

Committee of the Whole (2) Report

DATE: Tuesday, September 17, 2024

WARD(S): ALL

TITLE: GLEN SHIELDS JUVENTUS TRAINING CENTRE FACILITIES AT
CONCORD THORNHILL REGIONAL PARK

FROM:

Nick Spensieri, City Manager

Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer

Vince Musacchio, Deputy City Manager, Infrastructure Development

Haiqing Xu, Deputy City Manager, Planning and Growth Management

Gus Michaels, Deputy City Manager, Community Services

Zoran Postic, Deputy City Manager, Public Works

ACTION: DECISION

Purpose

To seek approval to continue discussions and negotiate agreement terms that would allow a third party, on behalf of Glen Shields Football Club and Juventus Academy Toronto, to design, build, operate and maintain a major soccer and recreation facility, including turf fields, a dome and other supporting amenities at Concord Thornhill Regional Park (CTRP).

Report Highlights

- At the June 4, 2024 Committee of the Whole meeting, representatives from the Glen Shields Football Club and Juventus Academy Toronto (referred to jointly as “GSFC-JAT”) presented a proposal to design, build, operate and maintain a training facility, permanent dome, turf fields, and supporting amenities at CTRP to help address the demand of their growing club and indoor facilities in Vaughan.
- According to the proposal, development of the facilities is to be 100% privately funded and will offer community benefits, economic development and tourism opportunities.

Report Highlights continued

- Council directed staff to work with GSFC-JAT to prepare a report for consideration.
- Through staff discussions with GSFC-JAT to date, key terms have been discussed to explore GSFC-JAT's proposal further, including GSFC-JAT's needs and proposed community benefits.
- GSFC-JAT's proposal, at a high level, would see a third party commercial entity constructing permanent and semi-permanent structures on City-owned lands that would include turf soccer fields, a soccer bubble, a permanent soccer training facility with stadium field, indoor training, padel courts, restaurant facilities, sports medicine clinic, and private school uses. In exchange, GSFC-JAT will be providing community use of the fields.
- In early discussions, GSFC-JAT have identified an aggressive schedule to complete this project with a phasing plan that identifies the first phase of construction beginning as early as November 2024, subject to Council approval.
- Staff are seeking direction to further explore this project and negotiate agreement terms with a future report to Council with recommendations.

Recommendations

1. THAT staff be authorized to continue discussions and negotiate agreement terms with Glen Shields Football Club and Juventus Academy Toronto (GSFC-JAT), or a separate, non-arm's length entity on behalf of GSFC-JAT, for the design, build, operation, and maintenance of a major training facility and supporting facilities at Concord Thornhill Regional Park, and report back to Committee of the Whole in the October meeting cycle; and
2. THAT staff undertake two (2) property appraisals to identify the market value of the proposed lease area(s) to help inform any proposed lease rate, revenue-sharing arrangements and/or other compensation considerations related to the GSFC-JAT proposal.

Background

At the June 4, 2024 Committee of the Whole meeting, representatives from the Glen Shields Football Club and Juventus Academy Toronto presented a proposal to the City for facility development at CTRP to help address the demands of their growing club and for indoor training facilities in Vaughan.

The presentation from GSFC-JAT identifies a phasing strategy for facility development at CTRP. The immediate short-term needs involve development of a new domed

artificial turf field to provide year-round programming and to be the home for Glen Shields Juventus Football Club. The long-term vision includes development of a major training centre, parking, stadium field, additional turf fields, and supporting amenities including possible medical centre, educational facilities, restaurant, and padel courts.

Glen Shields Juventus and/or partners are committed to fully funding the design, construction, operation and maintenance of the proposed facilities. The training centre would provide high-performance athlete training space and league play, host facilities for tournaments and visiting international teams, and shared-use facilities for the local community.

Glen Shields Football Club is a recognized Community Service Organization (CSO) but the proposal is based on a for-profit company (or extension of an existing sport management company) investing and developing the site on behalf of GSFC-JAT.

Council received the presentation and provided direction for staff to work with Glen Shields Juventus and bring back a report by the third or fourth quarter of 2024 for consideration.

Previous Reports/Authority

[Giovinco Training Centre Presentation](#), Communication C5 Committee of the Whole (1) June 4, 2024

[Council Meeting Minutes Extract](#), Item 17, Report No. 22 of the Committee of the Whole which was adopted without amendment by Council June 25, 2024

Analysis and Options

Glen Shields Football Club and Juventus Academy Toronto are eager to negotiate terms with a view to securing necessary City approvals as soon as possible to enable Phase 1 development of a fully operating indoor domed field for the winter season of 2025/2026.

Key highlights of GSFC-JAT's proposal includes a long-term lease arrangement at CTRP for:

- Development of a major training facility that includes an approximately 55,000 square foot main building with stadium field, fitness/training space, padel courts, office space, medical facilities, educational space, restaurant, and parking; the stadium field would replace the existing City artificial turf field;
- Development of a new domed artificial turf field with heating and air conditioning to replace one existing City grass field to allow for year-round programming;
- Development of a third field with FIFA approved grass turf or FIFA approved artificial turf, to replace one existing City grass field;

- Parking area to support the administration and supporting uses within the training facility;
- Community-use of facilities and financial commitment to the City with details to be further explored and determined.

The project is proposed to be fully funded, developed, operated and maintained by GSFC-JAT, its parent company and/or partners. The project is identified to be completed in 3 phases:

- Phase 1 – domed artificial turf field (completed for the 2025/2026 season)
- Phase 2 – new FIFA approved grass or artificial turf field (completion in 2026)
- Phase 3 – training centre, parking, stadium field, etc. (completion in 2026)

Initial analysis of the GSFC-JAT proposal by staff has identified the following considerations that require further exploration and negotiation:

- Property considerations including market value assessment of the proposed lease area(s), existing leases and property encumbrances;
- Leasing considerations including base lease rate, proposed facility usage, City oversight and control for development on municipal lands, audit and inspection rights, etc.
- Construction considerations including proposed scheduling, site servicing capacity, site plan requirements, parking and traffic;
- Financial considerations, revenue-sharing, maintenance obligations, lost opportunity costs, lost investment cost, lost permitting revenue;
- Community use of facilities and impact on current permitted users including additional Community Service Organizations and resident groups.

Should Council support continuing with the exploration and negotiation process, staff will continue discussions with GSFC-JAT to further explore proposed terms, including the structure of any ownership entities, financial viability of the proposal, long term community and financial impacts. Due to the commercial aspects of the proposed facility, staff recommend undertaking a minimum of two (2) property appraisals to inform lease rate, revenue-sharing and/or compensation considerations.

Once initial conversations are completed, Staff will work together with Financial Services and Legal Services to identify the appropriate legal forms of agreement that will be needed to advance this project and mitigate risk to the City. Based on discussions to date, the agreement(s) will need to include terms related to the lease, site improvements, operations and maintenance of the dome, a robust governance framework to ensure contractual obligations and revenue-sharing arrangements are met.

Staff are seeking authority to continue discussions with GSFC-JAT to explore their proposal further. Staff are recommending that they be directed to negotiate terms of any

proposed agreements and return to Council at a future date with recommendations.

Financial Impact

Glen Shields Football Club and Juventus Academy Toronto have committed to fully funding the design, construction, operation and maintenance of the proposed facilities and request that the City provides serviced land to support proposed uses.

Amounts payable under the lease will include an annual base lease amount, revenue sharing, and/or community use of facility benefits to the City or a combination of these to ensure adequate return on the City's investment. Staff recommend and have discussed with GSFC-JAT having confirmation of financial backing to support the significant capital and operating costs associated with a building and facilities of this magnitude.

Other financial considerations to be further explored include cost avoidance considerations for lifecycle renewal and capital improvements related to the existing park assets and any incremental City costs that could reasonably be expected as a result of the proposed development.

Operational Impact

There are no immediate operational impacts associated with the recommendations of this report. Long-term operational impacts continue to be explored. GSFC-JAT have proposed to assume all responsibility within the perimeter of the leased area(s) and the City will continue to be responsible for operations and maintenance for the balance of park areas and facilities.

Broader Regional Impacts/Considerations

Completion of this project requires continued discussion and coordination with a variety of external agencies related to site servicing.

Conclusion

Staff have completed initial discussions with GSFC-JAT and are seeking Council approval to continue exploring and negotiating terms required to commence the development of the proposed training centre and supporting facilities at CTRP.

For more information, please contact: Jamie Bronsema, Director, Parks Infrastructure Planning and Development, extension 8858

Attachments

1. Negotiation Strategy re: Glen Shields FC – Juventus Academy Toronto Proposal
(Confidential)

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