

**Atlas Tube Centre Recreation Master Plan**

Belle River Minor Baseball Association Stakeholder Engagement #1 / 116500679

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Date/Time: November 5, 2019 / 7:00 PM  
Place: ATC Boardroom – 447 Renaud Line, Belle River, ON  
Next Meeting: TBD  
Attendees: Geoff Stephenson – President - Belle River Minor Baseball Association (BRMBA)  
Brian Alexander – Vice President - BRMBA  
Jeffrey Frey – Scheduler - BRMBA  
Haley Sadler – Stantec  
Hillary Eppel – Stantec  
Absentees: N/A  
Distribution: All Attendees / Absentees (via email)

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**Item:****Action:****1.0 Introductions**

- Attendees completed round-table introductions.
- BRMBA attendees and Stantec staff clarified their roles.
- Stantec is facilitating the development of the ATC Recreation Master Plan, on behalf of the Town of Lakeshore (Town), including visioning, public / stakeholder engagement and conceptual design.

**2.0 Summary of Master Plan Process**

- Stantec provided a summary of the master plan process to date:
  - o Public Consultation #1 – Recreation Master Plan Visioning – September 2019
  - o PlaceSpeak – Online Engagement has been initiated.
  - o Stakeholder Engagement – Underway.
- The Town / Stantec are engaging key stakeholders early in the process to participate in project visioning. The purpose of the meeting is to determine BRMBA's future vision as it relates to the ATC property, as well as current / future needs.

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**Item:**

**Action:**

- Stantec noted that the Town is considering potential additional land needs as a part of this process.

### 3.0 General Information

- Existing tournament facilities include full use of one (1) 90 ft. base path diamond and shared use of one (1) 90 ft. base path diamond.
- Currently have 370 players (412 if summer day-camps / clinics included).
- General rule of thumb for registration: 1% of overall population of Lakeshore.
- BRMBA provided current player growth and information on team / player counts (see attached documents). Anticipate approx. 120 additional registrants in the next two years.
- Softball is a growing sport with a lot of interest from the community.

**BRMBA to provide  
future projection  
numbers.**

### 4.0 Land Issues / Concerns

- A lack of facilities / diamond slots per week is preventing growth. Local players are going to other leagues.
  - o Teams currently get two diamond slots per week. Teams that play at the Vollmer Complex in LaSalle get 4-5 slots per week.
  - o BRMBA signed 35 releases in 2019 to allow players to go to other leagues. (i.e. Essex, Tecumseh, Woodslee, etc.)
  - o Would like to host men's competitive tournaments.
  - o Would like to expand girl's division. Currently lose players to Forest Glade and LaSalle.
- Flooding of the baseball fields throughout the Town is a major issue due to old infrastructure and poor drainage.
  - o 2hrs of steady rain means that fields are closed for the day and possibly the next. Even 15min. of steady rain can close fields for the day.
  - o If there is a full day of rain the fields are closed for up to three days.

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- Cancellation of games due to weather / flooding has become a problem and further restricts the amount of play during the season.
- No off-season facilities exist for indoor practice.
  - Currently renting high school gyms (\$7/hr) but facilities are inadequate.
  - Renting a gym at the ATC with a drop-down baseball net is cost prohibitive (\$22/hr) at this time.
- Unable to accommodate tournaments.
  - BRMBA only hosts one (1) C Level Bantam tournament (12-18 teams) annually.
  - Each age group has 6-8 tournaments each year, so there is an opportunity for more tournaments to come to Lakeshore.
  - Need multiple 90 ft. base path diamonds.
  - Challenge with limited overnight accommodations in the area for travelling families.

## **5.0 Desired ATC Amenities**

- Outdoor Facilities
  - 2 cloverleaves (8 diamonds) minimum; 3 cloverleaves (12 diamonds) would be ideal (all 90 ft. base paths).
  - Batting cages.
  - Centralized amenities including concession, equipment storage and washrooms.
  - Seating – player benches and spectator (ideally shaded).
  - Field lighting.
  - Field materials red clay with natural turf (no gravel).
  - One (1) artificial turf field if possible.

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**Action:**

- Indoor Training Facilities (to allow year-round training)
  - o Batting cages and pitching lanes.
  - o Wouldn't necessarily have to go as far as a dome structure.

**6.0 Potential Amenities within Town**

- Lions Park would be an ideal location for a 'show-stopper' baseball field, as it is walkable within the Belle River community.
  - o Potential for Lions Field #1 to be converted into a field similar to Green Giants (Lacasse Field, Tecumseh) or Mini Orioles.
  - o Add concession and lighting.
  - o Upgrade to artificial turf.
  - o Keep Lions #3 and add fencing.
- A baseball event could easily be incorporated into the SunSplash Festival.

**7.0 Additional Comments**

- Having improved facilities would bring players back to BRMBA.
- BRMBA would like to see the Lakeshore community grow and thrive.
- Potential to involve the BIA, high school teams or other baseball associations.
- With additional baseball facilities at the ATC and improved facilities at Lions Park, Optimist Park could be converted to parkland.
- Baseball would provide a return on investment, i.e. concession, tourism from tournaments. Will a business impact assessment be completed?

**8.0 Next Steps**

- Follow up on action items.
- Stantec to distribute meeting minutes to the group.
- Town / Stantec to meet with BRMBA to obtain input on conceptual alternatives prior to finalizing the Recreation Master Plan (timing TBD).

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**Item:**

**Action:**

The meeting adjourned at 8:00 PM

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

**Stantec Consulting Ltd.**



**Haley Sadler** OALA, CSLA, LEED AP  
Senior Landscape Architect, Community Development

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Attachments: Sign-In Sheet, BRMBA team / player counts

c. Terry Fink, Tammie Ryall – Town of Lakeshore; Chris Jennings, Eric Schertzer – Stantec (via. email)

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akeholder\_1\_baseball.docx

LEVEL	DIVISION	PLAYERS/TEAM	TEAMS	NIGHTS	TEAMS/SLOT	SLOTS	55'	60'	65'	75'	90'	PLAYER COUNT
HL	TBALL	10	6	2	2	6		6				60
	FP	10	6	2	2	6			6			60
	ROOKIE	10	6	2	1.5	8			8			60
	MOSQUITO	12	4	2	1.5	6			6			48
GIRLS	PEEWEE	12	4	2	1.5	6				6		48
	BANTAM	14	4	2	1.5	6					6	56
	JUNIOR	12	2	2	1	4	4					24
	INTERMEDIATE	12	1	2	1	2		2				12
REP	SENIOR	12	1	2	1	2			2			12
	8U	12	1	3	1	3			3			12
	9U	12	1	3	1	3			3			12
	10U	12	1	3	1	3			3			12
	11U	12	1	3	1	3			3			12
	12U	14	1	3	1	3				3		14
	13U	14	1	3	1	3				3		14
	14U	15	1	3	1	3					3	15
	15U	15	1	3	1	3					3	15
	16U	16	1	3	1	3					3	16
	17U	16	1	3	1	3					3	16
	SENIOR	16	1	3	1	3					3	16
SELECT	FP	10	1	1	1	1			1			0
	ROOKIE	10	1	1	1	1			1			0
	MOSQUITO	12	1	1	1	1			1			0
	PEEWEE	12	1	1	1	1				1		0
	BANTAM	14	1	1	1	1					1	0
84							4	8	34	12	22	534

← diamond slots / week

# PLAYER GROWTH TREND

LEVEL	DIVISION	20017	2018	2019	2020
HL	TBALL	NA	NA	42	46
	FP	NA	NA	63	60
	ROOKIE	NA	NA	48	52
	MOSQUITO	NA	NA	48	42
	PEEWEE	NA	NA	26	36
	BANTAM	NA	NA	26	36
GIRLS	PIXIE	NA	NA	0	20
	JUNIOR	NA	NA	21	22
	INTERMEDIATE	NA	NA	0	12
	SENIOR	NA	NA	0	0
REP	8U	NA	NA	12	12
	9U	NA	NA	12	12
	10U	NA	NA	12	12
	11U	NA	NA	12	12
	12U	NA	NA	14	14
	13U	NA	NA	12	12
	14U	NA	NA	13	13
	15U	NA	NA	14	14
	16U	NA	NA	14	14
	17U	NA	NA	14	14
	SENIOR	NA	NA	17	16
TOTALS		350	356	412	471

↑ summer.  
incl. daycamp / clinics.  
370.