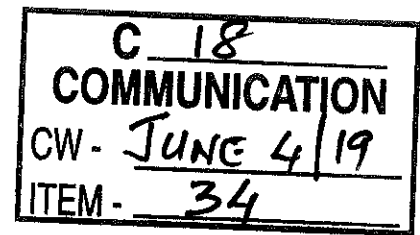


Monday June 3, 2019



Vaughan City Councillors and Staff

RE: Woodbridge Soccer Club – Proposal for a Seasonal Sports Dome at Vaughan Grove

I have reviewed the report prepared by the Deputy City Manager, Community Services pertaining to a request from Woodbridge Soccer Club to construct and operate a seasonal sports dome at Vaughan Grove Sports Park, and as a resident in the City, I do have some concerns that I would like to express to Council and Staff.

1. The Woodbridge Soccer Club is the principle user of the Vaughan Grove soccer fields during the summer months. However, during winter months, the club like other clubs and private academy's is forced to use indoor gyms or privately owned turf facilities. All of the soccer clubs and academy's in Vaughan are struggling to find indoor turf space. I agree that there is a strategic need for this type of facility, however, if successful, Woodbridge Soccer Club will be in a position to operate and monopolize an indoor facility. I see little to no benefit to the greater community, or any of the other soccer clubs or academies in the area if this were to be the case.
2. The report prepared by the City Manager does not speak to the policy framework and zoning that currently governs the Vaughan Grove Sports Park.

The subject lands are currently designated as Natural Areas and Countryside. The objective in the designation is to preserve these types of areas. In the past, the City has implemented a turf field at Vaughan Grove. A second turf field, while possibly being beneficial from a maintenance perspective, would reduce the natural grass footprint of the park further. In addition, a turf field with the ability to support a hemispherical dome, requires a substantial concrete grade beam be installed. I would suspect that this would require the removal of several mature trees that currently surround the existing field.

The current Zoning on the subject lands is Parkway Belt (PB1). The PB1 Zone only permits a Golf Course, and "Recreational Uses".

In the current By-law 1-88, the type of facility being proposed would be considered an "All Season Sports Facility", which is defined as: ***a structure with a hemispherical roof or ceiling which is constructed of fabric type material and supported by an air pressure system in which sporting activities such as golf driving ranges, miniature golf, baseball, batting cages, roller blading/skating, bocce, soccer, racquet sports etc. are carried out. Accessory uses such as an eating establishment, office facilities and related retail sales are permitted. An all season sports facility shall not be located closer than 350 metres to a residential zone.***

"Recreational Uses" does NOT include this type of facility, and as such, the use being asked for is currently not permitted on the subject lands. In addition to the above, you will notice in the definition, that these types of uses are not to be located within 350m of a residential zone. In my opinion the intent of this provision is to reduce the impact that these facilities may have on adjacent residential uses. In this particular case, the sports park is located immediately adjacent to a residential zone (RA3), which is occupied by Villa Da Vinci retirement residence, which would require the City to allow for a reduction of +/-350m to allow for this facility to be built.

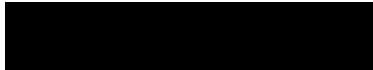
I trust that in the City's review of this request, they are considering the planning framework and process that will go with it. Based on the above it would seem like some form of zoning by-law amendment is required. Under the requirements of the *Planning Act*, I trust the City will open the process up to a proper public consultation with the appropriate community stakeholders.

3. I would ask that City Council consider the benefits of issuing this type of project to an RFP process. Opening the process up to an RFP would allow the City to analyze a variety of different business cases, that may produce greater benefits for the City and greater community. While the City Manager believes this to be difficult to achieve, an RFP process would either deny or confirm this, while allowing the City to analyze multiple scenarios.

I thank you in advance for your time in reviewing this letter and look forward to hearing back from Staff on some of the items noted above.

Sincerely,

Marcus Gagliardi



Britto, John

From: Marcus Gagliardi <[REDACTED]>
Sent: Monday, June 3, 2019 10:18 AM
To: Clerks@vaughan.ca
Subject: Letter to Council / Committee of the Whole - June 4th
Attachments: Letter to Council and Staff_Vaughan Grove Sports Park_Monday June 3.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,

I have reviewed the report prepared by the City's Manger for Vaughan Grove Sports Park, and would like to submit the attached letter to Council and Staff and have it included on the Committee of the Whole "communications" for tomorrow's meeting.

Please confirm receipt of this email, and that it will be circulated accordingly.

thank you in advance.

best regards,