

Notre Dame Stadium "FAQ's"

Many of the FAQ's at the Notre Dame Open House were taken directly from questions posed on Notre Dame Neighbours' flyers & posters. While we appreciate the effort to answer those questions, the information provided was, in almost every case misleading and/or incorrect. A major problem is the failure to address, at any point, the "elephant in the room" – the fact that this stadium, once built, will be rented out as a revenue source for the school, creating far more traffic, parking, safety, environmental and quality of life problems than is acknowledged in this, and other, information provided by the school.

Here are a few examples from information displayed at the April 3 Notre Dame Open House . . .

Q1 Is the school proposing to build a Stadium for up to 2000 spectators?

No, we are not proposing to build a stadium with audiences up to 2000. The school has always been planning to build a school playfield for school physical education use; the proposed playfield with bleachers would provide a maximum of 738 seats, less than the population of the school.

Is the school increasing the seating capacity?

No, the seating capacity will not be increased. The 2007 Development Permit approved by the City had a seating capacity up to 785

- Provided by 2- tiers seating on the south side, and terraced Allan blocks retaining wall at west and north sides.

The proposed concrete bleachers will provide a maximum seating capacity of 738, and will

- serve as spectator seating for occasional game use
- serve regular day time use for outdoor classroom seating for NDRSS students.

The number 2000 for spectator capacity comes from the school's own published material. See [Notre Dame Press Release 2017](#)

(a) Whether the capacity is 2000 or 738, is it is these large potential audiences that must be taken into account when considering the impact on the neighbourhood.

(b) No bleachers were mentioned on the earlier permit. See [2007 Traffic Management Plan](#), sections 2.3 & 3.0

Q3 Will there be any field lights installed?

There will not be any field lighting installed, and there are no plans to add lights in the future; therefore the field will only be in use from dawn to dusk.

While no lights may be installed under this permit, field light footings are included on the current site plan. How long before a subsequent permit request will be made to allow field lights?

a) This ignores the actual capacity of the stadium which has the potential to bring bigger crowds with more noise, more often.

b) It has been proven that sound bounces off synthetic turf as it does off asphalt, reflecting more noise than natural grass which absorbs sound.

Q4 Is there a noise impact study?

Any noise will be consistent with a typical school use with an outdoor playfield. It is not anticipated that artificial turf would have more of a noise impact than a grass playfield. The operating hours will be from dusk to dawn, limiting noise after dark.

The phrase "community use" opens the door for Notre Dame to use the stadium in any way they choose - including renting it out to third parties

Q5 If any, what limit will there be on the rental of the playfield for non-school use

Non-school use of field is not in the current school plan but it is possible in the future. If the need of community use comes up, the school will work with neighborhood groups seeking access.

Q6 What traffic impact will the school playfield have?

NDRSS recently commissioned a traffic impact study to address this concern. The report concludes that the new field & parking lot development are not expected to generate additional traffic impact to the neighborhood or to the fire hall at the corner of Kalso & Venables St. The field and bleachers will be used by the same students that attend the school already, and school Football games held after hours typically have only between 40-80 people in attendance.

a) Why is overflow parking needed if so little traffic will be generated (see Q6) ?

b) Hastings and Renfrew? Seriously???

a) The updated [traffic impact study](#) does not take into account traffic that will be generated by when the stadium is rented to third parties.

Existing traffic already causes safety concerns, particularly around the firehall. See [Notes on failure of traffic study](#)

b) Why build a multi-million dollar synthetic turf stadium for a few games with 40-80 spectators?

Q10 Is there overflow parking nearby?

Yes the school will work with Vancouver Parks Board to access the parking lot at Hastings and Renfrew and Our Lady of Sorrows parish to access their lot.

Q11 How will the playfield affect local safety & quality of life?

The playfield will enhance local & students safety by eliminating the traffic transporting students to fields in Vancouver and Burnaby for practice. The field will also benefit quality of life by providing an open outdoor space. There will be very limited noise impact as the field is used only from dawn to dusk. Minimal security lights may be installed on the school buildings to provide minimum lighting levels on the field for security purposes.

For local residents, a synthetic turf field on private property, along with the removal of mature trees and actual green space/bird habitat will not, in any way "benefit quality of life by providing an open outdoor space." The opposite is true.

Once again, rental potential is ignored in the impact assessment.