



# RESPECT. PRIDE. INSPIRE

BARRIE SC TOWARDS A SINGLE GOAL

September 30, 2019

David Boccia,  
Vice President of Operations  
Ballsports Polson Pier Inc.  
Ballsports Facilities Development Inc.

176 Cherry Street  
Toronto, Ontario  
M5A 1A4

Dear Mr. Boccia,

Please accept this letter as confirmation of the Barrie Soccer Club's support and endorsement of your company's proposal for dome facilities at Nouvelle Alliance. Our club is very interested in such facilities and was happy to meet with you and review the proposals a few weeks ago.

Please keep us informed of your progress and we will be happy to discuss further as the project progresses.

Sincerely,

George Clarke  
Director of Administration & Operations  
Barrie Soccer Club

For Ray Garrett - President

Barrie Soccer Club

Physical Address: 7 Currie Drive, Midhurst, ON, L9X 0N3

Mailing Address: PO Box 20084, Barrie, ON, L4M 6E9

Tel: 705-739-7844 Fax: 705-739-3534 Email: [info@barriefc.com](mailto:info@barriefc.com) / [www.barriesoccer.com](http://www.barriesoccer.com)

October 1, 2019

Legislative and Court Services &  
Planning Services Department  
City of Barrie  
70 Collier Street, PO Box 400  
Barrie, On. L4M 4T5

Attention : Ms. Wendy Cooke, City Clerk & Mr. Edward Terry, Planner

Re: Proposed Rezoning Application File Number D14-1669  
Proposed Sports Dome, Ballsports Facilities Development Inc.  
249 Anne Street North, Site of Nouvelle-Alliance Secondary School  
Concerned Residents - Public Meeting Submission and Presentations

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Please be advised that the Concerned Residents within the neighbourhood and broader community wish to make oral and written submissions, including a signed Petition in objection to the proposed Rezoning at the Public Meeting to be held on October 7, 2019. In addition, we wish to make presentation at the Public Meeting in opposition to the proposed Rezoning application made by Ballsports Facilities Developments Inc.

There are 4 people who will be making presentation on behalf of the Community at the Public Meeting. They are Brian Tamblyn, - former Georgian College President, Tom Hards - Accountant, Drew Forsyth - Secondary School Teacher and Janet Foster - Retired Planner.

The comments presented at the Public Meeting will identify the reasons for our concerns, not only on the adjacent residential areas, but also the precedent that may be established, putting undue pressure on other educational facilities within the City of Barrie.

The Concerned Residents are opposed to the proposed Rezoning application to permit a Sports Dome and will be making presentation on the following matters for your consideration.

- Public/private partnerships should be directed and realized in appropriate and desirable locations;
- The proposed Rezoning application is not in conformity with Official Plan policies;
- The size, height and mass of the proposed Sports Dome structure will occupy a greater building footprint and height, thereby overshadowing the existing school such that the school will appear secondary to the Dome use;
- City Commercial and Industrial zones already permit Recreational Establishments within the City where maximum building height is limited to between 9m (29.5 feet) and 15m (49 feet) adjacent to residential areas;

- A reduction in the required parking spaces from 206 to 106 is substantial and does not consider the turnover of vehicle parking from one activity to another which will place unnecessary burden on neighbouring local streets and Sunnisdale Park parking lot to accommodate overflow parking for private commercial gain;
- A Sports Dome structure cannot be designed to complement or contribute to a desirable community character, where its sheer size, mass and scale are not aesthetically pleasing or provide for an attractive streetscape;
- The potential negative impacts associated with a Dome structure on the adjacent stable residential neighbourhood and city-wide on Educational School sites has not been adequately assessed and questionable as to whether mitigation measures are possible;
- City Master Recreational Plans do not recognize the need for additional Sports Domes within the City; and
- Existing Sports Dome facilities associated with maintenance and potential safety risks and impacts on the adjacent community have not been taken into consideration.

Thank you.

Respectfully submitted on behalf of the Concerned Neighbourhood and Community Residents,

Janet Foster, RPP  
Planner Retired

Mayor Jeff Lehman  
70 Collier Street, Barrie ON L4M 4T5  
[Officeofthemayor@barrie.ca](mailto:Officeofthemayor@barrie.ca)

Councillor Barry Ward  
[Barry.ward@barrie.ca](mailto:Barry.ward@barrie.ca)

Councillor Robert Thomson  
[Robert.Thomson@barrie.ca](mailto:Robert.Thomson@barrie.ca)

September 30, 2019

Re: 249 Anne Street Proposal File # D14-1669

Dear Mayor Lehman and Councillors Ward and Thomson:

I am writing to express my deepest concern regarding the above mentioned proposal for the Ballsports Dome.

The negative impacts directly on the residents of the surrounding area include:

- Increase in traffic and loss of safety
- Increase in noise and light pollution and a loss of greenspace
- Increase in transient groups resulting in the loss property value

I have come to  
love this area and my neighbours as much as she did.

This type of private/public relationship in an Educational Institution zoned area will drastically change the culture of the neighborhood and the city as a whole and I have been a resident of the city for over 30 years.

The community has previously made itself clear that we *do not* want the ballsports dome built in our backyard but I wanted to take a moment share the fear and dread of the potential 50' Dome outside my living room window.

Please take a moment to consider the community and our needs as you have always done in the past. Please take moment to hear us in our resistance and to represent us accordingly.

Sincerely and with trust,

Charlene McDonald

## Edward Terry

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**From:** ERIC FEDEROVICH  
**Sent:** Monday, September 30, 2019 12:12 AM  
**To:** Keenan Aylwin  
**Cc:** Office of the Mayor; Edward Terry  
**Subject:** 249 Anne Street Proposal File # D14-1669

Helen & Eric Federovich

September 29, 2019

Re: 249 Anne Street Proposal File # D14-1669

Dear Councillor Aylwin

We are writing to express our concern regarding the proposed Dome as noted above.

When we purchased our home what attracted us and other residents was the character and natural beauty of the area with its mature trees, quiet streets and the close proximity to Sunnidale Park. We were fully aware of the presence of the High School, but knew that school hours typically were between 9am to 3:30pm Monday to Friday, and that we would be able to enjoy the natural elements of our back yard and surroundings on evenings and weekends without any noise pollution from school activities.

The addition of an athletic Dome, which would be open from 7am – 11pm 7 days a week, would destroy everything that makes this area special and unique. It would cause a significant increase in lighting and noise pollution caused by flood lights, traffic, people, generators and heating and air conditioning systems. This in turn would cause undue stress on the residents and creatures that call this wonderful place home.

Additionally, if the proposed Dome goes ahead, it would create an eyesore that would ruin the character of the area. It will also compound parking and traffic issues in the neighbourhood that already exist due events at Sunnidale park.

This Dome, if required to meet the increased needs of a growing Barrie population, would be much better suited in the South end of the City since a Dome already exists in the North. A Dome placed in such a quiet, peaceful, naturalistic

area makes no sense. Any proposed Dome should logically be incorporated in the plans of a future subdivision where perspective residents would be fully aware of such a facility prior to purchasing.

As we consider the environmental costs of future developments we need to remember that we need to co-exist with our natural environment and not supplant it with yet another structure that would destroy such a delicate and fragile relationship.

Sunnidale Park and its surrounding pristine area, first inhabited by our First Nations Peoples, is one of the natural gems of our City and should not be further disturbed. We are all stewards of this land and should be concerned with protecting and preserving what is left of it. Imagine walking in the park and instead of being surrounded by trees all you can see is a 50ft or 70 ft high white Dome as the dominant feature of the area. Why?

We ask that you do not support this proposal.

Kind Regards,

Helen & Eric Federovich

(Sunnidale residents)

## Edward Terry

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**From:** Drew Forsyth  
**Sent:** Friday, September 27, 2019 10:09 AM  
**To:** Office of the Mayor; Barry Ward; Clare Riepma; Keenan Aylwin; Robert Thomson; Natalie Harris; Gary Harvey; Jim Harris; Sergio Morales; Mike McCann  
**Cc:** Edward Terry  
**Subject:** Proposed Sports Dome

September 27th, 2019

I am writing to you regarding the recent zoning change proposal at Ecole Nouvelle Alliance to allow the construction of an inflatable sports dome. I am opposed to this zoning change and concerned that the permission of such a structure at this location would create a dangerous precedent for both the city of Barrie and our publicly funded educational institutions.

The zoning change is to permit a recreational facility and the applicant (Ballsports Facilities Development Inc.) is billing this facility as a community "recreational" facility. It is not.

It is a private enterprise that would be made available on a pay for use basis with proceeds going directly to Ball Sports Inc. The moment we attach private commercial enterprise to taxpayers' publicly funded schools we create a division of have and have-not communities. This issue affects all taxpayers. This will change the way that schools operate in our city. I urge you to carefully reconsider the applicant's proposal.

There are households in this vicinity who struggle to buy food, never mind paying for soccer. This dome would leave these residents with a useless facility. This proposal would also compete against the city's joint operations with our nearby Hanmer Street sports dome a mere 3.4 km away.

By-laws are created first and then inform the city's master plan and recreation plans. In this case however, Ball Sports is putting a proposal first and then being made to change/alter the by-laws by putting in amendments first to the zoning of this property and second by asking for an amendment to exceed the height by-law.

The definition of "recreation" could have potential negative implications in the future for other educational facilities. A video arcade, pool hall, axe throwing centre could be classified as recreational but would be of no benefit on land that is zoned for a school. What constitutes recreational activities has always been dynamic. Would Ball Sports Inc. apply for a liquor license which they possess at their other sports dome locations? What measures will the city take to ensure that Ontario law isn't violated – they are on school property. This zoning by-law amendment will open a flood gate that the city of Barrie will have to deal with for generations.

I urge the city planning team and councilors to oppose this by-law amendment and not allow a sports dome behind Nouvelle Alliance.

Respectfully submitted,

Drew Forsyth

## Edward Terry

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**From:** Cindy Coulter  
**Sent:** Thursday, September 26, 2019 7:41 PM  
**To:** Barry Ward; Robert Thomson; Office of the Mayor; Edward Terry  
**Cc:** Clare Riepma; Keenan Aylwin; Natalie Harris; Gary Harvey; Jim Harris; Sergio Morales; Mike McCann  
**Subject:** No to the Dome

Mayor Lehman, Members of Council, and Members of the Planning Staff.

Good Evening.

We are writing to you to express our concerns about the proposal for a 'for profit dome' to be placed on the field behind École Nouvelle Alliance at 249 Anne Street North.

As a resident of this community for more than 10 years this makes no sense to us whatsoever. Why put a dome so close to an existing city run dome? Does the city truly feel that this area needs another dome? This proposed dome is larger than the one in existence and it is being placed on a smaller footprint that will have significant modifications made to the area to accommodate the structure and the required drainage system.

The school area is zoned Educational Institution (EI). This type of facility pursuant to the City plan is to be placed on Commercial or Industrial zoned areas. If the city were to deem the need for a second dome, we believe that there are other properly zoned areas that would better suit a dome. This is an established, mature, stable residential area, is this truly the best place to put a commercial dome?

There are changes that the proposal is asking for from the city such as: a dispensation for height of the dome; and for the pathway from Sunnidale Road to the back of the field to be amended from Major Institution (MI) to Educational Institution (EI). The height allowance makes the dome equivalent to three two-storey houses high! With regard to the walkway we can only draw the conclusion that there are future plans for the walkway. This has serious implications to the area of Sunnidale Road, Sunnidale Park, and its Passive Use zoning.

The increase in traffic is also a concern for us. Anne Street is a major artery for this city and is very busy at all times. Adding a facility of this nature is only going to make it worse. Not to mention the overflow of parking is going negatively impact all the surrounding neighbourhoods making it unsafe for the residents. This school does not end its day when the students leave on buses. The school permits out their gymnasium Monday thru Thursday. Our point is this is not an 'in and out' process as the planner described in their presentation on June 18, 2019. There will be overlap from the school and from activities in the dome. There are not enough parking spaces to accommodate this. We live in the snowbelt so winter snow removal will only exasperate the parking problem.

The issue that we feel strikes the heart of the communities of Ward 4 and Ward 5 is the accessibility of this facility to the community. The proposal outlines that the school will be using the dome from 8am- 4pm and then BallSports Development will run leagues from 5pm – 11pm Monday thru Friday and 8am-11pm Saturday and Sunday. When we asked at the meeting on June 18, 2019 what kind of leagues, the reply was soccer and flag football. These sports are not reflective whatsoever of this community's needs. There is also the issue that this is a privately- run facility. It will be a pay for usage facility that will not cater to the lower socio-economic population as well as the retired community that lives here.



We are hoping you will all take the time to thoroughly read the proposal and see that this type of tax-payer funded and private entity relationship is not in the best interest of the City of Barrie and will change the culture of one of the oldest areas of the City of Barrie.

Thank you

Cindy and Todd Coulter

## Edward Terry

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**From:** Tom & Joanne Hards  
**Sent:** Thursday, September 26, 2019 2:48 PM  
**To:** Office of the Mayor; Barry Ward; Clare Riepma; Keenan Aylwin; Robert Thomson; Natalie Harris; Gary Harvey; Jim Harris; Sergio Morales; Mike McCann  
**Cc:** Edward Terry  
**Subject:** Sports Dome - Zoning Bylaw Amendment Application - 229 Anne Street N.

Mayor Lehman, Members of Council and Members of the Planning Staff -

I am writing to express my concerns about the "Sports Dome" proposed for the site at the Nouvelle-Alliance Secondary School at 229 Anne Street N. Out of respect for your time, I have three brief points I would like to make.

I am not a planner but someone interested in sound principles and good process. I have tried to understand the rezoning requested within the long-settled framework of the City's zoning bylaws and its Official Plan ("OP") and apply these to this project.

### First

The erection of an air-supported recreational structure with an area of 71,266 ft<sup>2</sup> and a height of 65 ft. on a site, whose required area is already compromised, raises serious concerns - traffic, lack of parking, noise, storm water management, and much more.

You need go no further to look at the request to reduce the parking space requirement from 206 to 106 on an already congested site to realize that this is a bad idea. Even if one takes the view that this conclusion is not fair - it is certainly not a good idea.

### Second

Equally important to the impact this dome will have on our neighbourhood is the precedent this rezoning will set. If permitted, allowing this rezoning may have wide-ranging – and unintended – consequences to the City as a whole.

My reasoning is as follows.

The developer is seeking a rezoning of the site:

*"From the Educational Institutional (I-E) Zone to the "Educational Institutional Exception (I-E (SP-XXX))"*

and to provide that

*"Notwithstanding the provisions set out in Section 8.2.1 of By-law 2009-141, Recreational Establishment shall be a permitted use in the "Educational Institutional Exception (I-E (SP-XXX))" zone."*

As I have come to understand, there are three definitions of "Institutional Use". These are (i) Major institutional (OP Section 4.5.2.4), (ii) Education Facilities (OP Section 4.5.2.5) and (iii) Community Facilities (OP Section 4.5.2.6). Based on my lay reading of the definitions of these institutions, it is a stretch to consider a

for-profit facility a “Community Facility”, as defined. These are normally owned by a public authority (the City) or non-profit organization (the Y).

Even if it were to be interpreted as such, I do not see that it would be permitted in the Educational Institutional designation but rather only as a separate “Institutional” designation as set out on Schedule A to the OP. Otherwise, why have a separate designation for educational facilities – why not just have one Institutional designation. In other word, Educational Facility has a discrete meaning and you should not shoehorn one type of zoning into another.

This project more properly fits within the definitions of General Commercial (OP Section 4.3.2.5) and Industrial (OP Section 4.4.2.2) uses and would, therefor, require the relocation of this project to an area set out on Schedule A to the OP.

In is my view that permitting the alteration of one institutional definition to accommodate another is also a bad idea.

### **Third**

As I have come to understand the zoning bylaws and OP, the proposed rezoning is incompatible with the Official Plan of the City.

If passed, this amendment would produce a dangerous precedent. It would create opportunity for similar conversions to other uses in other locations within the City on the same pretext as this developer is trying to use. I might also add that it appears that the developer has no stake in the welfare of the City.

This is another bad idea and Council would not be fulfilling its oversight responsibility if it were to permit this.

Respectfully,

Tom Hards

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## Edward Terry

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**From:** ANTHONY TORR  
**Sent:** Wednesday, September 18, 2019 1:56 PM  
**To:** Barry Ward; Edward Terry; Office of the Mayor  
**Cc:** Clare.Ripma@barrie.ca; Keenan.Alywin@barrie.ca; Robert Thomson; Natalie Harris; Gary Harvey; Mike McCann; Sergio Morales; Jim Harris  
**Subject:** Proposed Dome 249 Anne Street North

Good day Mr Ward, Mr Terry , Mayor Lehman and members of council.

I am writing to you today to express concern regarding the proposed sports dome on the playing field behind Nouvelle Alliance School located at 249 Anne St north. As a resident of we will be in close proximity to this structure, these are just some of our concerns . The fact that the whole playing field will be covered, where will the storm water and snow melt go, we all know that we are experiencing some severe weather conditions, at present it is absorbed by the land of the playing field, what happens when this is covered by a concrete pad and an inflatable dome?

Increased traffic, noise pollution, light pollution, loss of trees and wild life habitat. The fact that there is a similar structure a few kilometers away on Hanmer street, how is a second dome justified in the middle of a residential area?

The city of Barrie is growing, particularly to the south , surely a dome would be far more beneficial in this area.

Sincerely  
Concerned tax payers  
Anthony and Patricia Torr

## Edward Terry

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**From:** Drew Forsyth  
**Sent:** Tuesday, September 17, 2019 3:08 PM  
**To:** Office of the Mayor  
**Cc:** Edward Terry; Robert Thomson; Barry Ward  
**Subject:** Proposed Zoning by-law amendment to allow sports dome - Parking issues

Good afternoon,

I am writing in regards to my concerns about the proposed by-law amendment to allow a sports dome to be constructed on the playing field of Nouvelle Alliance. The 106 parking spaces will clearly be inadequate - and barely meet the current needs of the school.

I would to invite you to stop by the between 7 pm to 7:30 p.m. Tuesday, Wednesday, or Thursday this week to see that the parking lot is already full due to school bookings. Yesterday there were cars parked in lane ways.

Adding a sports dome facility that is supposedly going to share this parking space will not work. As you know there is turnover time when players linger in locker rooms or as parents chat outside all while the next group arrives early to suit up. Having two facilities sharing this parking would in effect create issues for four separate groups to be concurrently on the same premises. Not to mention extended family members and friends who may show up in different vehicles.

This is only the first of my many concerns that impact all citizens who use Anne Street, one of our busiest arteries. Please if you have the time stop by to see for yourself. . .

Respectfully submitted,

Drew Forsyth

## Edward Terry

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**From:** Michael Trentadue  
**Sent:** Monday, September 16, 2019 4:31 PM  
**To:** Edward Terry  
**Subject:** FILE # D14-1669 - 249 Anne Street North

Hi Terry,

I am very disappointed to hear about the idea of an Air Dome being constructed at 249 Anne Street. Why would the city of Barrie agree to something like this especially in this area of the City. It will be such a huge eye sore for the area. Sunnidale Park, most prestige parks in Simcoe County and a City tourist attraction will be affected by this decision as visitors to this dome will park at on Sunnidale and at Dorian Park Centre.

Parking is a huge concern, as is noise and light pollution in the area is too. The trees in this area are older than the City of Barrie itself and you are going to allow these developers to just chop them down to provide access to this blimp? Your forestry department must know that a lot of these trees in this area will die, if construction takes place. This is a horrible idea, I would like to know where this project is at and how I can attend any future meetings.

Mike

## Edward Terry

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**From:** Ron Hendrix  
**Sent:** Tuesday, June 11, 2019 12:26 PM  
**To:** Edward Terry  
**Subject:** Proposed Sports Dome - 249 Anne Street North, file D14-1669

Edward Terry, Planner  
The Corporation of the City of Barrei  
70 Collier Street, PO Box 400  
Barrie ON L4M 4T5

Dear Sir,

**Re: Proposed Sports Dome, 249 Anne Street North, File D14-1669**

Catholic Cemeteries & Funeral Services – Archdiocese of Toronto is the registered owner of St. Mary's Cemetery at 208 Sunnidale Road in Barrie, immediately adjacent to the applicant lands. It is our intention of attending the Neighbourhood Ward 4 Meeting on Tuesday, June 18. In the interim, it would be appreciated if you could send copies of plans that show the exact location of the proposed sports dome on the property, indicating setbacks from property boundaries, landscape buffer treatments, noise attenuation features or any such documents that provide information about the interaction of the sports dome with neighbouring properties.

Yours very truly,

Ron Hendrix  
Manager Real Estate Services



4950 Yonge Street, Suite 206  
Toronto, ON M2N 6K1  
416-733-8544, Ext 2021

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## Edward Terry

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**From:** Bruce Morton  
**Sent:** Sunday, September 01, 2019 1:08 PM  
**To:** Edward Terry  
**Subject:** FW: Proposed Dome Nouvelle-Alliance Secondary School, Storm Drainage

Edward,  
Do individuals who wish to speak at the Oct. 7<sup>th</sup> meeting need to register in advance of the meeting?

Thank you for your help.

Bruce

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**From:** Bruce Morton  
**Sent:** Thursday, August 29, 2019 9:45 PM  
**To:** Edward Terry <Edward.Terry@barrie.ca>  
**Subject:** RE: Proposed Dome Nouvelle-Alliance Secondary School, Storm Drainage

Thank you Edward for your help.

Bruce

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**From:** Edward Terry <Edward.Terry@barrie.ca>  
**Sent:** Thursday, August 29, 2019 3:47 PM  
**To:** Bruce Morton  
**Subject:** RE: Proposed Dome Nouvelle-Alliance Secondary School, Storm Drainage

Hi Bruce,

I have asked the City's Engineering Staff associated with this file to provide a response to your Storm Water questions. It may take some time but it will be in advance of the public meeting.

Kind regards,

**Edward Terry, RPP**

Planner  
The City of Barrie  
*Central Ontario's Premier Waterfront Community*

Planning & Building Services Department  
70 Collier Street, 1<sup>st</sup> Floor

Mailing Address:  
P.O. Box 400, Barrie ON, L4M 4T5  
Tel: 705-739-4220 ext. 5135  
Fax: 705-739-4270

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**From:** Bruce Morton  
**Sent:** Tuesday, August 27, 2019 2:52 PM



**To:** Edward Terry <Edward.Terry@barrie.ca>

**Subject:** Proposed Dome Nouvelle-Alliance Secondary School, Storm Drainage

Edward,

We met at the meeting that announced proposed Sports Dome. I live at \_\_\_\_\_ which backs on the current football field.

My neighbours and I have reviewed the detailed plans online and have some very serious concerns. One is storm drainage.

The elevation of the football field is clearly higher than the neighbouring streets and were are very uncomfortable.

When this giant sponge (football field) is replaced with a slab of concrete covered with a dome, the basements in our lower lying properties could

become swimming pools during a downpour or quick snowmelt.

We can see that there are additional catch basins and a reservoir but would like to have a 3<sup>rd</sup> party engineer explain how this drainage will work.

Is there someone at city hall that could help?

Please get back to me with your thoughts.

Thank you for your help Edward.

Bruce Morton

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## Edward Terry

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**From:** ANTHONY TORR  
**Sent:** Friday, June 07, 2019 11:44 AM  
**To:** Barry Ward; Edward Terry  
**Cc:** Cindy Coulter; Carolyn Breen Morton;  
**Subject:** Ward 4 Neighborhood meeting June 18th

Good Morning Councilor Ward

Yesterday we received a letter stating that the New Alliance Catholic High School on Anne street is applying to have an inflatable sports dome on the school property. As a resident of \_\_\_\_\_ we have several concerns ; as an inflatable structure it will need to have pumps or air compressors running constantly, the structure will need to be lit. Is this structure for this school use only , will it be rented out to other schools or the general public?

One has to question why a school with a good gymnasium plus a playing field has need of a sports dome.

These are some of our concerns;

Noise pollution from generators or pumps running 24 hours a day 7 days a week.

Light pollution from lighting the area 24 hours a day.

Increased traffic on Anne street if this dome is rented out to other parties.

If the Dome is to cover the playing field, what about water run off in heavy rain and winter snow melt.

Will trees need to be removed to accommodate this structure.

I am sure these are just a few things that will need clarification.As councilor for ward 4 we are looking to you and Mr Terry for answers to these questions.

Sincerely

Anthony and Patricia.Torr.

These are just a few thin