

# City of North Bay – Site Selection Scan– Cricket Pitch



Corporation of the City of North Bay  
Site Selection Scan Analysis  
Community Services  
September 6<sup>th</sup>, 2024

## 1 Executive Summary

The site selection scan will examine impacts of building a new cricket pitch at various locations in the City of North Bay. This scan considers the suitability of location and cost of construction.

The purpose is for the construction of a regulation sized cricket pitch. It is proposed that the area to be constructed be sized and oriented such that two FIFA regulation soccer fields could be established, only in the event of large soccer tournaments being held at Omischl. This is consistent with the city's practice of encouraging sport tourism.

This document identifies 3 potential properties. Mapping for each of the proposed sites have been attached to this document as Schedule 'A'.

### 1.1 Site Requirements

- i. Required Site Area
  - a. The diameter requirement for an ICC (International Cricket Council) regulation sized pitch is 137m
  - b. A FIFA (International Federation of Association of Football) regulation sized soccer field is 105mx68m

### 1.2 Subsurface/Geotechnical Conditions

- i. Steve Omischl Sportsplex (Sites 1,2 and 3)
  - a. Preliminary work has been undertaken; a more detailed analysis will be undertaken once a preferred site is selected.
- ii. College Drive property (Sites 4 and 5)
  - a. Preliminary work has been undertaken; a more detailed analysis will be undertaken once a preferred site is selected.
- iii. 4700 Highway 11N (Site 6)
  - a. Preliminary work has been undertaken; a more detailed analysis will be undertaken once a preferred site is selected.

### 1.3 Environmental

- i. Wetlands
  - a. No Provincially Significant Wetlands (PSWs) have been identified on any of the potential sites.
- i. Approximate Regulated Area
  - a. Steve Omischl Sportsplex (Sites 1,2,and 3) is entirely in *Approx. Reg Area*
  - b. College Drive property is in the *Approx. Reg Area*, there are potentially suitable locations within and outside of *Approx. Reg Area*.
  - c. 4700 Highway 11N (Site 6) small portion only in *Approx. Reg Area*

Note: Development (including site grading) is likely to require a Section 28 permit (formerly DIA permit) from the North Bay Mattawa Conservation Authority (NBMCA) for all of the proposed sites.

- ii. Floodplain One Zone Policy Area
  - a. Steve Omischl Sportsplex (Site 1) has potentially suitable locations inside of and completely outside *Flood Erosion One Zone*. Sites 2 and 3 are outside *Flood Erosion One Zone* area.
  - b. College Drive property (Sites 4 and 5) – N/A
  - c. 4700 Highway 11N property (Site 6) – N/A

Note: The Floodplain One Zone Policy Area applies in areas of the City where a high degree of the environmental constraint has been identified, but where no engineering studies have been concluded to distinguish floodway and flood fringe areas or where engineering studies have concluded that a floodway and flood fringe cannot be determined.

No land use shall be permitted without the approval of the North Bay-Mattawa Conservation Authority (NBMCA) which, due to the nature of the environmental constraint, results in risk of life or increased property damage or which may worsen the existing constraint. This is covered by the Section 28 Permit process through the NBMCA if it is deemed necessary for any of the potential sites proposed.

- iii. Identify potential existence of threatened, rare, and endangered species
  - a. Steve Omischl Sportsplex (Sites 1,2 and 3) there are potential sites at Omischl that are feasible with the necessary mitigation measures being undertaken.
  - b. College Drive property (Site 4 and 5) - has not been evaluated at this time.
  - c. 4700 Highway 11N property (Site 6) - has not been evaluated at this time.

#### 1.4 Traffic and Transportation Demands

- i. Public Transit
  - a. Steve Omischl Sportsplex (Sites 1,2 and 3) – has access to North Bay Transit via Transit Route #4 (Junction).
  - b. College Drive property (Sites 4 and 5) – has access to North Bay Transit via Transit Route #6 (Hornell-CFB).
  - c. 4700 Highway 11N property (Site 6) – has no access to North Bay Transit.
- ii. Active Transportation
  - a. The Steve Omischl Sportsplex (Sites 1,2 and 3) is accessible via the Kinsmen and Kate Pace Way multi-use trail network. This network is generally used by pedestrians, cyclists, rollerbladers and skateboarders.
  - b. The College Drive property (Sites 4 and 5) is also accessible via the Kinsmen and Kate Pace Way multi-use trail network.
  - c. 4700 Highway 11N property (Site 6) is not accessible via the Kinsmen and Kate Pace Way multi-use trail network.
- iii. Public Parking
  - a. Steve Omischl Sportsplex (Sites 1, 2 and 3)
    - o Existing public parking at the site:
      - 168 spaces in the main lot with 6 accessible spaces
      - 167 spaces in overflow lot with 1 accessible space
    - o With construction of proposed community centre:
      - 375 spaces with 14 accessible spaces + 7 team bus stalls
  - b. College Drive property (Sites 4 and 5) – No existing parking. New parking would have to be constructed.
  - c. 4700 Highway 11N property (Site 6) – No existing parking. New parking would have to be constructed.

#### 1.5 Site Services

- i. Existing services
  - a. Steve Omischl Sportsplex (Sites 1, 2 and 3) has full range of city services (sewer, water, transit, waste pickup, including public washrooms etc.)
  - b. College Drive property (Sites 4 and 5) has access to the full range of city services (sewer, water, transit, waste pickup etc.)

- c. 4700 Highway 11N property (Site 6) is a rural property and does not have access to the full range of city services. The site does not have access to sewer and water services.

### **1.6 Site Specific Construction and Preparation Costs**

- i. Will be undertaken once a preferred site is selected.

### **1.7 Local Economic Development Impact**

- i. Review potential to achieve local economic development impact with site.

With the addition of a regulation international sized cricket pitch, the local cricket organization will be able to host tournaments and attract teams throughout Ontario. This increased use will further increase visits to the area with a high potential of increasing spin-off commercial activity related to sport tourism.

- ii. Macro economic impact.

Attraction of provincial, national and international cricket tournaments could result in an economic spin off for the community and help promote North Bay. For example, the economic impact could be calculated in the future to quantify the direct economic impact of tournaments through the number of out-of-town guests/hotel room nights.

The growth of the local league may result in economic spin-off for local businesses (i.e. more equipment/supplies being purchased locally and social events/team activities such as visiting restaurants after games, etc. The growth of the current user group may further demonstrate trends.

Additional traffic/activity in the area may spur additional interest and spending for nearby neighbouring businesses (i.e. bringing more and/or different consumer traffic to an area may help grow interest/spending in nearby businesses).

Providing more in-demand amenities to meet changing needs of the community helps North Bay to be inclusive, welcoming and progressive. This could mean that people moving to North Bay are seeking opportunities to engage with their community, which includes things like sport, recreation, cultural events, hobbies, volunteerism, etc.

Anyone moving to North Bay is likely making a significant commitment/life change which often can include employment. Talent retention is critical for employers so having a rich, diverse, vibrant, modern and welcoming community offering a broad range of lifestyles helps support employers attract and retain staff.

### **1.8 Vegetation and Landscape**

- i. Study existing landscape/vegetation (large trees, stands of trees, rock knobs etc.) that will conflict with or support the development of the site.

- a. Steve Omischl Sportsplex (Sites 1,2 and 3) – Existing vegetation would need to be removed from the site to accommodate the proposed cricket pitch. This includes some tree/shrub removal.
- b. College Drive property (Sites 4 and 5) – Existing vegetation would need to be removed from the site to accommodate the proposed cricket pitch. This includes some tree/shrub removal.
- c. 4700 Highway 11N (Site 6) – Existing vegetation would need to be removed from the site to accommodate the proposed cricket pitch. This includes some tree/shrub removal.

## 1.9 Site History

- i. Research Archaeological Resources
  - a. Steve Omischl Sportsplex (Sites 1,2 and 3) – extensive studies for archeological potential were undertaken for the Sports Complex development. Relevant excerpts from the archeological study report through this process are included below:
    - “Areas of archaeological potential were identified between the La Vase floodplain and a blackash swamp.” ~pg. 29
    - “A Stage 2 archaeological and cultural heritage inspection was undertaken in the southern area by the La Vase River. ~pg. 30
    - “Despite a comprehensive program of systematic and judgemental subsurface testing and a complete visual survey of the property, no archaeological or cultural heritage remains were located in the area proposed for sports field development by the City of North Bay.”~pg. 47
  - b. College Drive property (Sites 4 and 5) - no archeological resources known in proximity to the proposed site at this time.
  - c. 4700 Highway 11N (Site 6) - no archeological resources known in proximity to the proposed site at this time.

## 1.10 Image and Visibility

- i. Examine visibility of site
  - a. The Steve Omischl Sportsplex (Sites 1,2 and 3) is very visible from Lakeshore Drive. Depending on the exact location of the proposed cricket pitch on the site, the pitch itself may be visible from Lakeshore Drive.
  - b. The College Drive properties (Sites 4 and 5) are quite visible as they are at the intersection of several streets and run along Highway 17W. Site 4 would be particularly visible as it runs along Highway 17W. In addition, the property is quite restricted which means the pitch itself would likely be quite visible from both College Drive and Highway 17W.
  - c. The 4700 Highway 11N property (Site 6) may be visible from Highway 11N depending on the exact location selected on the property and the amount of vegetation that would be removed.

## 1.11 Local Planning Requirements

- i. Ensure consistency with comprehensive land use plan and support of local planning initiatives

- a. Steve Omischl Sportsplex (Sites 1,2 and 3) is designated ‘Open Space’ and ‘Residential’ in the city’s Official Plan and is in the Settlement Area (Urban Area).
- b. College Drive properties (Sites 4 and 5) are designated ‘Institutional’ in the city’s Official Plan and is in the Settlement Area (Urban Area).
- c. 4700 Highway 11N property (Site 6) is designated ‘Rural’ and ‘Aggregate’ in the city’s Official Plan and is in the Rural Area. A large portion of the property is designated ‘Aggregate’ in the city’s Official Plan. Aggregate designations take precedence over any land use that would prevent future extraction. No other use shall be permitted without amendment to the Official Plan.

Note: The city’s Official Plan generally directs development to the city’s Settlement Area (Urban) as opposed to the Rural Area since the Rural Area is beyond the area required for urban development. However, recreational uses such as the one being proposed can be an appropriate use in both the Urban or Rural area of the City.

- ii. Does the project align with the official plan’s overall objectives

The primary goal of the Plan is to maintain and enhance the quality of life for the citizens of North Bay by providing a policy framework for Council to make good land use planning decisions. This Official Plan is North Bay’s Community Land Use Plan.

The Plan incorporates City Council’s vision and principles developed through a participatory public participation process. The Plan integrates these so that an attractive, sustainable and healthy City will be realized over the life of the Plan and beyond.

It is the objective of this Plan to concentrate new growth and redevelopment in the Settlement Area and to develop new land for residential, employment area, commercial, park & open space and institutional uses. The Settlement Area is sized to meet current and future land requirements for these uses requiring full municipal services.

The Official Plan has several passages that refer to the importance of recreational opportunities throughout the city. The proposed cricket pitch serves as an opportunity to further expand the availability of recreational opportunities in the community.

### 1.12 Zoning and Local Codes

- i. Report zoning compliance of the site and investigate any issues that require review and approvals.

The proposed cricket pitch would be considered a ‘Recreational Facility, public authority’ as defined by Zoning By-law #2015-30 as:

*“The use of lands, buildings or structures designed and equipped for the conduct of athletic and recreational pursuits that are owned, operated, and maintained by a public authority. Uses can include, but are not limited to, an arena, a community centre, or other parkland buildings serving a recreational purpose.”*

Note: Section 3.3 of Zoning By-law #2015-30 permits 'Public Uses', regardless of property-specific zoning. Public uses are permitted provided that regulations (including but not limited to lot coverage, setbacks and yard regulations) comply with the city's Zoning By-law. A cricket pitch would be a permitted use on all of the proposed sites.

- a. Steve Omischl Sportsplex (Sites 1,2 and 3) has split zoning of 'Parkland (P)', 'Residential Second Density (R2)', 'Residential Fourth Density Special (R4 Sp.111)' and 'Floodplain and Erosion (O2)' in the city's Zoning By law.
- b. College Drive property (Site 4 and 5) is zoned 'Institutional (N)' in the city's Zoning By law.
- c. 4700 Highway 11N property (Site 6) is zoned 'Rural Institutional (RN)' in the city's Zoning By law.

### 1.13 Existing Use, Ownership and Control

- i. Evaluate sites for ownership status/type and control
  - a. Steve Omischl Sportsplex property (Sites 1,2 and 3) is owned by the Corporation of the City of North Bay
  - b. College Drive properties (Sites 4 and 5) are owned by Canadore College and Nipissing University
  - c. 4700 Highway 11N property (Site 6) is owned by Province of Ontario

- ii. Evaluate sites for compatibility of current use(s) with proposed use(s)

- a. Steve Omischl Sportsplex property (Sites 1,2 and 3) is an existing public 'Sportsplex' owned and operated by the Corporation of the City of North Bay. The site includes; 3 ball diamonds and 3 soccer fields with 1 being lined for football. 2 of the soccer fields are International Federation of Football (FIFA) certified.

The proposed use would be very compatible and complimentary to the existing uses on the property and the uses in the general area which are a mix of residential, institutional and industrial.

This site is the planned location for the new community and recreation centre. The abutting uses will provide inside amenities for cricket participants including meeting space, tournament registration space, refreshments and washrooms.

- b. College Drive property (Sites 4 and 5) is vacant land directly west of the Highway 17W/Gormanville Rd./College Dr./McKeown Ave roundabout.

The proposed use would be generally compatible with surrounding uses which are mainly institutional on the north side of Highway 17W (including Canadore College residences directly north of the site) and a mix of industrial, commercial and residential uses on the south side of Highway 17W.

Both sides are restricted. Site 4 is restricted by existing road network and site 5 is restricted by escarpment and low-lying areas.

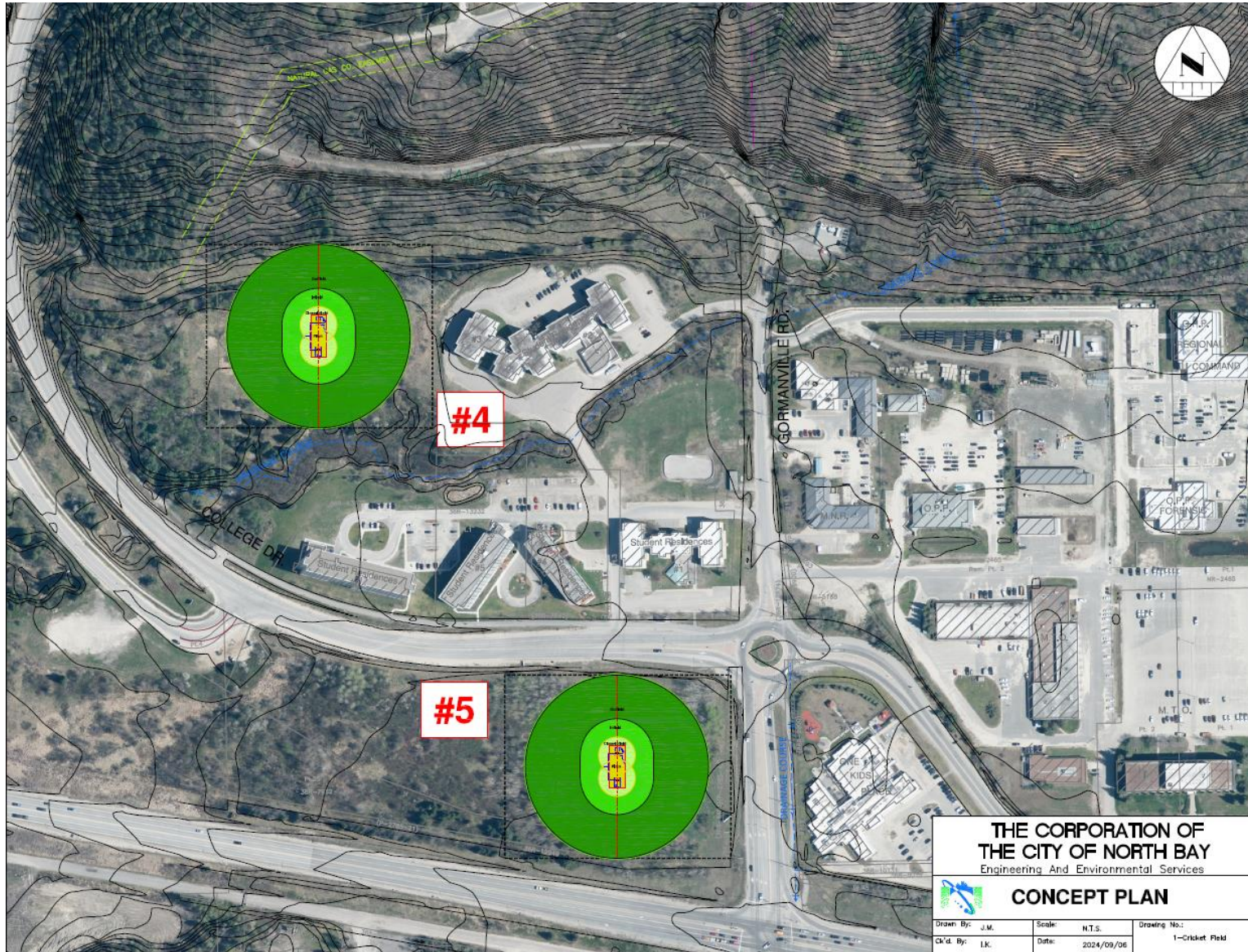


- c. 4700 Highway 11N property (Site 6) is vacant land which was formerly the site for the North Bay Psychiatric Hospital. The proposed use would be generally compatible with surrounding uses which are mainly industrial with some scattered rural residential uses.

# Schedule 'A' - Steve Omischl Sportsplex (Sites 1,2 and 3)



# Schedule 'A' - College Drive property (Sites 4 and 5)



**THE CORPORATION OF THE CITY OF NORTH BAY**  
Engineering And Environmental Services

**CONCEPT PLAN**

|                |                  |                 |
|----------------|------------------|-----------------|
| Drawn By: J.M. | Scale: N.T.S.    | Drawing No.:    |
| Ch'd. By: I.K. | Date: 2024/09/06 | 1-Cricket Field |

# Schedule 'A' – 4700 Highway 11N (Site 6)

