

# Proposed Sports Dome 249 Anne Street North Planning Review

Presented by: **Janet Foster** on behalf of the Concerned Residents in the  
Neighbourhood and Community

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# Existing Neighbourhood

- Low Density Stable Residential Neighbourhood
- Other complimentary uses include Open Space - Sunnidale and Kersey Parks, Environmental Protection Areas - natural ravines, Schools – Nouvelle-Alliance Secondary School, Portage View Elementary School, cemetery
- Closest convenience commercial located on Leacock Street, north of Letitia and on Anne Street, north of Sunnidale Road – both of which do not permit Recreational Establishments
- Nouvelle-Alliance School fronts onto Anne Street, bordered by low density residential uses and a cemetery, built to a height of 7.6m (25feet) with a front yard parking lot and a rear yard outdoor playing field



# Provincial Policy Overview

- *Efficient development and land use patterns to meet projected long term needs;*
- *Appropriate mix of land uses avoiding development and patterns that cause environmental or public health and safety concerns;*
- *Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment;*
- *Forecasted growth to be accommodated in well-designed communities;*
- *Complete Communities - healthier, safer and more equitable, where choices about where and how to grow need to be made carefully;*
- *Better use of land and infrastructure is achieved by directing growth and prioritizing intensification with a focus on strategic growth areas.*

# Land Use Considerations – Official Plan Policies

- Set out long term vision;
- Appropriate location for land uses and patterns to achieve well-designed, serviced communities that promote safe and healthy environments.
- Schedule A, Land Use, subject lands as Educational Institutional and Major Institutional
- Schedule I sets out intensification and targeted growth areas
- Recreational uses recognized in Commercial, Industrial, Open Space and Environmental Protection land use designations.
- Institutional designation recognizes recreational uses and facilities as “Community Facilities”.
- Community facilities permitted on lands designated “Institutional” but not “Educational Institutional”.

# Institutional Land Use

- Section 4.5, Institutional - 3 separate land use designations
  - “Major Institutional” - arenas, hospitals, cemeteries serving entire city and region;
  - “Educational Institutional” - elementary and secondary schools; and
  - “Institutional” - specific for Community Facilities, including recreational facilities.
- Schedule A of the OP, identifies the 3 land use designations in order to direct uses to appropriate locations.
- Educational Institutional does not recognize Community Facilities as a permitted use.
- Community Facilities, including recreational establishments are permitted on lands designated Institutional but not lands designated Educational Institutional.
- Educational Institutional does identify minimum requirements for landscaped open space, minimum 1.5ha for secondary schools in accordance with Zoning Bylaw.
- By definition, Landscaped Open Space, “shall mean open space comprised of lawn and ornamental shrubs, flowers and trees and may include incidental landscaping accessories such as retaining walls, boulders, sculptures, fountains and ponds, paths, walkways, patios and hard-surfaced play areas, but shall not include parking areas or driveways.”
- By definition, Open Space, “shall mean space unoccupied by buildings and/or structures, open to the sky and on the same lot as a building.”

# Commercial Land Use Designation

- 5 Commercial Land Use designations, of which 4 recognize recreational uses.
- Convenience Commercial, located to serve the immediate needs of residential neighbourhoods, do not permit recreational establishments.
- Policies recognize expansion of commercial activity where impacts of development can be minimized on adjacent land uses and on traffic carrying capacity of area roads.
- Policies guide the design, appearance and scale of new commercial development to be in harmony with adjacent land uses providing adequate off-street parking and loading facilities.
- Commercial areas situated in suitable locations - intersections of major road corridors, encouraged to establish in a nodal (grouped) fashion.

# Tree Inventory and Preservation Report

- There have been 2 Tree Preservation Reports prepared for the subject land
- First Report prepared in December 1996
  - Support for planning application for the Nouvelle-Alliance Secondary School
  - Report concluded that “the vegetation is all in a state of good health” and had a “High Potential for Survival”.
- Second was prepared in February 2019
  - Support for current Rezoning application to permit a Sports Dome
  - Report identifies overall assessment of the trees on site are of “marginal to poor health”.
  - Recommendations made included:
    - That 4 trees be replanted for the 4 trees being removed;
    - That a preservation fence be installed at the dripline of trees during construction of the Dome;
    - That the trees near the proposed stormwater management swale be monitored for health decline.



# Tree Inventory and Preservation Con't



- Planning Report “the existing significant vegetated buffer areas will be retained as part of the proposal, insulating the air-supported structure from surrounding residential uses.”
- Post Construction of the Dome will:
  - Create additional impervious soils
  - Change existing drainage patterns
  - Reduce sunlight onto the site due to building height
  - Other than monitoring the situation, no long term mitigation measures for effective screening
- Impacts of building height, anticipated noise, commercial lighting of structure and parking lot, rear yard safety concerns not addressed
- Impacts could substantially alter the character of the neighbourhood and the well being and safety of the community.



# Urban Design Guidelines and Tall Buildings

- Section 6.5, Urban Design Guidelines provide a policy “framework for the development and maintenance of a healthy, safe, convenient, efficient and aesthetically pleasing urban environment.”
- Buildings should be:
  - Designed to complement and contribute to a desirable community character in terms of massing and conceptual design;
  - Contribute to an attractive streetscape where large exposed blank walls should be avoided;
  - Entrances are to be well-defined, accessible and promote pedestrian safety;
- Section 6.6, Tall Building and Height Control policies are applicable to any building greater than 3 storeys in height.
- New building design is to address such matters as Building Shadowing, Microclimatic Impacts, Street Level Activity and Local Area Compatibility.

# Built Form, Urban Design Impacts

Design, size and mass of the structure offers little in the way of building design

Not compatible or considered desirable community character adjacent low density residential areas and school setting, or contribute to an attractive streetscape.

Street signage or on-building signage at a height of 20m, would diminish the visual appearance of not only the school itself, but the residential character of the neighbourhood.

Dome structure location in the rear yard, behind the existing school, does not promote a safe pedestrian environment during nighttime activities that could include food and alcohol.

Microclimatic impacts associated with wind and snow on adjacent land uses have not been identified nor mitigated given the proposed Dome structure.



# Zoning Considerations

- Request to permit a Recreational Establishment on lands zoned Institutional Educational I-E zone, otherwise not permitted in the I-E zone.
- Variances requested include:
  - Permit a maximum building height of 20m (66 feet) where only 15m (49 feet) is permitted; and
  - Permit a decrease in the number required parking spaces from 206 to 106 parking spaces.
  - As a result of the required number of parking spaces at 206, 8 barrier free parking spaces would be required where only 5 are being provided.

# “USE”

- A Recreational Establishment is not a permitted use in the I-E zone.
- Only uses permitted are School, Child Care and Training Facilities.
- “Use, by definition shall “mean the purpose for which any land, building or structure is arranged, designed, or intended to be used, occupied or maintained.””
- School and portables occupy a building footprint of 4,945.38m<sup>2</sup>
- Dome and Field House occupy 5,603.71m<sup>2</sup> (658.33m<sup>2</sup> larger) .
- Sports Dome height proposed at 20m - existing school height is 7.6m (12.4m taller).
- Dome Hours of Commercial Operation 5-11pm M-F, plus non-school days, plus weekends (all day Saturday and Sunday), plus July and August
- Dome will appear massive in scale, height and operate for a greater extent than school days/hours - will overshadow the school use, therefore no longer satisfy the definition of “Use” where the primary intended use is for a School.

# Increase in Maximum Building Height

- 15m to 20m

- Recreational Establishments are permitted in 4 of the 5 Commercial Zones, C1, C2, C3 and C4, but not permitted in C5 and in Light Industrial LI zone as a commercial use.
- Maximum building height permitted in commercial and industrial zones range from 9m to 15m when adjacent to residential areas.
- The request for increased maximum building height, in an I-E zone, that does not permit Recreational Establishments exceeds the maximum building height allowed in commercial and industrial zones by 5-11m.

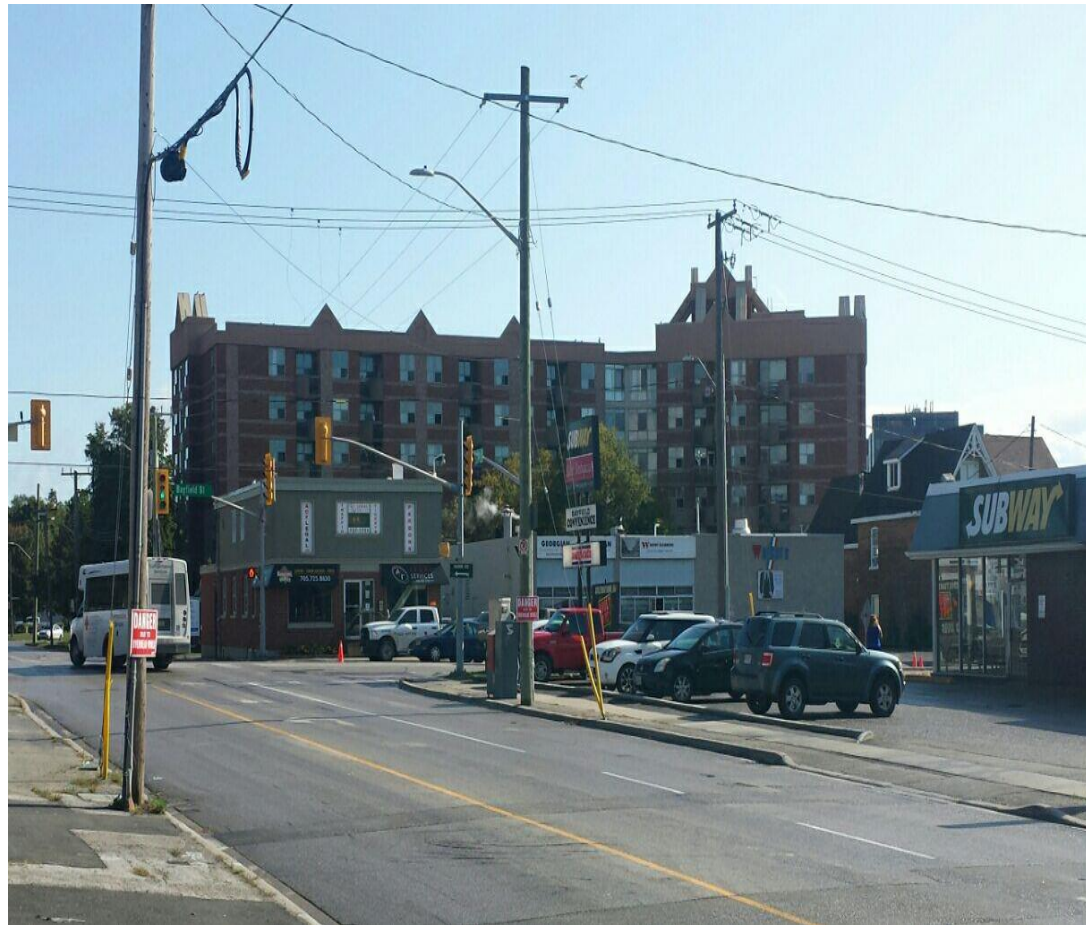


# Street View





**Bayfield and Sophia**



**Cundles Road – Frere-Andre School**



# Decrease in Required Parking from 206 to 106

- Section 4.6.2.4, Parking - Additions to Building or Uses, the enlargement to any buildings or uses shall be provided with additional parking spaces.
- The foundation of the proposed private/public venture:
  - School retains use of the site from 8am to 5pm
  - Ballsports from 5-11pm weekdays, including non-school days, weekends plus July and August
  - Private agreement between the two parties difficult or impossible to enforce by the City if breached
- Typical secondary school after hour activities - athletics, social clubs, parent teacher interviews, graduation ceremonies, use by other public/private organizations for athletic tryouts (Royals basketball), athletic practice (Elite Volleyball), meetings, ceremonies, voting station during elections, Neighbourhood Ward Meetings, etc.
- Dual site uses - expectation of overflow during activity use turnover times
- Anne Street busy 4 lane traffic arterial with No on-street parking
- Unnecessary burden on local residential community and street network to accommodate private commercial use due to inadequate on-site parking
- Given walkway to Sunnidale Road, anticipated use of public Sunnidale Park parking lot for overflow parking
- The Sunnidale Park parking lot and the local residential streets are funded and maintained by the City through tax dollars and should not be utilized for private commercial ventures.
- Adequate on-site parking unable to be supplied given size of site. No supporting Traffic/Parking Study.

# Conclusions and Considerations

- Commercially designated and zoned lands exist in Barrie
- Lands designated Educational Institutional do not permit Community Facilities (including recreational facilities).
- Careful long term decision making, not by Spot Rezoning.
- Design, size and mass offers little to desirable community character or attractive streetscape.
- Rear location creates unsafe risk during nighttime activity.
- Dome, while allowing indoor winter activity, removes outdoor physical activity during Fall and Spring. Public health concerns – Youth not getting enough outdoor activity time. Educational Institutions to promote outdoor physical activity.
- PJR relies solely on existing vegetative tree buffer and yard setbacks to mitigate negative impacts, however, trees in marginal to poor condition.
- Impacts of noise, commercial lighting and nighttime safety concerns not addressed.
- Use not permitted. Building footprint, height, mass and scale no longer satisfy definition of use for an Educational school use.
- Underserviced on-site parking during activity turnover will burden local residential streets and Sunnidale Park parking lot to accommodate inadequate on-site parking for commercial use at cost of taxpayers.
- Proposed Rezoning not in conformance or in keeping with OP policies; not adequately addressed local impacts; not contribute to high quality urban design; unnecessary pressures or set precedence for long term use of educational institutions; and inadequate on-site parking is at cost to City tax payers and public places.
- The proposed Rezoning is not in the public interest, is not desirable and does not represent good planning.