

Lakeshore CI Field/Dome Community Meeting

February 8, 2011

Question 1: Will there be enough parking?

Response: TDSB commissioned a parking study by the IBI Group that concluded that the parking supply is adequate to accommodate future estimated weekday daytime, weekday evening and weekend parking demand at the Site including parking demand from: the MasterCard Centre, Humber College and the Field/Dome.

Saturday is anticipated to be busier than Sunday, considering events and activities for the school, LCI, Gus Ryder pool, Humber College, the soccer fields and the MasterCard Centre. Traffic report data was based on a survey of a day when there was a public free skate session in the afternoon at the MasterCard Centre, which MasterCard Centre operators report is one of the busiest times for that facility.

The existing parking supply for the Site (including the Birmingham Street parking area) is approximately 250 spaces. If the adjacent MasterCard Centre parking lot is also included, the total parking supply is approximately 600 spaces. With the re-opening of the Faustina Drive parking area, the parking supply for the Site increases to approximately 627 spaces. If the expanded MasterCard Centre parking lot is also included, the total parking supply is approximately 725 spaces.

The Humber College building provides classroom and study space for approximately 325 full-time college students (plus 33 faculty and support staff) and is estimated to generate a maximum parking demand (weekday daytime) of approximately 90 parking spaces.

The proposed FIFA soccer field/dome can be configured as one large field for use by students and adults or as three smaller junior sized fields for use by children. The estimated parking demands are approximately 35 and 95 spaces, respectively.

For a detailed discussion of parking demand generated by the MasterCard Centre please refer to IBI's traffic study which is available @ <ftp://27057JFr:sa2rpyvs@ftp.ibigroup.com> click on [TTRLakeshoreCI Parking Report-2010-02-19.pdf](#) to open.

Question 2: Will the neighbours hear noise coming from the dome?

Response: The dome will have no bleachers, and will be used by community clubs, not by professional teams. Family members/friends will likely be the only spectators as is the case today. The dome may reduce the noise that is generated within it. There should be no increase in human noise generated when the dome is up. The noise will be what one would expect from children/youth/adults playing sports on a playing field, as they do all over the city.

The mechanical noise of the fans to keep the dome inflated will be similar to air handling equipment on a building. As the dome is located in the centre of a large institutional block with other buildings surrounding it, we would not anticipate the fans will be audible from residences.

Question 3: Will there be a buffer between the football field and the lane to the west?

Response: Trees will be planted between the football field and the lane.

Question 4: Who is responsible for maintenance and upkeep of the artificial grass and football field?

Response: Nustadia Recreation Inc (NRI) is primarily responsible for the maintenance and upkeep of both facilities with support from the School Board as required.

Question 5: Who is responsible for permitting the artificial grass and football fields?

Response: Nustadia Recreation Inc (NRI) is responsible for permitting both facilities.

Question 6: How can permits be requested?

Response: Nustadia Recreation Inc (NRI) will establish a public web site for requesting permits within 4-6 weeks.

Question 7: Will local sports clubs be given preference in permitting?

Response: TDSB required in the Request for Proposal that proponents give preference to local clubs. NRI will honour this requirement.

Question 8: Will we be able to apply for positions at the facility?

Response: NRI will have a number of part-time employment opportunities that will be posted on their website.

Question 9: What is the schedule for construction of the facility?

Response:

- Site Plan Approval – February 2011
- Building Permit – February 2011
- Construction Commencement – March, 2011
- Turf Installation Completion – Mid- May, 2011
- Football Field Completion – Late April, 2011
- Field House Construction – Late June, 2011
- Field House Completion – October 1, 2011
- Dome Erection November 1, 2011

Question 10: Will there be signage on the site directing patrons where to park?

Response: Signs will be posted on site directing patrons where to park.

Question 11: Will there be field lighting? How late will the lights stay on? Will lights shine in the neighbours' windows?

Response: Field lighting will be installed to permit use of the field from dusk to 11 PM, when the dome is not in place. Lights will be shielded so as to minimize the effect on neighbourhood properties.

Question 12: Will the fields/dome be fenced?

Response: The artificial grass field/dome will be fenced to protect the dome. The north football field will not be fenced.

Question 13: Will there be a baseball diamond?

Response: The baseball diamond is not being incorporated into the plan at this time. If it were to be included, there would be overlapping zones of play with the football field, compromising both uses. Community members indicated that they would prefer to see fewer elements on the site. The City has had no requests to permit the Don Russell baseball diamond for the past two years. The school does not require the baseball diamond. Royal York Baseball has requested that the City consider upgrades at Ourland Park and/or Connorvale Park as alternatives to Don Russell. City staff are investigating the feasibility of these options.

Question 14: What will become of the off-leash dog park?

Response: The current location of the off-leash dog park is on lands owned by the City and TDSB. At present, Don Russell Park is a Dog Off Leash area that was grand fathered, but does not meet the current City standards for a new Dog Off Leash park area.

TDSB and City staff will meet to establish boundaries and responsibilities. TDSB and the City will coordinate signage specifying that the Don Russell Park area is only to be used for off leash animals during times that the school is not using the field, and that owners must clean up after their dogs.

The northern part of Don Russell Park will continue to serve as a Dog Off Leash area until the MasterCard Centre is ready to expand its parking lot. The Lakeshore Lions Club (operator of MasterCard Centre) has not completed the landscaping and certain interior components of the Centre due to financial challenges, so it is unknown when or if an expansion to the MasterCard Centre parking lot will occur.

Question 15: Will the natural turf football field be irrigated?

The natural turf football field will be irrigated.

Question 16: How will the project preserve the site's heritage (ex. The name of Don Russell)?

TDSB and City staff will meet to establish boundaries and responsibilities and determine how best to preserve the site's heritage including the name of Don Russell.

Question 17: What, if anything, is going to be done to improve the playground on site and is fencing or landscaping going to be done to prevent the playground from being used as a pedestrian traffic corridor?

The playground will be improved and appropriate fencing and/or landscaping will be installed to prevent the playground from being used as a pedestrian traffic corridor. The plans for the playground will be shared with the community at an upcoming community meeting yet to be scheduled prior to any playground construction commencing.