

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 19, 2018

Item 2, Report No. 23, of the Committee of the Whole (Working Session), which was adopted without amendment by the Council of the City of Vaughan on June 19, 2018.

#### **2     MENTANA GROUP PROPOSAL: SPORTS VILLAGE BERKELEY ACADEMY AND ENTERTAINMENT CENTRE**

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Chief Corporate Initiatives and Intergovernmental Relations, the Chief Financial Officer and City Treasurer and the Deputy City Manager, Community Services, dated June 6, 2018, be approved;
- 2) That a consultation meeting be held by staff with the applicant and area residents, at the applicant's expense, to receive comments and concerns that require consideration prior to an update report coming back to Council;
- 3) That the presentation and Communication C10, presentation material entitled, "Mentana Group Proposal: Sports Village Berkeley Academy and Entertainment Centre", be received;
- 4) That the following deputations and Communications be received:
  1. Mr. Gerry Sciara, Hollybush Drive, Maple and Communication C2, dated June 4, 2018;
  2. Mr. Renzo Ranalli, Hollybush Drive Maple and Communications C4, dated June 4, 2018 and C12, dated June 6, 2018;
  3. Ms. Massoma Haidry, Hollybush Drive, Maple;
  4. Mr. Mario Marmora, Hollybush Drive, Maple and Communication C8, dated June 5, 2018;
  5. Mr. Lorenzo Schiavone, Hollybush Drive, Maple;
  6. Mr. Lucian Baiu, Hollybush Drive, Maple;
  7. Mr. Babak Jamali, Hollybush Drive, Maple and Communication C5, dated June 5, 2018;
  8. Mr. Paul Marner, Sir Francesco Street, Maple;
  9. Mr. Mario Daniel Sconza, Remax Remier Mario Daniel Sconza & Partners, Columbus Avenue, Vaughan;
  10. Ms. Rita Aspro, Hollybush Drive, Maple;
  11. Mr. Stephen Aspro, Hollybush Drive, Maple;
  12. Mr. Renzo Tanel, Rutherford Road, Vaughan;
  13. Mr. Barry Harte, City of Vaughan Hockey Association, Rutherford Road, Maple;

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### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 19, 2018

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14. Mr. Chris Barnett, DLA Piper (Canada) LLP, King Street West, Toronto, on behalf of Mentana Group;
  15. Mr. Paul Stevens;
  16. Mr. Oleg Radov, Hollybush Drive, Maple;
  17. Mr. Tony Furiato, Mentana Group, Rutherford Road, Maple; and
  18. Mr. Antonio Longo, Hollybush Drive, Maple and Communication C3, dated June 4, 2018; and
- 5) That the following Communications be received:
- C6. Eduard, Hollybush Drive, Maple, dated June 5, 2018;
  - C7. Andrej Selickij & Alexandra Nikiforova, Hollybush Drive, Maple, dated June 5, 2018; and
  - C9. Confidential memorandum from the City Solicitor and the Chief Financial Officer and City Treasurer, dated June 6, 2018.

#### Recommendations

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

Item:



## Committee of the Whole Working Session Report

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**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

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**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 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 5<sup>th</sup> 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 21<sup>st</sup> 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 Mentana 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