

Atlas Tube Centre Recreation Master Plan

Belle River Soccer Stakeholder Engagement #1 / 116500679

Date/Time: November 5, 2019 / 5:00 PM
Place: ATC Boardroom – 447 Renaud Line, Belle River, ON
Next Meeting: TBD
Attendees: Dan Pipitone – Director - Belle River Soccer
Joe O’Neil – Director - Belle River Soccer
Ed Hooker – Counsel – Belle River Soccer
Dave Hartleib - Director - Belle River Soccer
Haley Sadler – Stantec
Hillary Eppel – Stantec
Absentees: N/A
Distribution: All Attendees / Absentees (via email)

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

- Attendees completed round-table introductions.
- Belle River Soccer (BRS) 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 BRS’s future vision as it relates to the ATC property, as well as current / future needs.

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

3.0 General Information

- BRS player demographic is largely children (numerous house league teams and 13 travel teams) and some adult teams.
- Travel teams currently practice in school gymnasiums in the off-season (not reliable / adequate facilities).
- There is a three-year lag time from residential development to new soccer player registration (important to note for future registration forecasting).

4.0 Land Issues / Requirements

- The west end of the site is within the 100-year flood plain and is Essex Region Conservation Authority (ERCA) regulated lands.
- ERCA has said in the past that BRS cannot develop this area for soccer use (i.e. grading to create a field). BRS would like to make use of this land for play if possible.
- The original lease with the Town was for 77 acres. The soccer fields have been split into two field areas (i.e. east and west) with the ATC building in between. The west fields are currently in poor playing condition.
- The land available for soccer fields has shrunk overtime as registration has grown.
 - o 700 registrants in 1994 with 25 acres for fields vs. 1,200 registrants in 2019 with 17 acres for fields.
 - o BRS had to turn away registrants in 2019 due to lack of space.
- The current ideal total land for BRS soccer is 25 acres min., with future expansion up to 50 acres to accommodate future growth (preferably in one connected block of land).
- BRS to review and confirm anticipated future needs based on current player growth trends.
- Field sizes / layout change each year based on registrant needs. Constricted space in east fields requires non-standard field sizes to make

**Stantec to discuss
ERCA requirements
with the Town.**

**BRS to take a closer
look at player growth
trends to determine
future needs and
provide to the Town /
Stantec.**

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play fit within the space (very tight squeeze). Existing ditch, berm and fire route on the north side of the east fields further constricts space available (north / south constriction).

- There is limited parking / formalized parking in close proximity to the fields. Users currently park anywhere there is space, including along the gravel fire route.

5.0 Concerns with Amenities

- Storage - The current storage shed is too small and not conveniently located. Currently located behind the ATC building (north-west corner).
- Washroom Facilities – BRS currently installs porta potties beside the fields each year. Need a more permanent solution.
- Irrigation - Existing fields are hard and dry in the summer due to being double-tiled.

6.0 Safety Concerns

- Pedestrian Access – There is no direct pedestrian access between the east and west fields. Players must travel through the parking area and over a ditch filled with river rock (angular stone) to move between fields. One grassed pedestrian crossing exists over the ditch but is not conveniently located. Players are crossing the ditch.
- Vehicular Speeds - Vehicles are moving too fast along the roadway beside the fields. Traffic calming is needed, i.e. speed bumps, etc.
- Vehicle / Player Conflicts - The fencing between the fields and the road is too low to catch balls. Players are running out onto the road to retrieve stray soccer balls.
- Uneven Fields – The west fields are in poor condition with an uneven surface. There is a concern for player safety.

7.0 Immediate Needs Based on Safety Concerns

- Traffic calming (i.e. speed bumps, etc.) on internal roads to slow vehicles.
- Netting on south side of the east field to prevent balls from reaching the road.

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- Second crossing of the river rock ditch in a more convenient location (i.e. in-line with existing pedestrian route).
- Regrade / seed west field to provide even playing surface.

8.0 Desired Amenities

8.1 Must Have

- Flexibility in space to set fields as needed (25 acres min.)
- 3 full-sized natural turf fields (irrigated with proper crowning for drainage).
- Irrigation for all fields.
- At least one (1) outdoor travel field in addition to the house league fields.
- Improved Storage
- Storage for frequently used items (200 sq. ft.) in close proximity to the fields.
- Separate storage for field maintenance equipment and less used items (approx. 1,100 sq. ft.)
- Field house in close proximity to east fields, including washrooms, concession and storage (per note above).
- Additional formalized parking.

8.2 Nice to Have / Future Growth

- Room for growth in field space up to 50 acres (one connected space preferred).
- International-sized artificial turf field (lit with players benches and stands for spectators).
- 1-2 Indoor full-size fields for indoor league and travel league practice.

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9.0 Next Steps

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

The meeting adjourned at 6:15 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.



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Attachments: Sign-In Sheet

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

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