

DEVELOPMENT PERMIT APPLICATION 109-19 – 256 DON SEAMAN WAY

Issue

A Development Permit Application has been received for the addition of a Visitors Clubhouse, concession, washrooms and berm extension at the existing Community Baseball Diamond at 256 Don Seaman Way (Seaman Stadium). The site is zoned Direct Control and Council is the Development Authority.

Motion Proposed by Administration

That Development Permit Application Number 109-19 for a Community Baseball Diamond (Addition of Berm Extension , Visitors Clubhouse , Washrooms and Stairs) be approved subject to the following conditions:

1. Prior to the release of the Development Permit, the Developer shall:
 - a) submit a site servicing concept that demonstrates how servicing will be completed for the additional development area; and
 - b) submit an irrigation plan demonstrating how the main line under the new stairs will be protected;Conditions 1a and 1b above to the satisfaction of the Town.
2. Development Conditions:
 - a) The Developer shall construct the development in accordance with:
 - i) all conditions of this approval;
 - ii) the site and elevation plans approved by Council on May 27th, 2019; and
 - iii) Any other plans submitted and approved as a requirement of this approval;to the satisfaction of the Development Officer.
 - b) The Developer shall:
 - i) submit a landscaping plan detailing vegetation and screening that adheres to the Town's General Design and Construction Specifications. In particular, the plan shall incorporate vegetative screening of the structure on the south and west elevations of the addition.
 - ii) Provide a railing along the proposed stairs as noted on DP2.1
 - iii) Provide as-built site and building grades following completion of the development as the site is located within the flood fringe, where buildings must be constructed at 0.5m above the design flood elevation.
 - iv) Provide a textured and upgraded material finish to any retaining walls constructed with this development.
 - v) Install protection netting for the berm area of the Stadium.
 - vi) Provide two (2) weeks' notice to the Town prior to any excavation near irrigation lines
 - c) The maximum occupancy of the stadium facility is limited to 5,048 people at any time;

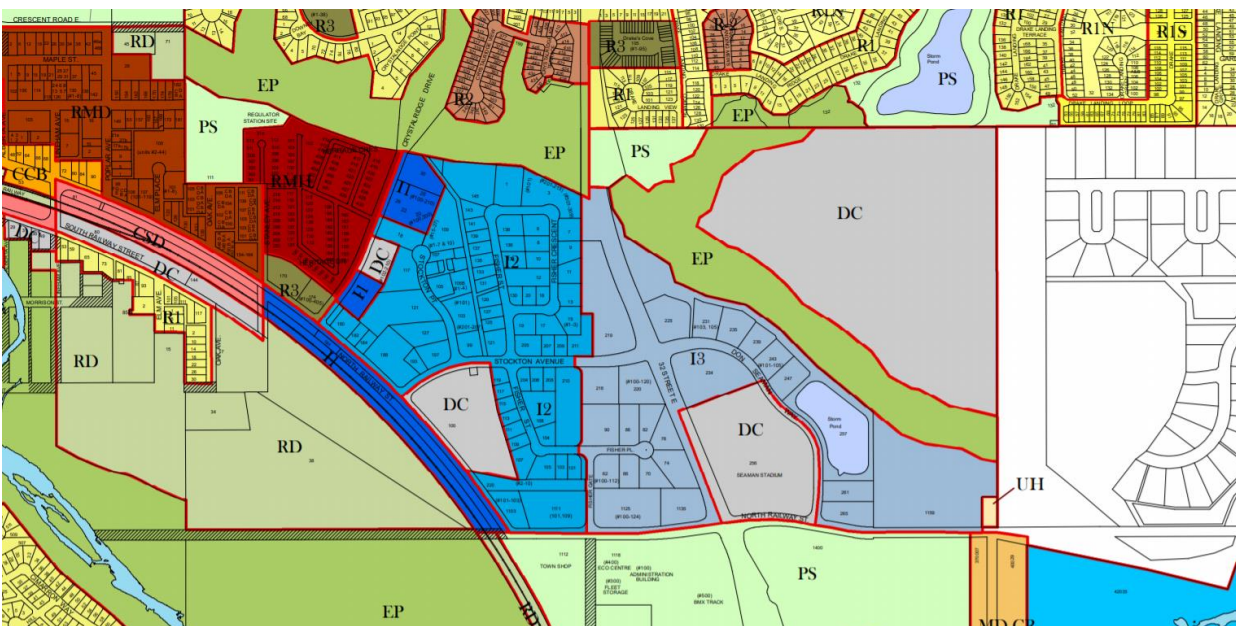
- d) This approval does not allow for any additional signage on the existing or proposed development expansion area;
and
- e) The issuance of a Development Permit by the Town of Okotoks does not relieve the permit holder of the responsibility of complying with all other relevant municipal bylaws and requirements, nor excuse violation of any regulation or act, which may affect this project.

Report, Analysis and Financial Implications

This Development Permit corresponds to the “Visitors Clubhouse and Berm Extension” capital project approved by Council at the May 13, 2019 Regular Meeting. The site is located on the east side of 32nd Street and currently serves as the home of the Okotoks Dawgs baseball team. The lands were designated Direct Control by Bylaw 12-15 (a Land Use Bylaw amendment) May 25, 2015 with the intent of the district being to facilitate the development of a Community Baseball Diamond.

The Bylaw for this Direct Control District is specific to the site and does not refer to another district in the Land Use Bylaw. All development and parking regulations are at the discretion of the development authority - in which case the General Land Use Regulations and Provisions of Land Use Bylaw Section 9 are in most instances applied as a guideline; however, there is no obligation on Council’s part to do so. As the landowner, the Town is acting as the Applicant and will assign a project manager to oversee the work and ensure all conditions of approval are satisfied.

In addition to a plan review for compliance with the Land Use Bylaw, the development review process included one key component; a review of the pertinent *Alberta Building Code* sections to ensure that the facility could safely accommodate the existing number of patrons and the addition as proposed would meet all applicable code requirements.





Site Plan

Left Field Corner Revised Berm, Patio & Hospitality Area :

The proposed development will revise the existing design of the berm and add a patio and hospitality area in the left field corner of the stadium . The Applicant has noted that the development of additional seating on the existing berm will not add capacity to the stadium, but is intended to offer alternative viewing areas for patrons. Additionally, stairs will be added along the southern edge of the existing third base line seating

. Above the Visitor's Clubhouse a concession and two additional washrooms (men and women) are proposed in addition to the aforementioned viewing areas. This additional area will be connected from the top walkway above the existing berm seating. The conditions will maintain the capacity of the stadium at the current 5,048 people. Additional parking analysis was not required with this development permit application, as the occupant load will not be changing.

Visitors Clubhouse

This application proposes the construction of a Visitors Clubhouse for the facility. This has been noted by the Applicant to be a priority of the Dawgs Organization as there is no permanent Visitors Clubhouse at Seaman Stadium. The former space used by visiting teams had to be converted into Women's & Men's washrooms in order to address increased attendance. In the past, the issue has been dealt with on a temporary basis by utilizing a trailer and renting a "seasonal comfort station" in the Maintenance compound. Recently, the board of governors of the Western Canadian Baseball League (in which the Dawgs play), has discussed mandating that league franchise stadium facilities include visitors clubhouses.

Irrigation

The existing irrigation system is in close proximity to the work area, therefore protection measures are required to prevent costly damages to that system. An irrigation plan will be prepared by Town Administration to show where the main line will now terminate as it currently terminates outside the fence which will be impacted by the new building.

Servicing

The additional expansion area will require an additional servicing connection from either the existing development or off of the main line. As a prior to release condition, the Town must prepare a site servicing concept that addresses how the additional area will be serviced.

Landscaping

The ground adjacent to the new seating will require re-landscaping due to the addition of a retaining wall, therefore a Landscape Plan is required. The Town will undertake both. The landscaping plan will ensure an attractive site edge along North Railway Street where there will be a significant amount of blank wall from the lower part of the new structure.

Lighting

If any changes to the site in terms of pole or fixture locations are undertaken, a revised site lighting plan will be completed by the Town to ensure it aligns with the Land Use Bylaw and general standards. As the site is located within the flood fringe, the Town may complete as-built drawings and building grades following completion of the development.

Signage

No additional signage is proposed with this development permit application. If additional signage is proposed in the future, a separate development permit for signage will be required.

Building Code Review

Building Code review undertaken in 2018 revealed:

1. *Alberta Building Code* calculations for occupant load confirm the maximum occupancy of the stadium is 5,048 people within the public areas (not including offices, concession, playing field and associated facilities). With this development permit application, the occupant load will not change
2. Based on the occupant load of 5,048 people and assuming a 50/50 gender split in terms of stadium attendance, 53 washroom fixtures are required. This addition to the stadium will bring the washroom requirements to Code in terms of the total number of fixtures for both females and males. Under the previous development permit, there was a deficiency of four female fixtures that is addressed by this application.
3. Emergency exits are adequately spaced and provided in accordance with *Building Code* requirements with this addition.

Strategic Plan Goals

<input type="checkbox"/>	Manage Community Growth
<input checked="" type="checkbox"/>	Provide Quality Community Infrastructure
<input type="checkbox"/>	Maintain Organizational Excellence

<input type="checkbox"/>	Provide Strong Governance
<input checked="" type="checkbox"/>	Healthy and Safe Community
<input checked="" type="checkbox"/>	Foster Economic Vitality
<input type="checkbox"/>	Promote Environmental Stewardship

Governing Policies/Bylaws/Legislation or Agreements

Municipal Development Plan:

The proposed use furthers the MDP's vision that all community facilities in Okotoks are architecturally significant landmarks that provide focus for community life, and lend to Okotoks' distinction of being "unique". Through the development permit application process, it was confirmed that the proposed expansion will match the design, character and coloration of the existing stadium. It will further this facility as a significant community hub for entertainment and recreational purposes in the community that makes Okotoks distinct in the region.

Okotoks Recreation, Parks, and Leisure Master Plan:

The vision outlined in the Recreation, Parks, and Leisure Master Plan is that Okotoks allows residents and visitors alike to be engaged in meaningful, accessible recreation, parks and leisure activities. This will increase the viability of this facility as one that aligns with this vision in terms of providing a quality experience for both Okotoks baseball teams, but visiting teams as well with the additional clubhouse. The Master Plan outlines the fact that partnerships such as the one between the Town and the Dawg's has allowed the Town to leverage available resources and involve various sectors of the community in the provision of more cost-effective services and opportunities for residents. This project will continue to build on that Strategic Focus Area of the Plan in terms of coordination between the Town and Dawgs organization on a well-designed stadium.

Land Use Bylaw:

The Direct Control (DC) District for 256 Don Seaman Way notes that the site shall be used for a Community Baseball Diamond. The proposed application aligns with the intent of the DC District that the parcel is zoned in terms of supporting the primary use of the Community Baseball Diamond. Under Development Permit 112-18, a parking study was undertaken and initiatives such as the addition of bicycle racks, signage to direct patrons to alternate site parking (Operations), and line delineation to maximize the number of spaces on-site, were required in order to contribute to improved parking availability and encourage active transportation.

Restrictive Covenant:

Land uses on this parcel are limited by a Restrictive Covenant (RC) registered at time of donation of the lands to the Town by Nexen.

Public Engagement/Communication Strategy

In a DC District where Council is the Development Authority, a Public Hearing may be held in advance of Council making a decision on a Development Permit. This is outlined in Section 16E.3.2 of the Land Use Bylaw. The Public Hearing has been advertised in the Okotoks Western Wheel in the May 8th and May 15th editions in accordance with the advertising requirements of Section 606(1) and 606(5) of the *Municipal Government Act*.

In addition to this advertising, notices were mailed to all adjacent landowners of the subject property. This is not a Municipal Government Act (MGA) requirement, but was deemed consistent with Council's Public Participation policy in the interests of transparency and customer focus. Two notices were also posted at 256 Don Seaman Way providing the public and adjacent landowners with the opportunity to provide comment.

Alternatives for Consideration

Additional public consultation in the form of an Open House

CAO Comments

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Attachment(s)

1. Development Permit Application 109-19: DP1.1, Overall Site Plan; DP2.1, Lower Floor Plan; DP2.2, Upper Floor DP4.1, Building Elevations; DP10.1 3D Views
2. DP112-18 Council Report

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