. I request that the motion be amended to direct staff to search for another location to build this, or direct staff to find new partnership agreements with school boards to share access to school sports fields, and request that the city enter agreement to allow the Sea Cadets to use Queen's Park, adjacent the Armory, for parade grounds.

This is the wrong place.

There are no other natural area trails along the waterfront There are mature Red Oak forested areas and regenerating forest and meadows

Process was not followed.

There was no public consultation before introduced to General Committee. I see no public notice about this on the City website.

As per the City's OP, a Level 2 and 3 Natural Heritage Resource area requires an Environmental Impact Study, including seasonal studies (breeding birds, bat habitat) to demonstrate no negative impact and conformity with the Endangered Species Act. This study must be completed and presented to staff, council and the public before it could be approved.

The existing Waterfront Strategic Plan, which had extensive public consultation and input, is to maintain and restore this area. There is no mention of any type of sports facility. If the soccer club and sea cadets wanted this here, they should have asked to have it in the plan.

Thank you,

Geri Poisson

-----Original Message-----

From: Victoria Evans <

Sent: Tuesday, May 14, 2024 1:16 PM

To: cityclerks <cityclerks@barrie.ca>

Subject: Opposition to proposed sports ground

Good afternoon -

I just wanted to voice my concern about the proposed plan for a sports ground along the Barrie waterfront. I've already signed a petition to the same end; I don't live in that immediate area but another area in Barrie and I deeply value the health of Barrie's green spaces and wildlife habitat. This proposed plan seems like a terrible fit within the existing waterfront & habitat preservation plan, and also logistically flawed (sporting events attract a huge amount of car traffic). Please reconsider this, there must be so many other areas in Barrie this project could potentially be built away from the watershed.

Victoria Evans

----- Forwarded Message -----

**From:** FIELDING <

**To:** Clare Riepma <[clare.riepma@barrie.ca](mailto:clare.riepma@barrie.ca)>

**Cc:** Carol Fielding <

**Sent:** Monday, May 13, 2024 at 05:24:00 PM EDT

**Subject:** Proposed Waterfront Sports Field

Good evening Clare,

Please be advised that while I'm not opposed to a new sports field, I am vehemently against to the proposed location along our beautiful, and much treasured waterfront.

I feel this way due to the complete upheaval it would cause to the wildlife that has called it home for many generations, the noise, and additional traffic.

I have signed the petition that is currently circulating, against it being built in this location.

I am sincerely hopeful that the City of Barrie Mayor and Council will take all of our concerns to heart and look into a more suitable location.

Thank you for your time.

Best Regards,

Carol Fielding

**From:** Barbara Mackie <

**Sent:** Tuesday, May 14, 2024 6:33 PM

**To:** Alex Nuttall <Alex.Nuttall@barrie.ca>; Jim Harris <Jim.Harris@barrie.ca>; Amy Courser <Amy.Courser@barrie.ca>; Nigussie Nigussie <Nigussie.Nigussie@barrie.ca>; Clare Riepma <Clare.Riepma@barrie.ca>; Bryn Hamilton <Bryn.Hamilton@barrie.ca>; Craig Nixon <Craig.Nixon@barrie.ca>; Ann-Marie Kungl <Ann-Marie.Kungl@barrie.ca>; Robert Thomson <Robert.Thomson@barrie.ca>; Sergio Morales <Sergio.Morales@barrie.ca>; Gary Harvey <Gary.Harvey@barrie.ca>

**Cc:** cityclerks <cityclerks@barrie.ca>

**Subject:** Waterfront Sports Field

Mayor Nuttall and City Councilors,

To those of you who are new to Council, and perhaps as a reminder to those who are not, we've been here before; another proposed development on the waterfront and the majority of residents opposing it, but this time there was no public consultation and somehow the support of sports clubs seems to be all our Council needs to approve this development on public parkland on our waterfront. In 2020, our then City Council, gave final approval to prioritizing the Allandale Station Park naturalization project as part of the 2021 business plan. Despite other proposals on our waterfront, including Jamie Massie's sports complex, which was not supported, this was supported; "Residents and interested groups across the city wish to encourage the further naturalization of this area with more native wildflowers and pollinating plants, along with the protection of the existing red oak woodlot that follows the slight ridge paralleling the east end of the existing multi-purpose trail," subcommittee chair Alan McNair said in a report on the plan.

We are certainly aware there is a lot our City Council is responsible for that does not always allow for public consultation however, even if you are new to Council, you must have had some idea of the history of residents and the many organizations who have supported and advocated for the continued protection and naturalization of this last piece of land on our waterfront. With this in mind, I believe your obligation is to represent all of your constituents, respecting their history and knowledge, and take into consideration whether or not your personal feelings are truly representative of what is in the best interest for the future of our City.

The waterfront sports field is not about relocating the Sea Cadets. It is not about residents who don't support our youth and it is not about sports. To see our City Council complicating these issues by combining them and creating a divide that includes children, is seriously disheartening! Regardless of what is proposed to be built on this last piece of our natural waterfront, residents have always supported it's preservation for everyone, and not just a few.

I'm hopeful our City Council will vote with the understanding that Barrie residents are supportive of sports fields, just NOT on our waterfront!

Kind regards,

Barbara

Barbara Mackie

: Andee Pelan

**Sent:** Tuesday, May 14, 2024 6:36 PM

**To:** cityclerks <cityclerks@barrie.ca>; Office of the Mayor <OfficeoftheMayor@barrie.ca>; Clare Riepma <Clare.Riepma@barrie.ca>; Craig Nixon <Craig.Nixon@barrie.ca>; Ann-Marie Kungl <Ann-Marie.Kungl@barrie.ca>; Amy Courser <Amy.Courser@barrie.ca>; Robert Thomson <Robert.Thomson@barrie.ca>; Gary Harvey <Gary.Harvey@barrie.ca>; Nigussie Nigussie <Nigussie.Nigussie@barrie.ca>; Jim Harris <Jim.Harris@barrie.ca>; Sergio Morales <Sergio.Morales@barrie.ca>; Bryn Hamilton <Bryn.Hamilton@barrie.ca>

**Subject:** Sports field location

Greetings Mayor Nuttall and Council,

I am writing on behalf of Living Green Barrie regarding our opposition to the proposed plan for an artificial turf soccer field at the waterfront (Allandale Station Park). We truly believe that sports are important, however we would like to request that the motion to City Council be amended to consider other locations for this sports field based on the following rationale:

1. Improper public consultation process.

Unlike most development projects in the city, there has been no public process into this decision. We feel very disappointed by this breakdown in the democratic process. Because of the unnotified and quick turnaround of this proposed project, we have been pulled away from our mission during one of our busiest seasons in order to respond to the concerns from many people in our community.

2. Inconsistency with approved plans.

For other development projects of this scope there would have been a full Environmental Impact Study which would include seasonal studies that generally take a full year to complete. Is the city's plan to include full breeding bird studies, bat habitat studies, and other endangered species studies which would need to be approved by the MECP under the ESA?

Further, this project is not in the Waterfront Strategic Plan approved on October 4, 2023. This plan, which was appropriately thorough, did require and included public input.

3. Inappropriate use of this land.

It is so important to get this right; it is not the same as any other site in Barrie. There is a limited amount of waterfront natural areas. To be clear, it is not regressive to preserve and restore nature within a city. It is progressive and smart and is in line with how to design sustainable cities of the future. Other cities are actively re-naturalizing their waterfronts and not building on them.

Has there been any First Nations consultation on this project?

Aside from the inherent benefits to preserving or restoring the ecology of the area for wildlife, we also suggest that passive use by people for birdwatching, hiking, connecting with nature, are just as important for a large number of citizens, as a fenced off area would be for a smaller amount of people playing soccer (which could be done anywhere).

Local environmentalist and planner Al McNair recognized the importance of this area and in 2019, headed a subcommittee of the City's Active Transportation and Sustainability Committee (ATSC) to develop a Southshore Naturalization Plan (attached) which included First Nations, local environmental groups, and city staff. The motion approved by the ATSC and brought to approved by General Committee on Monday January 20,2020 read:

*SECTION "B"*

*20-G-009 ALLANDALE STATION PARK NATURALIZATION PLAN*

*1. That staff consider prioritizing an Allandale Station Park Naturalization Plan as part of the 2021 Business Plan.*

*2. That staff in the Operations Department work with community partners to complete the preparation work in 2020 as identified in Appendix "A" of the Southshore Naturalization Subcommittee Report dated December 17, 2019. (City Building Committee Report dated January 7, 2020)*

*This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2020-01-27.*

Sadly the momentum initiated by Al was first disrupted by the pandemic, and then tragically by his passing the following year in 2021. A memorial bench and tree in Al McNair's memory has been installed near this site.

Finally, an artificial turf soccer field here with the removal of the forests and meadows is not consistent with your own declarations of Barrie being a Bird City or Bee City, nor is it consistent with your Declaration of a Climate Emergency. This area is not only home to birds and bees, but to a family of denning red foxes. Carving out trees in the centre of a forest weakens all of the remaining trees that are intricately connected to each other through their roots. Newly planted trees (assuming they all survive and grow) do not have the same ecological value as mature trees do in a forest or woodlot.

For over 30 years, Living Green Barrie has been serving this city to make it a greener and better place to live. Most recently, we have been working tirelessly towards getting people more involved in the most important issue of our time, climate change.

We believe that this project in this location is not a responsible environmental decision.

A sports field on our waterfront is neither smart growth nor progressive and will serve to benefit just a few people over the majority of citizens of our city. Please consider alternate and less ecologically important areas for a sports field.

Respectfully,

Andee Pelan  
Executive Director



## APPENDIX "A"

### **Southshore Naturalization Subcommittee - 2019 Activities**

1. The Active Transportation & Sustainability Advisory Committee (AT&S AC) passed a resolution at their May 28, 2019 meeting recommending that a subcommittee of the AT&S AC be established to consider the following proposal:

#### **"Outline for naturalization project for City parkland east of the Southshore Community Centre and Military Heritage Park – AT&S Subcommittee.**

The area under consideration lies between the woodland on the south side of the Southshore walking/cycling trail (east of the Southshore Community Centre) and Lakeshore Drive, to the east of Military Heritage Park.

Residents and interested groups across the City wish to encourage the further naturalization of this area with more native wildflowers and pollinating plants, along with the protection of the existing red oak woodlot that follows the slight ridge paralleling the east end of the existing multi-purpose trail. There were preliminary discussions with City horticultural staff in 2018 and recently to explore this objective. The removal of some areas of poison ivy would also make sense.

This proposal to provide a home for bees, butterflies and pollinating insects would also further the recent initiative by Councillor McCann to have Barrie designated as a "Bee City".

It is suggested that a subcommittee of the AT&S Committee be established to look into this proposal. The subcommittee could include representatives from AT&S AC, Barrie's Garden Club, Nature Barrie, City horticultural/parks staff, Communities in Bloom Committee and previously interested citizens."

2. The subcommittee met on June 24, 2019 with City staff at the Operations Centre. The following recommendation was presented to the AT&S AC on June 25:

"From our discussion and at the recommendation of City staff, we would like the AT&S Advisory Committee to pass the following motion:

"That staff from Roads, Parks & Fleet and from Engineering work with the subcommittee towards the further naturalization of the Southshore parklands (east of Military Heritage Park), in support of the City's Bee City initiative to provide more homes for bees, butterflies and pollinating insects, and that City staff complete a forest health assessment of the eastern woodlands in Allandale Station Park from the Kempenfelt Bay shoreline to Lakeshore Drive."

This motion will assist in providing some baseline data on the condition of the wooded area which is part of the Southshore parklands."

3. The subcommittee volunteer members made two visits of 2 to 2 1/2 hours each to the site on August 15 and September 26, 2019 to familiarize ourselves with the existing landscape and plant features and generate ideas for long-term naturalization of this area.
4. The subcommittee volunteer members then met on November 21, 2019 to discuss how these ideas generated on the site visits can be formulated into a Management Plan for the area east of Military Heritage Park, extending from Lakeshore Drive to the main Southshore trail and to the edge of Kempenfelt Bay, officially known as Allandale Station Park.

5. The present Waterfront & Marina Strategic Plan does not speak to this area in great detail, so more long term management planning is needed to solidify the present direction for controlling invasive species and enhancement of the natural area.
6. In light of Council's recent initiatives to become a "Bee City" to protect pollinators and the declaration of a Climate Emergency in Barrie, this is an opportunity to come forward with a bold plan to provide long term protection and enhancement of this major waterfront natural area and would support Barrie's designation as a "Bee City".
7. This site could also become a focus for public education, including how both First Nations and later settlers have lived with and lived off of this natural environment and how we can learn to live within this environment as we face a more uncertain future due to Climate Change.
8. Community Partnerships: Members of the subcommittee include representatives from:
  - Living Green Barrie
  - Barrie Native Friendship Centre
  - Barrie's Garden Club
  - Allandale Neighbourhood Association
  - Nature Barrie
  - Area residents (Ward 8)

Several of these organizations are interested in partnering with the City and other groups (e.g. Rotary Clubs' Environment Committees, other Service Clubs, etc.) to pursue grants and other funding sources which may not be available to the City directly.

The boundaries of the Allandale Station Park are shown on the following link:

[https://publicmaps.barrie.ca/Html5Viewer/index.html?viewer=Parks\\_Rec\\_Finder&layerTheme=&scale=2256.994353&basemap=MjAxNiBhZXJpYWwgaW1hZ2VyeQ%3D%3D&center=-8869325.84375%2c5523443.409899998&layers=2d%2BOE40DiN9C0vG31N3BhdXc](https://publicmaps.barrie.ca/Html5Viewer/index.html?viewer=Parks_Rec_Finder&layerTheme=&scale=2256.994353&basemap=MjAxNiBhZXJpYWwgaW1hZ2VyeQ%3D%3D&center=-8869325.84375%2c5523443.409899998&layers=2d%2BOE40DiN9C0vG31N3BhdXc)

9. Work to be undertaken in 2020 in preparation for a Park Management Plan for this site as resources and budget permits:
  - a) Undertake a detailed site ecological inventory in 2020 with assistance from Community Partners (e.g. Living Green Barrie, Nature Barrie, Barrie Native Friendship Centre, etc.)
    - City forestry plans include this site for Forest Health Assessment in 2020.
  - b) Ongoing gradual naturalization; and
  - c) Removal of invasive species (e.g. dog strangling vine, garlic mustard,) and poison ivy.

## **Allandale Station Park Naturalization Management Plan:**

Recommended motion from the Subcommittee:

That the preparation of an Allandale Station Park Naturalization Management Plan be identified as a priority for the 2021 Capital Plan.

### **Timeline** - Spring 2020 and succeeding years

1. Preparing a Management Plan for this parkland area should be a priority for the City.
2. This priority decision implements major City initiatives such as:
  - 2.1 Council 2019-2022 Strategic Plan
    - Fostering a Safe & Healthy City – Build a greener Barrie while mitigating and adapting to climate change;
    - Build Strong Neighbourhoods – Create great public spaces; and
    - Offering Innovative & Citizen Driven Services – Inspire community participation.
  - 2.2 Waterfront Heritage Trail
    - This area is the location for Interpretive Station # 1 – Natural Heritage & Pre-Settlement.
  - 2.3 Climate Emergency declaration
    - Council agreed to “deepen our commitment to protecting our economy, our ecosystems, and our community from climate change”.
  - 2.4 Bee City pollinator designation
    - Completed in 2019 ✓
  - 2.5 Climate Change Adaptation Strategy

The following link references a 2018 study by the Nature Conservancy (USA) on the value of grasslands as a tool for curbing climate change:

[https://uwmadscience.news.wisc.edu/ecology/grasslands-among-the-best-landscapes-to-curb-climate-change/?fbclid=IwAR0Eg-epsPMuLwOsn9mMYU3a\\_GM27dXh4q6dyT8vjm1kQYOIEEiBsy6hAlg](https://uwmadscience.news.wisc.edu/ecology/grasslands-among-the-best-landscapes-to-curb-climate-change/?fbclid=IwAR0Eg-epsPMuLwOsn9mMYU3a_GM27dXh4q6dyT8vjm1kQYOIEEiBsy6hAlg)
  - 2.6 Waterfront & Marina Strategic Plan

### **Ideas for consideration in the Allandale Station Park Management Plan**

1. Native plant and tree species enhancement and new planting, including fruit trees like edible species like serviceberry, apple, etc.
2. Tall Grass Prairie restoration plots - this vegetation was historically native to part of the Kempenfelt Bay area.
3. Native wildflower meadow plots to encourage pollinators – start from the centre of the meadow area and work outwards.
4. Potential for some additional native tree planting to help reduce greenhouse gas pollution.

5. Visual delineation such as spaced limestone boulders would help visitors to view this natural and cultural heritage site as special and unique.
6. Restrict mowing to maintaining pedestrian access along narrow pathways.
7. Natural Heritage Education:
  - a) First Nations and Settler users/uses of the landscape (e.g. native plant uses, maple sugar camps, etc.);
  - b) Natural Heritage planting ideas for home and City-owned landscapes;
  - c) Pollinators/Bee City;
  - d) Adaptation to new species due to Climate Change; and
  - e) Potential for using former public art installation (entitled “Reconciliation”) along with First Nations interpretative information by the lower pathway in the shoreline woodland, near the water’s edge.
8. Interpretive signage on the historical and cultural use of the landscape as part of the Waterfront Heritage Trail – could use QR codes to link to additional information sources.
9. Emphasis on a passive environment to be enjoyed and provide learning opportunities to appreciate the unique gift Barrie has along the lakeshore.

Submitted by:

**Alan McNair,  
Subcommittee Chair**

**From:** Suzanne dawson  
**Sent:** Tuesday, May 14, 2024 10:58 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** Opposition to the proposed sports complex at the South Shore Centre

Dear Mayor Nuttall,

I ask that you vote a resounding NO! to this irresponsible proposal.

It is hard not to feel compassion for the cadets in their quest for a new 'home', but I do not believe it should be on at the precious waterfront land at the South Shore Centre.

The South Shore Centre and its area came to be as a result of the efforts and support of many thousands of city residents who had a vision for how the area should be used, and all in great deference to its pristine waterfront location.

It is jarring to think that the efforts, so long ago, of so many residents of this beautiful city are being shown such disrespect by re-purposing the area, especially to such a large extent. In addition, many millions of dollars were spent to make the area what it is today. Given what has been invested, its also financially irresponsible to throw away all the dollars spent to create the oasis we enjoy today.

Further, given the controversial nature of the surface composition of today's modern sports fields, their proximity to water is irresponsible. Study after study, in terms of run-off, has shown the potential impact to all living things that the chemical concoctions of these surfaces pose.

Parking is yet another issue. A sports complex means people and people means vehicles, vehicles of all shapes, sizes, and uses. What will happen to the stunning green space that was so hard fought for by so many of our citizens so many years ago? We will surely lose this to pavement! And traffic? It is an area that is totally unsuitable for the volume of vehicles that will be required to move people to and from the area. Barrie already has serious traffic issues in several key area around the city; we do not need another one!

I am sure that creative thinking, flexibility, and a commitment to working together in the interest of all can lead to suitable new location for the cadets that leaves the South Shore Centre and its surrounding area untouched and protected.

I thank you for taking the time to consider my concerns as they have been outlined in this email.

Respectfully,  
Suzanne Dawson

**From:** Andrew Dowdell <a  
**Sent:** Tuesday, May 14, 2024 11:02 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Cc:** Bryn Hamilton <Bryn.Hamilton@barrie.ca>  
**Subject:** Turf Field proposal much needed

Good evening,

I wanted to reach out and communicate our support for this much needed facility. Lacrosse has been a growing sport in the city of Barrie since the late 80's. Moreover, the growth of Field lacrosse has been exponential over the past 5 years.

The largest hurdle we as an association face, is turf field access. Barrie minor lacrosse regularly must utilize the turf fields in Alliston, Orillia as well as Bradford. This barrier has limited the access to some families looking to learn the "creators game" at a grass roots level. In fact the removal of the assickinack lacrosse box, Further compounded issues accessing the game.

This barrier has also impacted the multiple elite level players within the Barrie minor lacrosse field lacrosse program. As some of you may know lacrosse has been added to the 2028 Olympic programming. Currently, we have multiple top level players traveling to Oakville and Oshawa, simply to train. The addition of this new facility, will provide many athletes the opportunity to continue training without the need to travel hundreds of kilometres.

The proposed location also increase the accessibility for many players and families, through the access to public transit and foot traffic. The game of lacrosse, often referred to as the "medicine game", is steeped in ritual. On the day of the game, teams walked to the field and were slowed by constant rituals. One ceremony was "going to water", in which players dunked their sticks in water and the shaman gave a spiritual and strategic pep talk.

In closing, this multi use field is not only a much needed infrastructure project, it reflects many spiritual rituals tied to the origins of lacrosse, still respected and acknowledged by todays athletes.

We support this proposal, and the opportunity it will provide to our community.

Andrew Dowdell  
VP of Field lacrosse  
Barrie minor Lacrosse

Sent from my iPhone

**From:** joyloverock <j  
**Sent:** Tuesday, May 14, 2024 11:39 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** Waterfront

Could you please sent to the mayor and all councillors. Thank you.

Barrie is expecting a lot of growth within th near future. Except for part of the bay the waterfront in Barrie is all privately owned. If you pass this bill about the ball park there will be no going back. The natural part of our waterfront will be destroyed. There are many suggested areas for a playing field but there is only one waterfront. It is not "just a bit of grass". It is part of a diverse park... some playground , some natural area , some beach.

Build somewhere else leave the park for all just not for ball players

----- Forwarded message -----

From: **Patrick Gonzalez** <[p](mailto:p)>

Date: Tue, May 14, 2024 at 9:19 PM

Subject: Environmental impacts of removal of forest for an artificial turf field at Allandale Station Park

To: Jim Harris <[jim.harris@barrie.ca](mailto:jim.harris@barrie.ca)>, Clare Riepma <[clare.riepma@barrie.ca](mailto:clare.riepma@barrie.ca)>, Craig Nixon

<[craig.nixon@barrie.ca](mailto:craig.nixon@barrie.ca)>, Ann-Marie Kungl <[ann-marie.kungl@barrie.ca](mailto:ann-marie.kungl@barrie.ca)>, Amy Courser

<[amy.courser@barrie.ca](mailto:amy.courser@barrie.ca)>, Robert Thomson <[robert.thomson@barrie.ca](mailto:robert.thomson@barrie.ca)>, Nigussie Nigussie

<[nigussie.nigussie@barrie.ca](mailto:nigussie.nigussie@barrie.ca)>, Gary Harvey <[gary.harvey@barrie.ca](mailto:gary.harvey@barrie.ca)>, Sergio Morales

<[sergio.morales@barrie.ca](mailto:sergio.morales@barrie.ca)>, Bryn Hamilton <[bryn.hamilton@barrie.ca](mailto:bryn.hamilton@barrie.ca)>

CC: Ryan Blake <[rblake@barrie.ca](mailto:rblake@barrie.ca)>, Denise Blake <[d](mailto:d)>

Dear Councillor Harris, Members of the City Council of Barrie,

I respectfully submit the attached letter <Gonzalez Allandale environment 2024-05-14.pdf> as scientific input for your vote on May 15, 2024, on motion 24-G-111, concerning the proposed "Premium Synthetic Turf Multi-Use Sports Field Concept" at Allandale Station Park.

Thank you for your time and consideration.

Sincerely,

Patrick Gonzalez

.....  
Patrick Gonzalez, Ph.D.

University of California, Berkeley

Climate Change Scientist

Executive Director, Institute for Parks, People, and Biodiversity

Associate Adjunct Professor, Department of Environmental Science, Policy, and Management

[patrickgonzalez@berkeley.edu](mailto:patrickgonzalez@berkeley.edu)

<http://www.patrickgonzalez.net>

<https://parks.berkeley.edu>





May 14, 2024

Jim Harris  
Ward 8 Councillor  
City Council  
Barrie, Ontario, Canada  
[jim.harris@barrie.ca](mailto:jim.harris@barrie.ca)

**Subject: Environmental impacts of removal of forest for an artificial turf field at Allandale Station Park**

Dear Councillor Harris, Members of the City Council of Barrie:

I am writing to provide scientific input on the proposed removal of forest for construction of an artificial turf field at Allandale Station Park, motion 24-G-111, on the council meeting agenda May 15, 2024.

I am a forest ecologist and climate change scientist at the University of California, Berkeley. When visiting family who live in the Minet's Point neighborhood, I have spent time in the forest in Allandale Station Park. A few days ago, my relatives told me of the proposed artificial turf field. To help inform your vote, I rapidly conducted a preliminary scientific assessment of potential environmental impacts:

**A. Potential Environmental Impacts**

**1. Loss of natural forest**

The park forest comprises part of the natural vegetation of the Lake Simcoe shoreline and the only natural forest on Kempenfelt Bay between downtown Barrie and Minet's Point. Natural vegetation such as this covers just 18% of the area of the Barrie Creeks sub-watershed, compared to 78% of the area in paved and built areas (Lake Simcoe Region Conservation Authority 2023).

**2. Loss of wildlife habitat**

Neighbors have observed red foxes and their young and abundant bird life living in the park forest. The presence of foxes raising their young indicates good habitat quality (Tolhurst et al. 2020). Also, the area includes a meadow established to provide habitat for bees and butterflies, essential for pollination of plants and food crops (Requier et al. 2023). The project would reduce these habitats.

**3. Damage to a peaceful natural place for people**

Scientific research documents how trees and biodiversity in urban areas improve the health and well-being of people by providing quiet green spaces and connection to nature (Nisbet et al. 2020, Hammoud et al. 2024). The project would damage this source of well-being for Barrie.

**4. Ecological disruption from noise and artificial light**

Scientific research shows that noise from people disturbs wildlife (Barber et al. 2010) and artificial lights disrupt wildlife behavior and health (Gaston et al. 2017). So, the proposed artificial turf field could disrupt or disperse wildlife from remaining parts of the park forest.

**5. Tree plantation not equivalent to natural forest**

The proposed offset plantations of trees would not serve the same ecological functions as the original forest. The tree lots would be more fragmented, more exposed to windthrow, and situated around a fenced field that would be a barrier to ecological connectivity, all resulting in lower habitat quality than the existing park forest (Haddad et al. 2015, Pfeifer et al. 2017, Torrenta et al. 2018).

**6. Carbon emissions exacerbate climate change**

The cutting of trees would release carbon dioxide in the near-term, exacerbating climate change in the decades-long period until planted trees might accumulate the same biomass as the original park

forest. So, the project would increase emissions at the very time when the world needs to cut emissions to avert severe risks of climate change to people and nature (IPCC 2023).

7. **Artificial turf generates microplastic pollution**

Plastic is the core material of artificial turf. Abrasion from routine use releases microplastic particles that pollute air and water, increasing risks to the health of people and ecosystems (de Haan et al. 2023).

**B. Inconsistency with Environmental Policies**

1. **Incompatible with City of Barrie Waterfront Strategic Plan Update**

As noted in the staff report (City of Barrie 2024), the project runs counter to Goal 4 “Protection and enhancement of waterfront ecologies.” Specifically, cutting remnant forest is the exact opposite of Action 4.1 “Retain and protect environmental features, including... the remnant deciduous forest communities associated with the former Lake Algonquin shoreline”, Action 4.3 “Protect and enhance wildlife habitat and enhance biodiversity in naturalized areas along the shoreline”, and Action 4.4 “Design heavily frequented areas along the waterfront to minimize negative impacts to the ecology” (City of Barrie 2023). The Waterfront Strategic Plan does not include or even mention the possibility of a new artificial turf field in Allandale Station Park.

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The project runs counter to the targets “Achieve a minimum 40 percent high quality natural vegetative cover” and “Achieve increased ecological health based on the status of indicator species and maintenance of natural biodiversity” (Lake Simcoe Region Conservation Authority 2009).

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The proposed plantation to offset the loss of cut trees is inconsistent with the requirements to “Avoid - Prevent impacts from occurring by changing project location” or to demonstrate that offsetting is the “only viable option” (Lake Simcoe Region Conservation Authority 2021).

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The near-term emission of carbon dioxide runs counter to the commitment by Canada, under the Paris Agreement of the U.N. Framework Convention on Climate Change (UNFCCC 2015), to cut national greenhouse gas emissions 80% by 2050 (Environment and Climate Change Canada 2016).

5. **Need for detailed environmental assessment**

Given the numerous potential environmental impacts, a detailed environmental assessment, in accordance with the Province of Ontario Environmental Assessment Act, R.S.O. 1990, would most effectively enable a fully-informed science-based decision by the City Council. The internal review proposed in the staff report (City of Barrie 2024) would be inadequate.

In summary, by cutting down part of the park forest and replacing it with an artificial turf field, scientific information indicates that the proposed project would reduce natural forest and the natural quality of an area that provides for the health and well-being of the people of Barrie. Furthermore, the proposed project is inconsistent with environmental policies of the City of Barrie, Lake Simcoe Region Conservation Authority, and the Government of Canada.

Based on this scientific information, **I recommend that City Council ask staff to find an alternative site and deny the current “Premium Synthetic Turf Multi-Use Sports Field Concept”**. Finding a site that does not require cutting and replanting trees would also reduce costs to the people of Barrie. An optimal solution would provide a new soccer field for youth and protect natural forest.

Sincerely,

Patrick Gonzalez

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**From:** Michele N <

**Sent:** Wednesday, May 15, 2024 8:09 AM

**To:** Jim Harris <Jim.Harris@barrie.ca>; Tracy Macdonald <Tracy.Macdonald@barrie.ca>; alex.nuttal@barrie.ca

**Cc:** cityclerks <cityclerks@barrie.ca>

**Subject:** Letter regarding environmental impacts of development proposal for circulation to Council for May 15 meeting

Good morning Councillor Harris, Mayor Nuttal and Members of Council.

On behalf of the Minet's Point Residents' Community, I'm sharing this letter of opposition that outlines the concerning environment impact of the Allandale Waterfront Park proposed sportsfield development.

Please share with Council and include on the circulation list relating to tonight's Council Meeting.

With thanks,

Michèle Newton



May 14, 2024

Jim Harris  
Ward 8 Councillor  
City Council  
Barrie, Ontario, Canada  
[jim.harris@barrie.ca](mailto:jim.harris@barrie.ca)

**Subject: Environmental impacts of removal of forest for an artificial turf field at Allandale Station Park**

Dear Councillor Harris, Members of the City Council of Barrie:

I am writing to provide scientific input on the proposed removal of forest for construction of an artificial turf field at Allandale Station Park, motion 24-G-111, on the council meeting agenda May 15, 2024.

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Sincerely,

Patrick Gonzalez

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<https://unfccc.int/resource/docs/2015/cop21/eng/10a01.pdf>

**From:** Malli Lopov <

**Sent:** Wednesday, May 15, 2024 9:26 AM

**To:** cityclerks <cityclerks@barrie.ca>; Bryn Hamilton <Bryn.Hamilton@barrie.ca>

**Subject:** Emergency request for circulation email regarding Sports Field on agenda tonight

Dear Mayor and Council Members,

Please find attached my letter to be included in the circulation list. I ask you to consider my emergency letter, as the meeting regarding this issued occurred last Wednesday, evening, May 8, 2024 and so there was no way it could have met the deadline of 9:00 am, earlier the same day. I would like to express my opinion regarding the Multipurpose Sports Field and for you to consider it prior to voting on the proposal.

Thank you,  
Marta Valentic



Marta Valentic  
57 Taylor Drive  
Barrie, ON, L4N 8K5  
705-794-0415  
mallilopov@yahoo.com

May 14, 2024

Dear Mayor and Members of Council,

I am writing to express my strong opposition to the proposed construction of a sports field in the area adjacent to the South Shore Centre, as well as to highlight my support for enhancing the Centre to provide the sea cadets with better facilities.

First and foremost, I am deeply concerned about the lack of public consultation regarding this project. The plan for the sports field was revealed to the public only shortly before it was presented to the council. It is disheartening to see that select groups were involved in the decision-making process without consulting the general public. Such a lack of transparency raises significant concerns about the democratic legitimacy of the project.

Furthermore, I firmly believe that the last remaining natural area around the downtown core of our lake should be preserved. Building a sports field in this area would not only disrupt the natural habitat but also impact the diverse wildlife that frequents the area. From migratory birds to local fauna, the ecosystem of this area would suffer irreparable harm from the influx of over 200 people converging on the field. There is a restaurant proposed, which likely means more litter in the area too. I bring to your attention, what used to formally be called "Wilkins Beach" which was destroyed when the greater public started to use the area. Restoration needed to be done to repair the damage.

Moreover, the proposed artificial turf and inadequate facilities fail to adequately address the environmental and infrastructural concerns associated with the project. Artificial turf is not a substitute for natural grass, and the saplings planted in place of mature trees will take years to provide the same level of support for wildlife. Additionally, the increased traffic and pollution from the development would further degrade the surrounding environment. Installation of lights and high fences would negatively affect populations of local birds and ducks.

The potential consequences extend beyond environmental concerns. The adjacent cycling/rollerblading path could become dangerous to use, as hundreds of kids and families enter and exit the field excitedly, focussed on their activities. The other areas of the bike path downtown are already developed, busy and therefore you cannot ride freely because of this congestion. This section of the trail is the last part that is undeveloped and my kids and I have a great time riding through there without worry. This would be a loss to the trail users, like my children and their friends, due to the collision risk. Additionally, traffic congestion would pose significant challenges for emergency vehicles and difficulty for residents to get from one side of the city to the next. Moreover, the existing infrastructure, including restrooms, is insufficient to accommodate the influx of people expected to use the field.

In light of these concerns, I urge you to reconsider the location of the proposed sports field and instead focus on enhancing the South Shore Centre to provide the Sea Cadets with a proper meeting place and

access to the water. Additionally, any development in the area should prioritize public consultation and consider the broader community's needs.

If the sports field is built, it should remain a public space available to everyone. Allocating priority to specific local groups, such as the Barrie Soccer Club, would be unfair and unjustified. Taxpayer money and public land should be utilized for projects that benefit the entire community.

Thank you for considering my perspective on this matter. I trust that you will take into account the concerns raised by myself and other members of the community as you move forward with this decision.

Sincerely,  
Marta Valentic

**From:** Tania Gregoire  
**Sent:** Wednesday, May 15, 2024 12:21 PM  
**To:** Jim Harris <Jim.Harris@barrie.ca>; cityclerks <cityclerks@barrie.ca>  
**Subject:** Multi Use Sports field at the Barrie Waterfront

Hello,

I am writing to express my concern and opposition to the artificial turf multi use sports field on the Barrie waterfront near the Allandale Station.

Please halt this project until further consultation and review can be made.

Important concerns raised by Living Green Barrie:

1. Improper public consultation process.

Unlike most development projects in the city, there has been no public process into this decision.

2. Inconsistency with approved plans.

Is the city's plan to include full breeding bird studies, bat habitat studies, and other endangered species studies which would need to be approved by the MECP under the ESA?

Further, this project is not in the Waterfront Strategic Plan approved on October 4, 2023. This plan, which was appropriately thorough, did require and included public input.

3. Inappropriate use of this land.

It is so important to get this right; it is not the same as any other site in Barrie. There is a limited amount of waterfront natural areas. To be clear, it is not regressive to preserve and restore nature within a city. It is progressive and smart and is in line with how to design sustainable cities of the future. Other cities are actively re-naturalizing their waterfronts and not building on them.

Has there been any First Nations consultation on this project?

Aside from the inherent benefits to preserving or restoring the ecology of the area for wildlife, we also suggest that passive use by people for birdwatching, hiking, connecting with nature, are just as important for a large number of citizens, as a fenced off area would be for a smaller amount of people playing soccer (which could be done anywhere).

Local environmentalist and planner Al McNair recognized the importance of this area and in 2019, headed a subcommittee of the City's Active Transportation and Sustainability Committee (ATSC) to develop a Southshore Naturalization Plan which included First Nations, local environmental groups, and city staff.

Sadly the momentum initiated by Al was first disrupted by the pandemic, and then tragically by his passing the following year in 2021. A memorial bench and tree in Al McNair's memory has been installed near this site.

Finally, an artificial turf soccer field here with the removal of the forests and meadows is not consistent with the City's declarations of Barrie being a Bird City or Bee City, nor is it consistent with the Declaration of a Climate Emergency. This area is not only home to birds and bees, but to a family of denning red foxes. Carving out trees in the centre of a forest weakens all of the remaining trees that are intricately connected to each other through their roots. Newly planted trees (assuming they all survive and grow) do not have the same ecological value as mature trees do in a forest or woodlot)

A sports field on our waterfront is neither smart growth nor progressive and will serve to benefit just a few people over the majority of citizens of our city. Please consider alternate and less ecologically important areas for a sports field.

Thank you,

Tania Gregoire

**From:** Amy Faulkner <

**Sent:** Wednesday, May 15, 2024 12:54 PM

**To:** Gary Harvey <Gary.Harvey@barrie.ca>; cityclerks <cityclerks@barrie.ca>

**Subject:** Proposed waterfront sports field

Good afternoon,

Please can more research be done before signing off on the construction the multi use sports field at the waterfront.

The waterfront area should be available to as many people as possible, and environmental considerations in relation to synthetic turf, and parking are very important (as just two examples). More time should be spent before changing the waterfront area permanently.

I would also like to know if it is built will everyone be able to use it, or will it be only available for certain groups to use?

Could time be spent looking to find another location for the field, while also ensuring the sea cadets have space?

Thank you for your time and consideration. Kind regards,  
Amy Faulkner