



GIOVINCO TRAINING CENTRE



C 5
Communication
CW(1) – June 4, 2024
Item No. Pres5

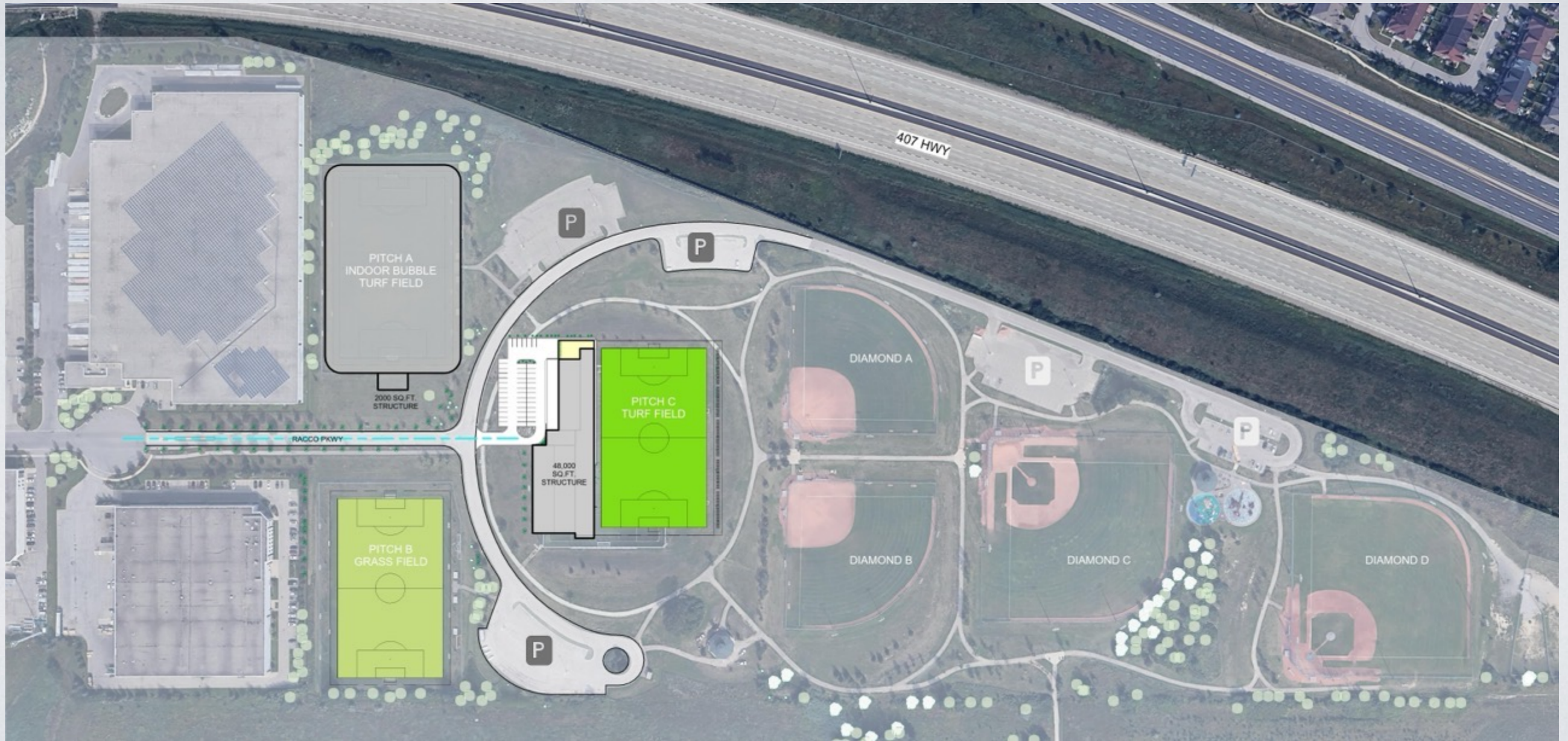




Our Proposal

- **Build Seating for 500-1000 spectators (mini stadium) on new outdoor FIFA size turf field**
- **Build additional one (1) new Grass field & one new (1) Turf field with permanent Bubble dome coverage (year round with heating and air conditioning)**
- **Build Café / Restaurant / Trattoria / Pizzeria / banquet hall**
- **Build Four (4) indoor Padel courts (fastest growing sport in the world)**
- **Build Fitness centre for youth academy players & padel members**
- **Build Medical center / rehab / MRI machine**
- **Build Staff Offices & Conference Room**
- **Official home for Glen Shields Juventus Football Club**
- **Official home for Juventus FC fan retail store**

Overall Site Plan Soccer Vision @ 299 Racco Parkway



FIELD VIEW





STADIUM SEATING

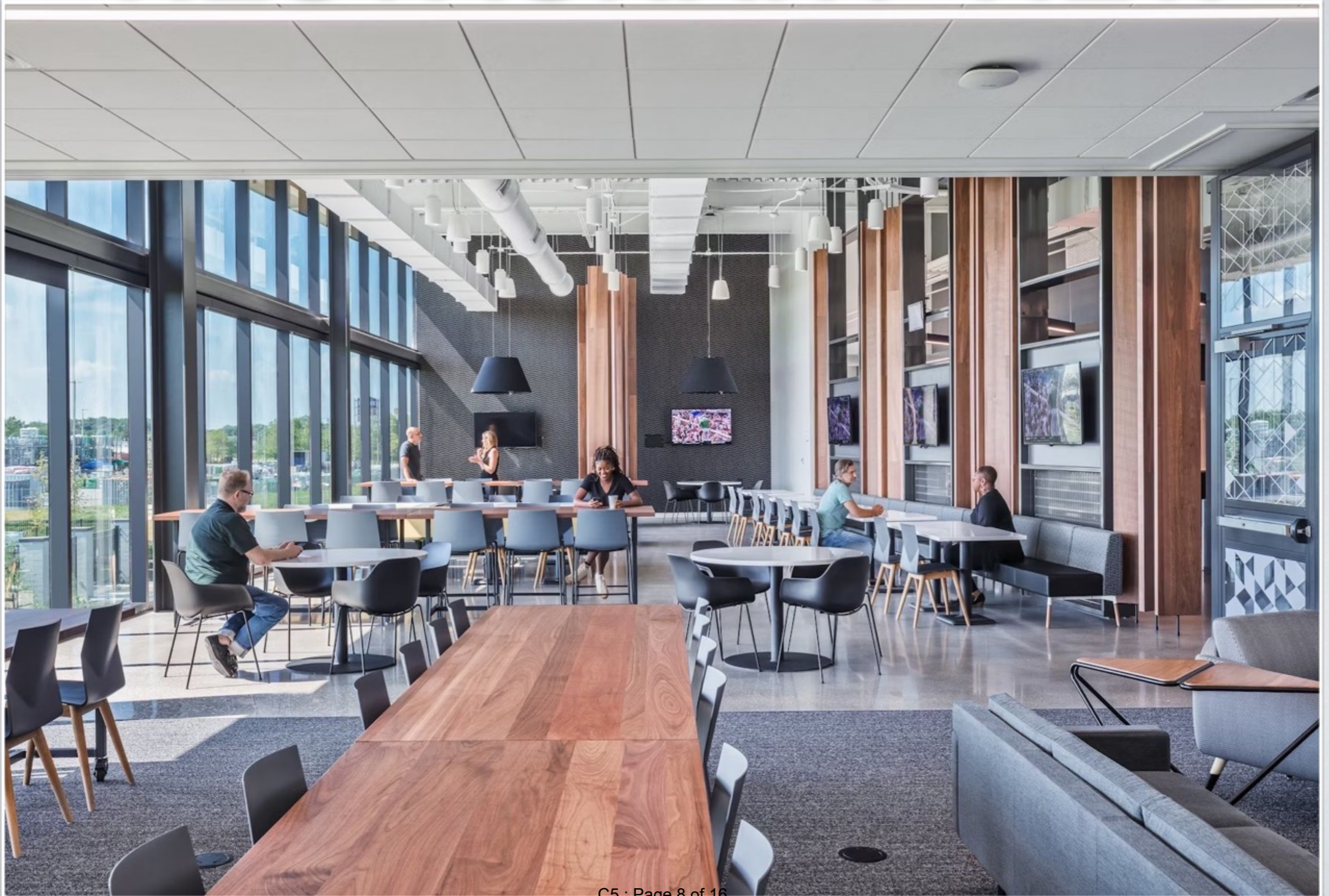
BALCONY VIEW





GIOVINCO TRAINING CENTRE

RESTAURANT VIEW





CONFERENCE MEETING ROOM

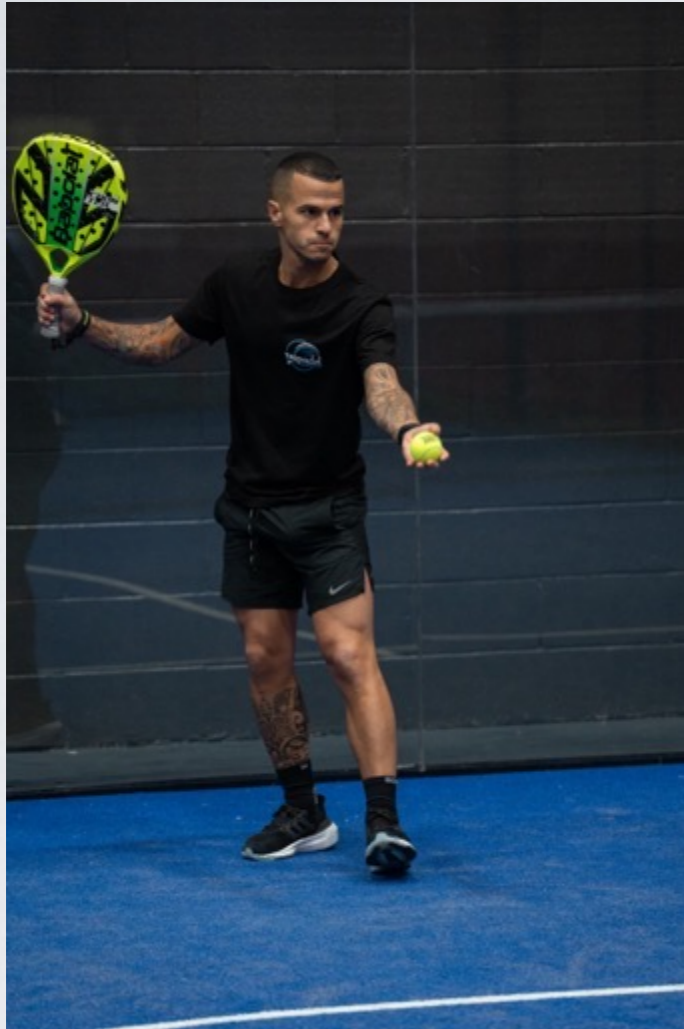
OFFICES FOR STAFF & COACHES



**Permanent dome to be built on the north field
closer to 407 ETR (all year access)**



Four (4) New Padel Courts (fastest growing game in the world!)



Juventus Fan Store

- Licensed merchandise of all Juventus FC product
- Licensed merchandise of all our Glen Shields Juventus team product
- Jersey custom stamping
- Online sales/ Pick up



Phase 1 – Build new Turf field & Permanent Bubble Dome (October 2024)

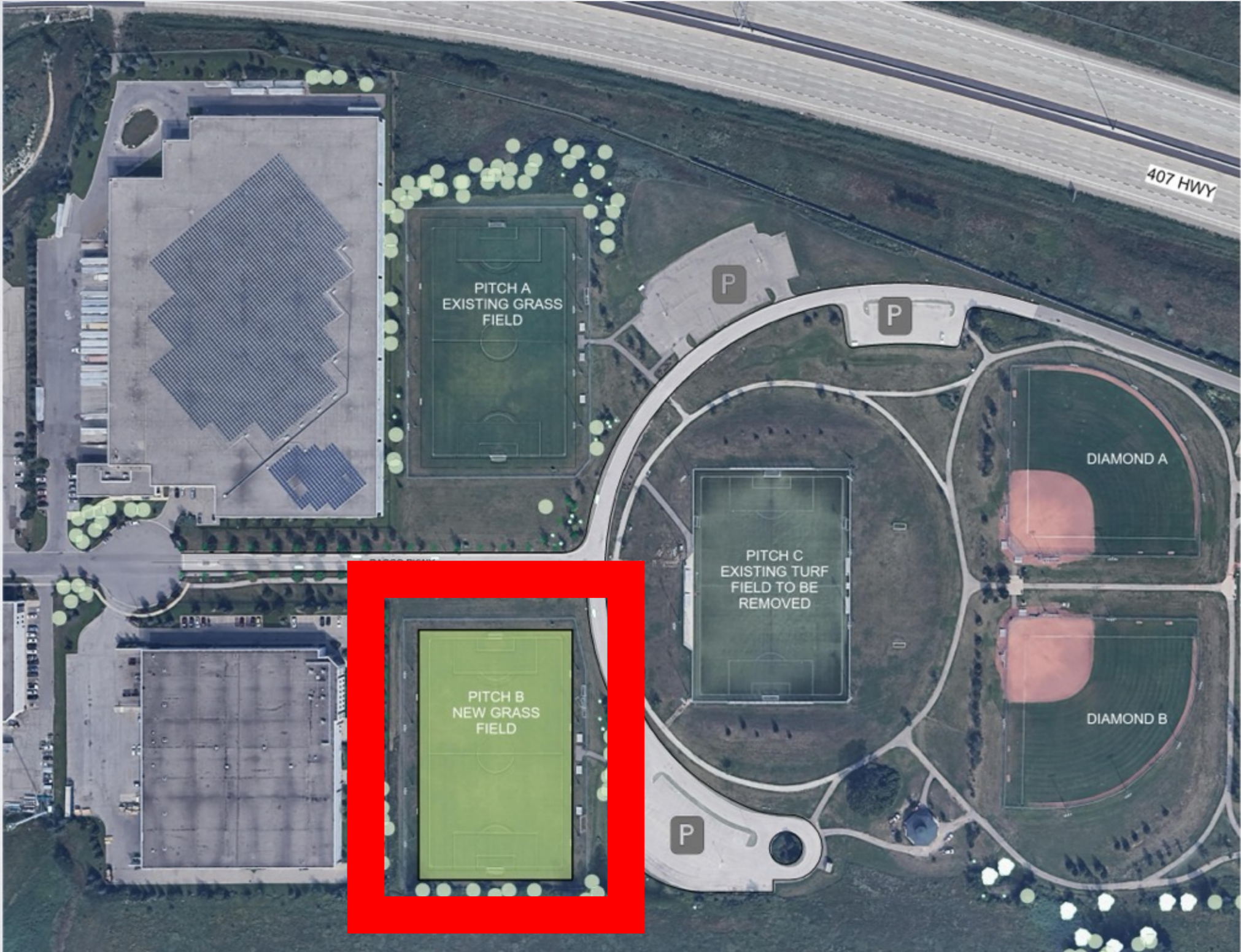
Pitch A



Phase 2 – Build new Turf field, Stadium Seating, Private Parking & Training Centre (May 2025) Pitch C



**Phase 3 – Build new FIFA approved Grass Field (Sept 2025)
Pitch B - Ready for 2026 World Cup in Toronto**



OUR REQUESTS

- **100% privately funded project**
- **The project will be built over different phases (first new turf field & permanent bubble, then training facility & stadium turf, and then new FIFA approved grass field).**
- **All maintenance for the facility & fields will be paid by our management company – Versus Sports Management & Event (VSME).**
- **VSME will manage all revenue for the facility (turf / padel rentals, marketing, sales, operations etc.).**
- **VSME will pay City of Vaughan for the property tax on new building only.**
- **VSME will donate \$100,000 (in credit) for turf rental time back to the City to be use from Monday-Friday at 9:00am-3:00pm for various school, youth programs, sports activities, summer camps etc.**
- **Existing youth clubs & teams will have access to rent the turf at the new facility.**

- **Length of Term: Control of soccer field area/land for 49 years + 49 years.**
- **Lease land from City for \$1.00/year.**
- **Existing parking will remain, and we will build a private parking lot for the building with private access to the medical offices, restaurant and padel players.**
- **Existing & new lighting around the property will be maintained and paid by the city (our facility will pay for its own lighting - building only).**
- **We request the City to continue with all snow removal of roads and public parking lots within the park.**
- **We request for the City to supply insurance coverage of common public areas of the project.**
- **We request any power source, water and sewage for the City's assist in delivering this to the site (paid by City).**
- **We *kindly* request that the City assist in expediting the permits necessary to get this project done before the 2026 World Cup so this facility could be used as a training ground for National Teams.**