

**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (WORKING SESSION)
ADDENDUM AGENDA**

**(NOTE: ADDENDUMS WILL REQUIRE A TWO-THIRDS VOTE OF THE MEMBERS
PRESENT TO BE ADDED TO THE AGENDA)**

Wednesday, June 6, 2018

1:00 p.m.

Committee Rooms 242/243

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

Pages

**4. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION
INCLUDING MEMBERS RESOLUTION(S)**

Addendum Distribution 1

2. *MENTANA GROUP PROPOSAL: SPORTS VILLAGE BERKELEY
ACADEMY AND ENTERTAINMENT CENTRE*
Report of the Chief Corporate Initiatives and Intergovernmental
Relations, the Chief Financial Officer and City Treasurer and the Deputy
City Manager, Community Services with respect to the above.

2

Item:



Committee of the Whole Working Session Report

DATE: Wednesday, June 06, 2018

WARD(S): ALL

TITLE: Mentana Group Proposal: Sports Village Berkeley Academy and Entertainment Centre

FROM:

Tim Simmonds, Chief Corporate Initiatives and Intergovernmental Relations

Laura Mirabella, Chief Financial Officer and City Treasurer

Mary Reali, Deputy City Manager, Community Services

ACTION: DECISION

Purpose

In keeping with Council direction, this report presents the financial due diligence and information requested by Council to assess the net benefits (direct and intangible) and risks associated with the Mentana Group proposal to acquire the Sports Village site located at [2600 Rutherford Road](#) from the City to create a Community Hub.

Report Highlights

- The Mentana Group's proposal seeks to acquire the Sports Village site to create a privately held, publicly accessible, Community Hub for community recreation and park facilities and events, in addition to a private educational facility with student residences.
- In assessing the proposal, the City is seeking to ensure that current service levels are maintained or enhanced into the future and that fair market value for the property is attained.
- The financial analysis undertaken by the City and its consultants has assessed the financial benefits through 2040 of the existing agreement for the facilities compared to the proposal offered by Mentana.
- Considerations in the assessment of the proposal include the enhancements to the site, coupled with the intangible benefits the City and its residents could receive from the proposed expansion, such as the broader tourism economic impact and expanded recreation and culture benefits. This could make the proposal more beneficial than the current agreement if the associated risks related to the City's disposal of the property can be adequately mitigated.
- The Community Hub vision as presented does not constitute a complete planning application. Therefore, Mentana will be required to follow the development planning process if the site is acquired by Mentana.

Recommendations

1. That based on the results of the due diligence to date, Staff provide a future update as set out in this report.

Background

The Sports Village is a multi-sport recreation and park facility consisting of four indoor ice pads, two outdoor baseball diamonds (Sr. & Jr.), beach volleyball courts, bocce courts, and a skating path, although the skating path was decommissioned nearly 10 years ago. The site is also host to a private educational academy for high performance athletes.

The original Public Private Partnership between the City and Mentana Group was developed in 1999. Pursuant to the 1999 agreement, the City maintains ownership of the land with a portion leased to the private partner until June 30, 2040. When this date is reached, total control of the property reverts to the City, including the existing building which is owned and operated by the private partner during the term of the lease to June 30, 2040.

Mr. Tony Furiato, President of Mentana Group Inc., made a deputation at a Committee of the Whole meeting seeking to purchase the Sports Village in order to create an expanded Community Hub vision. This deputation was received by Council and

referred to staff on June 23, 2015 (Item 35, Report No. 26, of the Committee of the Whole, which was adopted without amendment).

After an initial review of the proposal, on October 20, 2015, Council directed that staff retain the necessary expertise to advance the Mentana proposal (Sports Village Expansion) by undertaking a formal due diligence and formal business case analysis and report back to Council with a draft agreement for Council's consideration (Item 18, Report No. 35, of the Committee of the Whole, which was adopted without amendment).

Staff have undertaken a considerable amount of work related to this proposal, including a financial due diligence review, real estate appraisals of the property, internal and external legal review of the proposal, a tourism economic impact assessment and negotiations with the proponent. This has resulted in revisions to the proposal by Mentana, with the most recent revision received on May 28, 2018.

Previous Reports/Authority

[DEPUTATION – MR. TONY FURIATO WITH RESPECT TO A PROPOSAL TO EXPAND THE SPORTS VILLAGE](#)

[MENTANA PROPOSAL: SPORTS VILLAGE BERKELEY ACADEMY AND ENTERTAINMENT CENTRE](#)

Analysis and Options

The City's due diligence included a multi-disciplinary team of internal and external experts.

Due to the complexity of the proposed transaction, Staff retained Hemson Consulting Ltd. (Hemson), experts in municipal finance, to undertake a financial review of the proposal. Staff also engaged external legal counsel and external real estate advisors to assess other elements related to the proposal, including Mentana's request to acquire the site. A separate assessment of the potential economic benefits and recreation services and parkland impacts was undertaken by staff. Likewise, the proponent, Mentana, retained a number of expert advisors including financial, legal and real estate advisors. The due diligence included extensive engagement between the advisors for the City and Mentana, and City staff.

The report has been divided into five sections:

- Section 1: Financial Review and Analysis
- Section 2: Economic Development
- Section 3: Recreation Services and Parkland Overview
- Section 4: Mentana Community Hub Vision
- Section 5: Community and Stakeholder Consultation

Section 1: Financial Review and Analysis

Hemson's review compared the financial elements of the current Sports Village agreement with the proposed expansion plan from the City's perspective.

Hemson's financial review considered a range of assumptions and scenarios to evaluate the financial benefits of the expansion plan compared to the current agreement. A net present value (NPV) analysis was utilized in the financial review to facilitate the comparison between the different scenarios over the 2017-2040 time period, representing the remaining term of the current agreement. All of the scenarios in the analysis assumed the property would continue to operate as a parks and recreation facility.

Hemson's work relied on several plans, studies and legislation. These included:

- 1999 Municipal Capital Facility Agreement between City and Mentana;
- Proposed Business Terms prepared by Mentana, June 30, 2015;
- Vaughan Active Together Master Plan, 2013;
- City-wide Development Charges Study, 2013 and current update;
- Municipal Act, 2001;
- Planning Act, 1990;
- Mentana Proposal Staff Report presented to Council October 20, 2015;
- Crowe Soberman Financial Analysis for Mentana, November 2016;
- Real estate appraisals for [2600 Rutherford Road](#) prepared on behalf of Mentana and the City, respectively; and
- City of Vaughan Parks and Recreation Fee Schedule.

In one of the scenarios which includes Mentana's revised proposal, the City's net present value financial position of the proposed expansion plan would be equivalent to the City's net present value under the existing agreement over the 2017-2040 period. It is important to note that Hemson's financial analysis did not consider other indirect impacts that could be realized such as tourism related economic impacts and future recreation and cultural programming identified further in the report (Sections 2, 3, 4).

The analysis considered whether the proposed purchase price represents fair market value

The parties engaged real estate appraisers as part of the due diligence process. As a result of the due diligence process and engagement of the appraisers by the City and Mentana respectively, Mentana provided the City with a revised proposal on May 28, 2018 that is reflective of a consensus valuation for the land.

The sale of land could affect the financial treatment of the facility, from a taxation and development charges perspective

Under the current agreement, the entire site is categorized as a Municipal Capital Facility (MCF) by the Municipal Property Assessment Corporation (MPAC). While it is not necessary for the City to own the lands for the facility to be considered an MCF, only a portion of the expansion as proposed is likely to be eligible for an MCF designation by MPAC. The private academy and the associated residences would not qualify under Section 110 of the *Municipal Act* and therefore would be subject to taxes, permit fees and development charges for the new space.

Section 2: Economic Development

The Sports Village currently has approximately 2.4 million people each year access the site for a variety of recreation and sport interests and from locations across Vaughan, the GTA and from around the world. This includes groups such as the Chinese National Women's Hockey Team [ATTACHMENT 1] that uses the Sports Village as a pre-tournament training facility, all levels of minor league hockey, beach volleyball - organized team play and leisure play and all levels of amateur baseball. In addition, residents of neighbouring Villa Giardino use the site for walking and bocce.

The proposed expansion could support the City's economic development, tourism and residents' well-being through greater opportunities to participate in organized sport and physical activity and support it as a destination of choice.

The Economic Development Strategy clearly states that to support the City as a destination, there are opportunities for enhancement of the existing entertainment amenities that are currently found in the area. Overall, there are many creative and cultural industry strengths disbursed across the City, making it difficult for residents and tourists to package these amenities into a coordinated "Vaughan experience". By creating stronger virtual and physical connections, a hub and spoke concept, radiating out from a central location, the City can enhance the overall quality of its cultural and tourism industries.

Tourism is a key economic driver in the City of Vaughan. The potential annual economic impact to Vaughan and York Region of the 5th Arena Stadium Pad is more than \$12 Million annually in associated tourism related activity.

Tourism is a key economic driver in the City of Vaughan. Large venues such as Canada's Wonderland, McMichael Canadian Art Collection, Legoland, and Vaughan Mills Mall as well as sports tournaments generate significant leisure revenues. Business travel and travel of visiting friends and relatives also provide sizeable revenue.

Accommodations and food services account for 5.7 per cent of all employment (or 12,400 jobs), and represents the fifth largest industry sector in Vaughan.

Vaughan's twelve hotel properties currently offer 1,724 rooms. According to Smith Travel Research, Vaughan's representative sample set of 10 properties accounted for a

total of 523,045 available room nights. In 2017, Vaughan's hotel properties had an 80.6 per cent occupancy level, equivalent to 421,385 occupied room nights at an average rate of \$149.75 per room per night.

The addition of a larger stadium styled arena would place the Sports Village into a category known as “Tournament Centres” which could accommodate multi-day tournaments with more than 300 teams participating at each tournament from across Ontario, Canada and the United States.

As previously identified, the Sports Village currently welcomes approximately 2.4 million people each year. In calculating the economic impact, Economic Development used the Ontario Ministry of Tourism, Culture & Sport Tourism Regional Economic Impact Model (TREIM) to analyze what the Tournament Centre opportunity would have on Vaughan's tourism economy. Through research related strictly to hockey tournaments, Staff concluded that an additional bowl arena would conservatively generate approximately 70,000 new visitors annually. Of the 70,000 new visitors approximately 50,000 would be from other parts of Ontario, 15,000 from destinations across Canada, 5,000 from the United States and approximately 500 from outside North America. This economic impact does not include any economic impacts from other sporting or cultural events that could be hosted. Although other elements of the proposed Community Hub could generate additional sports and related tourism activity, the additional NHL sized bowl arena was the only part of the Mentana proposal included in the analysis as it had a very direct correlation to increased tourism activity.

Section 3: Recreation Services and Parkland Inventory

Parks

The Vaughan Sports Village is an important component of the City's park and open space system providing a District level of service to the Maple Community. The expansion proposal seeks to ensure continued level of District level park service offering to the public, but through a private service agreement for the entire site.

The park area of the site totals approximately 5.9ha (14.66 acres) which is included in the City's park and open space inventory. District Parks are important for providing a variety of recreational facilities including major lit sports fields and supporting amenities which cannot be accommodated at the local neighbourhood park level. The level of service identified in section 4 of this report highlights the proposed enhancements that will be to the benefit of the residents.

It should be noted that the existing Junior Ball Diamond would be lost to the development expansion in its current form. However, this recreational facility could be accommodated in a modified format at the site if the City's final analysis, (including consultation with the users), concluded the need.

The 2018 update to the Active Together Master Plan (ATMP) identifies an existing parkland provision rate for the Maple Community of approx. 2.30ha/1000 population, which is above the City-wide parkland provision target of 2.00ha/1000 population and

above the current City-wide provision rate of 1.86ha/1000 population. This rate of parkland provision represents an overall parkland increase for the Maple Community of approx. 0.94ha from the 2013 ATMP study due to development of the North Maple Regional Park Phase 1 lands which are scheduled to open in 2018.

Notwithstanding this level of parkland provision, an overall City-wide deficiency of parkland is expected to continue into 2031 due to the projected significant increase in population from development growth and intensification. In addition, the future parkland needs of planned intensification and development in the Vaughan Mills Centre Secondary Plan area must also be taken into consideration with a significant increase in population planned for this area which will place demand on the existing park and open space system in the greater community including Vaughan Sports Village. It is anticipated that limited options to acquire additional parkland in the area, if the need presented itself, may not be available.

Accordingly, the City should protect the provision of parkland at this location. The proposed development scenarios being considered provide for the property to be operated as a privately-owned, publicly accessible park and recreation facility. In this regard, appropriate protections will be required to be included in any agreement and/or site plan agreement to protect the parkland components by prohibiting the land from being redeveloped for residential or commercial purposes. The conditions would also require unrestricted public access and public use of the outdoor recreational facilities on the property with the design and development of such facilities requiring City approval.

Active Together Master Plan

The City's Active Together Master Plan (ATMP) recognizes parks, recreation and library facilities and services as fundamental building blocks in developing healthy and vibrant communities. The ATMP was first established in 2008 and subsequently updated in 2013 and more recently in 2018. The Sports Village has been an important partnership in fulfilling the City's recreation and cultural service needs.

The purpose of the ATMP is to identify current needs and future facility provision strategies, consistent with the City of Vaughan's commitment to providing safe, accessible, and community-responsive parks and facilities that appeal to a wide range of interests and abilities.

The Active Together Master Plan articulates that the City's resources are finite and, therefore, cannot afford to do everything that the community desires. Although the City may be challenged in providing the appropriate financial resources to meet the provision targets recommended as outlined in the ATMP, the City is committed to make every reasonable effort to implement these strategies through a variety of appropriate and acceptable means.

To ease impacts to the existing property tax base, strategic partnerships with community and private interests should be explored to ensure the successful implementation of the Active Together Master Plan. The nature of these partnerships

will vary widely, depending on the type of facility/program, local context, and defined roles and responsibilities of those involved. These partnerships have the potential to reduce the direct costs involved in the ATMP's implementation.

As a general principle, the ATMP encourages partnerships and sponsorships in the provision and delivery of parks, facilities and services. As it relates to arenas, the plan recommends that staff explore opportunities to offer additional municipal ice rentals through partnerships with private service providers.

Indoor recreation facilities are capable of accommodating a wide variety of leisure pursuits (e.g., indoor training for field sports, indoor tennis, adult recreational sport leagues, etc.). While these activities are worthwhile and beneficial, they are typically established through private organizations or community-led partnerships, (with or without municipal participation). Their focus has not traditionally aligned with municipal mandates that focus on introductory and affordable opportunities for all ages.

The ATMP's engagement program has yielded a number of requests from local organizations for recreation facilities that would represent a new level of provision for the City, including indoor soccer and tennis (turf and bubble). Feedback from municipal staff also reflected this, indicating that there have been public requests for indoor tennis, artificial turf and more indoor basketball sites.

Indoor sports facilities received moderate support (67 percent) for additional spending from survey respondents, ranking 21st out of 30. Stakeholders discussed the growing demand for indoor training facilities for elite-level athletes because sport-specific training has become a year-round activity for many.

The City is limited in its ability and/or responsibility to supply these facilities as they are costly to establish and fall outside of the current facility provision model. While it is possible that the participants in these specialized recreation activities may have unmet facility requirements, this demand is often representative of a relatively small group of residents and/or is a product that is typically delivered by other sectors.

Arenas

The City currently provides public access to eight (8) indoor ice pads at six (6) locations: Al Palladini (2 pads); Garnet A. Williams (1 pad); Maple (1 pad); Rosemount (1 pad); Woodbridge (1 pad); and the equivalent of two pads at Sports Village (140 hours of ice per week for 32 weeks from September to April and 60 hours of ice per week for 16 weeks from May to August), through which the City provides public access. The arena supply has not changed since the 2013 ATMP.

The GTA average provision of municipal ice pads is 1:28,000 residents, compared to 1:40,513 residents in Vaughan. The current provision and demand for arena ice results in a need for one additional single pad. If the City is to undertake new municipal arenas to accommodate this growth then a multi-pad design would be the preferred option. The ATMP is clear in that single pad builds are not efficient for long-term operations and not

recommended. Based on anticipated population growth and demand, the provision would trigger the construction of a double pad by 2031.

In many communities, municipal arenas are supplemented by private sector rinks. Pending an agreement that allows the City to purchase a select number of hours; Recreation Services would be able to offset short term deficiencies and accommodate additional demands from community groups to 2031. In the interim, this will give the City the opportunity to dedicate its limited Development Charge revenue to other recreation capital needs.

Other Spaces – Alignment with Recreation Services

Recreation Services plays an integral role in providing quality recreation and community programs, services and events in an accessible, equitable and efficient manner to enhance the quality of life and leisure time of the City's growing and diverse community. The Department strives to provide a variety of basic, value-added, and premium recreation facilities and community programs that promote health, wellness active living for all ages. The City continues to serve people of all ages and backgrounds (including youth, seniors, families, newcomers, under-served populations, etc.), setting priorities based on demographics, utilization and true needs.

There are opportunities for the Recreation Services Department to program and collect rental or program revenue from many of the proposed spaces. In addition to general uses, the ATMP recommends additional fields to accommodate a variety of sports; including soccer, baseball, basketball, rugby, football and cricket. Specifically, the demand for rugby, football and cricket are currently unmet as the City does not presently have dedicated spaces to support these sports. Although the offset of provisional deficiencies will largely depend on the number of hours available to the City for programming and rentals, there are proposed spaces aligned with departmental mandates.

The Proposal also includes a provision for negotiating terms for time on the premium diamond as well as amending the business terms of the existing agreement, albeit consistent with the existing agreement until 2040. Ice time on the fifth pad would be offered to Recreation Services on the same basis as the current agreement on ice time. Further analysis will follow on possible terms and negotiation for both facilities (arena and diamond).

Section 4: Mentana Community Hub Vision

The redevelopment will be a destination location that provides a variety of year-round indoor and outdoor recreational and athletic interests including a wide-range of additional community benefits to the broader parks, recreation and cultural programs delivered by the City with its partners by enhancing and repurposing the provision of these services.

The Mentana proposal is consistent with the City's Guiding Principles for parks and recreation facility provisions as identified in the ATMP:

Integrated, accessible and coordinated

The proposal enhances multi-use indoor and outdoor recreation opportunities that incorporate energy efficient and green technologies in the design of the new arena and facility and supporting joint and shared community facilities that provide a wide-range of experiences and opportunities to the community that include the provisions of the AODA (*Accessibility for Ontarians with Disabilities Act*) in the enhancement and re-purposing of the site. In addition, the site is centrally located on an accessible transit line along Rutherford Rd, Keele and Jane Streets as well as being accessible and adjacent to and in advance of future residential growth (and intensification) areas between the Vaughan Mills Primary Centre and Carrville Local Centre.

Multi-use, Flexible and Multi-generational

- Providing multi-purpose facilities that can accommodate all ages – children, youth and older adults, and providing a wide range of uses including additional facilities for sport, tournament, special events and festivals.
- Indoor and outdoor flexible multi-purpose facilities that extend and create year-round use.

Delivered in partnership with others

One of the main benefits of alternative service delivery opportunities, such as this proposal, is that the risk of the future operation and maintenance costs is transferred to the private partner which generally gives better long-term value for taxpayers while maintaining or improving services. Undertaking this alternative model of service delivery could also allow for flexibility in responding to shifting circumstances and citizen 'wants' in the future delivery of recreation services.

The following is a summary of the added public benefits that can be realized through the City's parks, recreation and cultural infrastructure:

The project increases the number of indoor ice pads from four to five:

- The additional ice pad offsets any short-term ice pad deficiency that may arise and provides ice times to the community in advance of residential growth, until new pads are constructed. Thus, providing additional time for the City to assess registration and community demands, the existing ice pad infrastructure, and conduct a feasibility study to assess the Maple Arena.

Indoor space for major events

- Event space for concerts, trade shows, special event promotions, semi-pro basketball, municipal charity events, annual general meetings, education conferences/symposiums, graduation ceremonies, theatre performances and more in addition to elite major provincial junior hockey and North American

scholastic hockey tournaments and OHL showcases/camps is a feature of the project.

Enhancement of Existing Sr. Ball Diamond

- Sr. Lit Ball Diamond facility will become a multi-use sports field to address other sports needs such as Soccer, Football, Rugby, Lacrosse, Field Hockey, Cricket and Track & Field training.
- Transitioning to turf will also eliminate many weather and seasonal issues extending in-season as well as the spring and fall seasons.

Hub for General Community Use and Cultural Events

- Will enhance opportunities for the City to be a host location for sports tournaments and special events such as festivals, concerts, and cultural celebrations and social interaction.
- A new gymnasium for sports that continue to exhibit a high level of demand, especially for sports such as basketball, volleyball and badminton.
- Gyms also allow range of uses and increased opportunities for community access and programming for seniors and youth.
- Active Green Roof that can accommodate Soccer/Jr. Soccer/200m Lifestyle Track/Jr. Diamond or outdoor events.
- Outdoor Amphitheatre with covered performance area

Lit Bocce Courts (Maintained)

- The proposal retains the existing Lit Bocce Courts (2) and provides enhancements as required.

Enhanced Outdoor Facility

- Beach Volleyball Courts (3), Tennis Courts (3) and Basketball Courts (3)
- The courts will be relocated on the site to accommodate the opportunity for domed use in winter months.

Natural Kitchen and Horticulture Facilities

- The proposal includes a learning kitchen for culinary teaching, horticulture programs and a rooftop garden. This facility will build programs to help sustain healthy lifestyles. As an outreach for generational teaching, residents of Villa Giardino have agreed to assist students and the community groups to teach and pass along growing protocols in horticultural programs while given the opportunity to maintain a community rooftop garden.

Camp facilities for Urban Camps and Residence

- The community could benefit from urban recreation camps such as Muskoka Woods that is working with Montana to bring the overnight camp experiences to the City at the student residences.

Meeting Rooms and Academy facilities

- The academy classroom spaces will benefit the community for a diverse application of meeting spaces, including boardrooms, immersive technology rooms, shared work spaces for corporate and individual use, training technology (hologram and digital video).
- Hub for Innovation and Digital Media Studio
- Podcast/Digital Media Space/Radio Station
- Smart City: There are many opportunities for the Berkeley Academy and the City of Vaughan's Office of the Chief Information Officer for digital collaboration and physical presence. The City of Vaughan, students of Berkeley, post-secondary institutions (partnerships) and the community at large can participate in a variety of engagement opportunities such as: Explore and co-develop agile app/solutions and techniques to bring benefits and enhance Citizen experience in Vaughan; Experiment with, and leverage innovative/ emerging smart technologies being deployed in the MCF and the City's infrastructure to contribute Smart City applications and community improvements; Support internship and educational programs to deliver digital literacy to the community; Incubating startups and providing Vaughan entrepreneurs with the opportunity to test, verify and scale solutions and technologies in the global economy.
- Physio/Sports Medicine & Rehab Clinic/Cryogenic Lab
- Dance, Music, Theatre and Visual & Performing Art Facilities
A professionally designed dance training facility included in the Academy and made available to the residents. In addition, the music training facilities and programs will also be available to the community. Julliard Black Box Design.
- Promotes environmental stewardship through Immersive technology/glass, ammonia free ice.

Section 5: Community/Stakeholder Consultation

As identified in this report, approximately 2.4 million people use the Sports Village each year accessing the various recreation and athletic facilities. Included in this report are letters of support from three of the sports associations that rely on the Sports Village facilities and other sites in Vaughan to accommodate their respective league needs.

The east side of the Sports Village site is the Villa Giardino seniors residences. The condominium board has also submitted a letter of support for the expansion proposal.

Staff were made aware that Mentana organized two meetings for the homeowners immediately adjacent to the north property edge of Sports Village on Hollybush Drive. Hollybush Drive has approximately 36 houses of which 15 have backyards that abut the site [ATTACHMENT 2]. Mentana informed Staff that the first meeting was organized on May 18 and attended by six people. A second meeting was organized for May 24. Approximately 23 people attended this meeting. At both meetings, the Community Hub vision was shared with the homeowners.

If recommendation 1 of the report is approved, it should be noted that the Community Hub vision as presented by Mentana does not constitute a complete planning

application. Therefore, Mentana will be required to follow the development planning process which includes further community engagement opportunities.

Financial Impact

As noted in the Analysis and Options section of this report, under Section 1 – Financial Review and Analysis, a financial review was conducted by the City's financial consultants, Hemson Consulting Ltd, which compared the financial elements of the current Sports Village agreement with the proposed expansion plan from the City's perspective.

In one of the scenarios which includes Mentana's revised proposal, the City's net present value financial position of the proposed expansion plan would be equivalent to the City's net present value under the existing agreement over the 2017-2040 period.

The private school and residences are not likely to be eligible for designation as an MCF by MPAC and would attract property taxes, development charges and permit fees.

Broader Regional Impacts/Considerations

Regional implications are noted in Section 2 Economic Development of this report. However, increasing the tourism opportunity for Vaughan also increases the opportunity to add to the broader tourism and cultural impacts in York Region.

Conclusion

If desired by Council, Staff would work with Mentana to develop a term sheet that would set out guiding principles to address the risks identified in this report and include additional stakeholder and community consultation. The outcome of this work would be provided in a future update to Council.

Given the long standing successful operation and partnership of the Vaughan Sports Village with the City, the expansion proposal is an opportunity to increase the destination and tourism opportunities for Vaughan and provide added public benefits to the City's parks, recreation and cultural programs and infrastructure.

However, it should be noted that as the Mentana Proposal will create a privately held publicly accessible park, the City does not have a city-wide policy regarding privately held publicly accessible parkland and what conditions or scenarios identify when or how the City should consider these type of alternative service delivery options. This is a more recent discussion that Vaughan and other municipalities are being engaged in due to financial sustainability and how to balance the loss of public parkland against the potential benefits a private operator may deliver.

For more information, please contact: Tim Simmonds, Chief Corporate Initiatives and Intergovernmental Relations, ext 8427

Attachments

1. National Women's Team of the Peoples Republic of China Program
2. Letters of Support
3. Location Map

Prepared by

Tim Simmonds, Chief Corporate Initiatives and Intergovernmental Relations

Mary Reali, Deputy City Manager, Community Services

Laura Mirabella, Chief Financial Officer

Jamie Bronsema, Director, Parks Development

Sunny Bains, Director, Recreation Services

Rita Selvaggi, Interim Director, Financial Planning & Development Finance

See you in Beijing...

Hockey Staff



Song Xiaohui



Li Bin



Luo Lei



Chen Jin



Li Yuituan



Rick Seeley



中国冰球协会



China Program



As General Secretary of the Chinese Ice Hockey Association, I am honoured to welcome you to this evening's game with the National Women's Team of the People's Republic of China.

We are slowly growing the game of ice hockey in China. This past April, we were honoured to be the Host City for the I.I.H.F. Women's World Ice Hockey Championships, Group "A", Pool "B." We lost in the gold medal game but in that loss we learned how far we had come, and how far we must continue to go to make it to Pool A. However, we enjoyed national Television coverage and this helped many people to watch our team, cheer for us, and to make people more aware of our program.

This is why we come to Ontario, and in particular, The Sports Village. This arena and its staff have become our second home. We also recognize that to grow our game, we need to have access to the best in women's hockey, and we are exposed to this in Ontario. The coaches we work with, and the teams we play here help improve our game, and give us the competition that we cannot get outside of major international tournaments.

All of us are very excited that the International Olympic Organization has awarded to China the right to host the 2022 Winter Olympics in Beijing. This will be an exciting time for Chinese Ice Hockey, as we will be working hard to prepare our teams for the challenge of representing our country with honour at these Olympic games. The 2022 Winter Olympics will be the chance to showcase winter sports to our nation and help to develop a greater awareness of ice hockey (and other winter sports) among our population. I want to invite you all to come to Beijing and join with us in the celebration of these games. I want to thank the O.W.H.A. and the I.I.H.F. as well as Hockey Canada for the sanctioning and approval needed to come to Canada to help us grow our game. I also want to acknowledge the tremendous support we get from the staff at The Sports Village - our second home! And finally I want to thank all of the teams that play us, and the fans that come. You are now helping us to prepare for the 2022 Winter Olympic games in Beijing that we are honoured and excited to host. We hope you enjoy the game and the entire experience that comes with watching an international exhibition match.

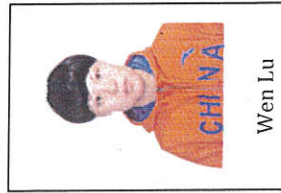
Yu Tiande Duoh,
General Secretary, Chinese Ice Hockey Association



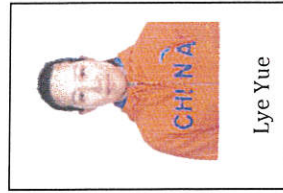
Fang Xin



Kong Minghui



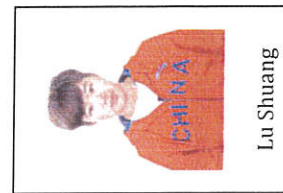
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Lye Yue



Zhang Chi



Lu Shuang



Dai Yushun



Lu Zhixin



Deng Di



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Yu Baiwei



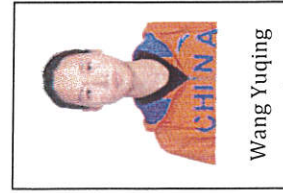
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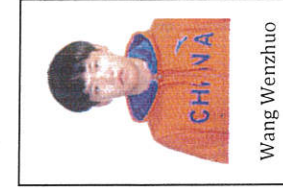
Guan Yingying



Wang Yuqing



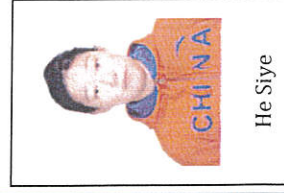
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Wang Wenzhuo



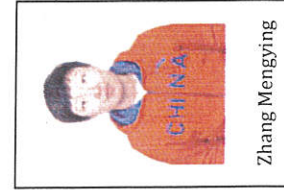
Zhu Rui



He Siye



Ma Rui



Zhang Mengying



He Xin



Fu Kexin



May 28, 2018

Mr. Tony Furiato
President
Mentana Group Inc.
2600 Rutherford Road
Maple, Ontario L4K 5R1

Dear Mr. Furiato,

Thank you for providing insight and sharing details of the proposed expansion of Sports Village and the development of the Berkeley Academy so we could garner an appreciation for the scope of the project.

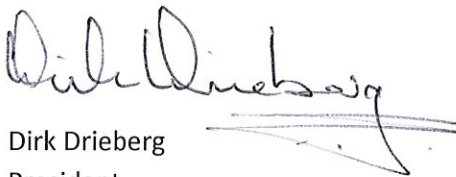
As one of the largest youth baseball and softball organizations in the country, the City of Vaughan Baseball and Softball Association (CVBA) is very appreciative of the opportunity to provide feedback and input as you move forward with such an exciting project.

We are supportive of the development of the Berkeley Academy and the positive impact it will have on our community and City of Vaughan. While the Berkeley Academy will provide a unique learning environment for the elite student in academics and sport, the architectural design, sustainability and technological leadership of the project will provide benefits that transcend educational excellence.

The opportunity for a broad cross-section of Vaughan residents from youth to seniors to benefit through public use of the facilities and the delivery of incremental programming and services is very appealing. The impact on culture, the arts, research, sport, wellness and health would be beneficial and support the needs of a fast growing community like Vaughan.

Mr. Furiato, we look forward to working with you and your group as you move forward on the expansion of Sports Village and the development of the Berkeley Academy.

Sincerely yours,



Dirk Drieberg
President



VAUGHAN PANTHERS

MINOR HOCKEY ASSOCIATION
329 WYCLIFFE AVENUE
WOODBIDGE, ONTARIO. L4L 3N8

October 6, 2015

To Whom It May Concern:

The Vaughan Panthers have a working relationship with the Vaughan Sports Village for the last 16 years. We've received the Sports Village's support in our Minor Hockey program and have found them cooperative and helpful to work with.

We understand that they are proposing to build a new facility which will include an ice pad, classrooms and dormitories. We support their plans and wish them success in their expansion.

Toros Assadourian
President



City of Vaughan Hockey Association
P.O. Box 651, Maple, Ontario, L6A 1S5
Tel: (905) 417-1046 Fax: (905) 417-1035
www.vaughanhockey.com

June 15, 2015

Mr. Tony Furiato
President Mentana Group Inc.
2600 Rutherford Rd.
Vaughan, Ontario
L4K 5R1

Dear Mr. Furiato,

It was a pleasure speaking with you and your colleagues concerning the proposed expansion of The Sports Village.

As you know, the City of Vaughan Hockey Association (C.V.H.A.) is one of Canada's largest minor hockey associations. We are keenly interested in improving the delivery of services to our kids and their parents. We have certainly felt the increased demand to manage the growth within Vaughan and have anticipated the requirements for additional facilities to accommodate the families whom we have been turning away for some time.

In that regard, we were very interested to know more about the intentions of the Sports Village for the new hockey bowl and entertainment centre. Our board and I were very appreciative for your call and more so for sharing the project details with us. I must say we are absolutely delighted with the proposed plan and careful consideration to the requirements of the C.V.H.A. In addition, I believe that the new Berkeley Academy school concept is timely and would support the objectives and goals of kids and their families in Vaughan.

We are encouraged by the considerable expertise demonstrated by your group and on behalf of the C.V.H.A., we would like to lend our full support and endorsement to your submission. Good luck.

Sincerely,

Barry Harte
President
City of Vaughan Hockey Association
905-417-1046

Member of:





April 24, 2018

Mr. Tony Furiato
President
Mentana Group Inc.
2600 Rutherford Rd.
Vaughan, Ontario
L4K 5R1

Dear Mr. Furiato,

Thank you for visiting with the Condominium Boards responsible for Villa Giardino Maple. We always look forward to receiving updates from you and in particular with respect to the proposed expansion at The Sports Village.

Villa Giardino and the Mentana Group have always enjoyed an excellent relationship and count on your support to improve the community of owners and residents.


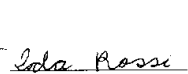
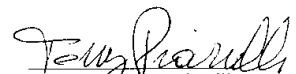
To that end we were happy to learn that the proposed plan will finally help support the broader interests of Villa Giardino and, specifically, challenges in dealing with their waste and garbage problems. By consolidating our pickup in the area of the expansion designated for recycling and garbage, it would solve our unsightly garbage dumping at our entrance. This is very appreciated by the board members on behalf of all residents and demonstrates the extraordinary relationship between us.

In addition, your explanation of the inter-generational programs available at Berkeley Academy is very exciting and will provide those residents interested with unparalleled purpose at this stage of their lives. The objectives conveyed align perfectly with those of our Boards.

The proposed plan is thoughtfully considered for the community, the children and families who will be primary beneficiaries, residents of Villa Giardino and visitors from beyond Vaughan. The new Berkeley Academy school and Entertainment Centre has the full support of Villa Giardino Boards (YRCC 942, YRCC 947 and YRCC 966).

Thank you for receiving our letter of endorsement and support.

Sincerely,

		
YRCC 942 - Ralph Carlotti	YRCC 947 - Ida Rossi	YRCC 966 Tony Piarulli



VAUGHAN GIRLS HOCKEY ASSOCIATION



May 28, 2018

Mr. Tony Furiato
Mentana Group Inc
2600 Rutherford Rd
Vaughan, Ontario
L4K 5R1

It was with great pleasure and excitement to hear from you on the proposed expansion of The Sports Village. Even though our girls' hockey association has enjoyed a long and beneficial relationship with The Sports Village, we are certain this project will bring to the City of Vaughan an extremely positive benefit to our female players and their families.

Over the years we have seen migration of families to other centers due to difficulties in accommodating our facility requirements. Your proposed expansion will certainly help keep Vaughan players in Vaughan.

Girls hockey is not just about enabling young girls to play a sport but rather it involves a constructive social development where they gain so much more than just physical exercise. Your proposed hockey bowl and entertainment centre will be the perfect setting for our players and their families to flourish socially.

The Vaughan Girls Hockey Association extends its full support and endorsement to the proposed expansion of The Sports Village and wish upon your group god speed in making this proposed project a reality.

Best regards,
VAUGHAN GIRLS HOCKEY ASSOCIATION
per

Frank Petricone
President



Vaughan Food Bank

5732 Hwy # 7, units 3 & 4, Woodbridge ON L4L 3A2
Email: vaughan.foodbank@bellnet.ca

(905) 851-2333
Web: www.vaughanfoodbank.ca

Mr. Tony Furiato
President,
Mentana Group Inc.,
The Sports Village,
2600 Rutherford Road,
Vaughan, Ontario L4K 5R1

Dear Mr. Furiato,

I was delighted to hear the plans and review the design for a new and innovated Vaughan City Farmer program proposed for the expansion at the Sports Village as part of the Berkeley Academy and Entertainment Centre.

We are excited about the future plans for the Vaughan Food Bank to partner with Mentana to supply our operations through its horticulture programming at Berkley Academy. The rooftop growing program will be able to supply regular pickup schedules without the requirement of storing inventory or disposing of unused fresh food. Further, the natural teaching kitchen will provide important access to our children, and adults, who learn habit forming skills in order to influence behavior as part of a healthy lifestyle.

This partnership will enhance our service and provide to our needy clients, fresh vegetables, an item lacking for some time.

The design is innovative, the opportunity is timely for children and families and our future partnership is welcomed. On behalf of the Vaughan Food Bank, we enthusiastically provide our letter of endorsement and support.

Peter Wixson
President of Vaughan Community Information Services
Executive Director Vaughan Food bank



VAUGHAN KINGS AAA HOCKEY CLUB

May 27/18

**Att Tony Furiato
Sports Village
Vaughan, Ont**

Thank you for updating the Vaughan Kings AAA organization on the proposed upcoming new Hockey bowl arena.

This project will be a wonderful addition to the sports facilities in Vaughan and will assist in attracting Canada wide hockey events within minor hockey for the Vaughan Kings and its community.

We are excited to be part of this addition of practice and games that this type of arena that will facilitate our players

Should you have any questions please do not hesitate to call

Yours truly,

Al Doria

**Al Doria
General Manager**

Vice President/Secretary – Sam Ciccolini

President/Treasurer - Mario Iannetta

General Manager - Al Doria

Member: Greater Toronto Hockey League



May 28, 2018

Mr. Tony Furiato
President
Mentana Group Inc.
2600 Rutherford Rd.

Vaughan, ON L4K 5R Dear Mr. Furiato,

I am writing to express my support for your proposed Berkeley Academy school and entertainment centre which will provide classes for the arts and additional sports facilities. These uses complement and would benefit the existing community.

My recommendation does come with a caveat. I have no issue with the business purpose, as far as residents like myself are concerned it's one of the lesser egregious uses that could be put in place next to residents. My major concern is traffic because we already have problems with heavy truck traffic using Melville to get to Strada Aggregates and problems with drivers from other regions of Vaughan using Melville. Local residents have to compete with a lot of traffic just to get out of our community and off to work. We get over ten accidents a year on Melville and despite 15 years of lobbying city council that number has not decreased. In fact I've noticed that drivers have taken to using your parking lot to head East on Rutherford and avoid the traffic light at Melville/Rutherford, resulting in a lot of damage to your parking lot.

My recommendation goes along with an interest in seeing further traffic calming on Melville. Efforts should be put into place to discourage use of Melville by anyone other than the local residents and patrons of the local businesses. The following changes should be considered:

- 1) Reduce speed on Melville to 40km/hr from Major Mackenzie through to Rutherford
- 2) Install speed humps
- 3) Cut the curb in an ideal spot so a police cruiser can park & enforce traffic rules
- 4) Additional pedestrian cross walks
- 5) An island at your Melville entrance to restrict a left turn into your parking lot
- 6) Heavy truck restriction on Melville
- 7) Reduce Melville to one lane and allow street parking on the Rutherford end
- 8) Breakup Melville and stop using it as a thoroughfare
- 9) Any other efforts that would effectively discourage use of Melville by anyone other than the local residents and patrons of the local businesses

I look forward to following up with your progress and I trust you share my concerns for the traffic calming on Melville.

Regards,



Eddy Aceti

Concord West Ratepayers Association

May 11, 2018

Mr. Tony Furiato
President
Mentana Group Inc.
2600 Rutherford Road
Vaughan, Ontario
L4K 5R1

2215 Steeles Ave. W.

PO Box 431

Toronto, Ontario

L4K 2L3

Executive:

Cathy Ferlisi - President

Rosetta DePriscio - Vice President

Antonietta Giannotti - Treasurer

Loredana Galati - Secretary

Board Members:

Mario Bonfini

Sabino Catenacci

Antonio Franco

Teresa Panezutti

Vanessa Persichetti

Bruno Simioni

RE: EXPANSION OF SPORTS VILLAGE

Dear Tony,

Thank you for sharing your plans and video of the future plans of the Sports Village. This is a very exciting and much needed addition to our great city.

The benefits to our youth, adults and seniors are endless. The proposed expansion of Berkely Academy School will greatly benefit our sports-minded youth and can easily partner with either the Public or Catholic School Boards. The possibilities are endless.

The Concord West Ratepayers Association membership is looking forward to this venue's expansion and to seeing and hearing artists at the ampitheatre.

Congratulations!



Cathy Ferlisi

