

COMMITTEE OF THE WHOLE OCTOBER 24, 2005

**INFORMATION REQUEST
ULTIMATE SPORTS CENTRE**

(Added per Council direction of October 17, 2005)

Recommendation

The Commissioner of Planning recommends:

THAT the following information respecting the Ultimate Sports Centre BE RECEIVED.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

On October 11, 2005 the President of the Ultimate Sports Centre (USC) made a deputation before the Committee of the Whole requesting that Vaughan Council support the relocation of the USC from its current location at 7345 Highway 50 to a property on the east side of Highway 50, north of Major Mackenzie Drive (10223 Highway #50) as shown on Attachment #1.

The Committee of the Whole directed that the Development Planning Department review this matter and report back to the October 24, 2005 Committee of the Whole meeting.

Background - Analysis and Options

The Ultimate Sports Centre (USC) is an existing private recreation facility that features outdoor and indoor golf driving ranges, an indoor soccer field and a ball hockey area housed within a domed facility. The facility is currently located at 7345 Highway 50 and must be relocated within the next 12-24 months due to impending development on the subject lands. Accordingly, the USC is seeking alternate locations for the facility and appears to have found a suitable site located on the east side of Highway #50, north of Major Mackenzie Drive in Lot 22, Concession 10, City of Vaughan. The USC advises that it is the intent to also install an outdoor driving range, mini putt, three full sized soccer fields, a cricket pitch and one baseball diamond at this location on a temporary basis.

On October 11, 2005, the President of the USC appeared before the Committee of the Whole to inform Council of this plan, and to seek comments of support for the proposal.

The USC is aware that there are issues related to the proposed relocation including the existing zoning and definition of "Recreational Uses". Following the deputation, the Committee of the Whole, and subsequently Council directed that the Development Planning Department prepare a report respecting the proposal.

The uses surrounding the proposed location are as follows:

- North - vacant land (A Agricultural Zone)
- South - vacant land (A Agricultural Zone)
- East - vacant land (A Agricultural Zone)
- West - Highway 50 & City of Brampton

Official Plan

The lands upon which the USC intends to relocate its facility are located within the "West Vaughan Secondary Plan Study Area". Until such time as the detailed secondary plans are prepared for the new employment area, the lands will continue to be subject to the "Agricultural Area" policies of OPA #600. The primary use for lands designated Agriculture Area will be for

farming and accessory uses. Since the Agriculture Area designation does not permit recreational uses, an official plan amendment would be required in order to permit the proposed facility at this location.

Zoning

The subject lands are currently zoned A Agricultural Zone by By-law 1-88. The recreational uses specifically permitted by Zoning By-law 1-88 include the following:

- Bowling Green
- Curling Rink
- Private or Municipal Swimming or Wading Pool
- Skating Rink
- Tennis Court

The recreational uses being proposed by the USC are not permitted by Zoning By-law 1-88, therefore a zoning amendment would be required to permit the proposed development. In addition, a Site Development Application would also be required in order to facilitate the development.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the request to relocate the Ultimate Sports Centre and has ascertained that applications to amend the official plan, zoning by-law and for site development approval would be required. This information is provided for Council's consideration.

Attachments

1. Location Map
2. Ultimate Sport Centre Deputation Letter October 11, 2005

Report prepared by:

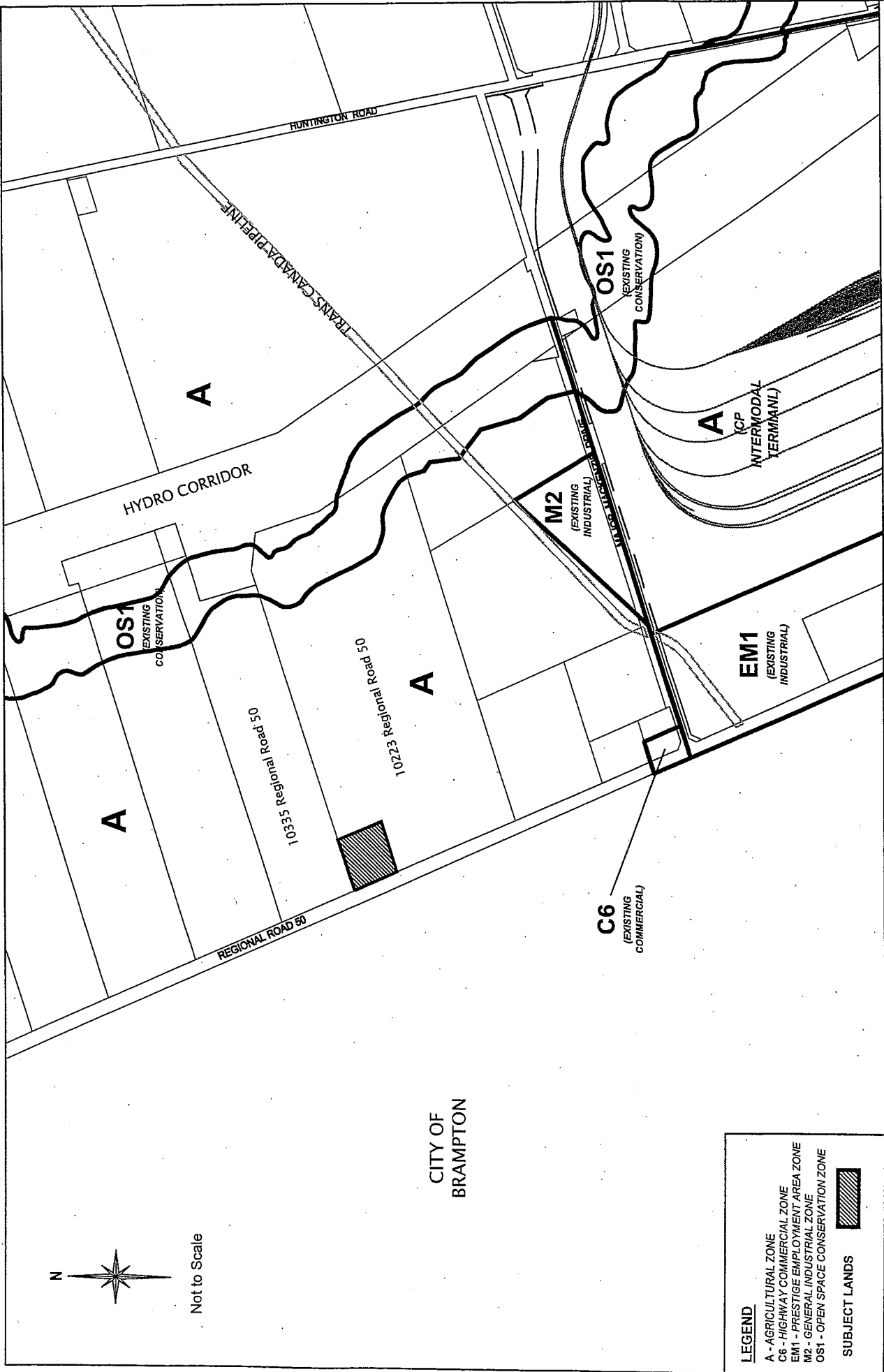
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



LEGEND

- A - AGRICULTURAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS

Location Map

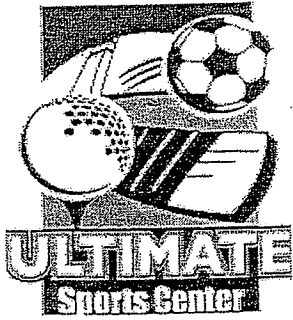
Part of Lot 22,
Concession 10
APPLICANT:
 ULTIMATE SPORTS CENTRE



Development Planning Department

Attachment 1

October 19, 2005



ULTIMATE Sports Center
7345 Highway 50, Vaughan, ON, L4L 1A5
905-264-0812; fax 905-264-8265

ATTACHMENT #2

October 11, 2005

Attn: Committee Members
City of Vaughan

Deputation Regarding Private Multi-Sport Complex on Hwy 50

The Ultimate Sports Center is an existing private facility that features outdoor & indoor golf driving ranges, an indoor soccer field, and a ball hockey arena. Within 12 to 24 months, it is expected that the leased lands at the present location, situated on Hwy 50 south of Hwy 7, will be lost to industrial development. With a similar fate to befall Hunters' Glen Golf Club, a few kilometers to the north, the neighbouring communities will be stripped of much needed recreational facilities.

USC has found a suitable property on the east side of Hwy 50, just north of Major Mackenzie Drive, Lot 23, Concession 10, Part 1 Plan 64R-7929, on which to relocate its dome to house three indoor soccer fields and an indoor golf driving range. The land is an area of Vaughan not slated to be developed for a long period of time. An existing building on the property is sufficient to provide change rooms, restaurant, sport offices, and an indoor ball hockey arena. In addition, the intentions are to install outdoors, a driving range, mini-putt, three full-sized soccer fields, a cricket pitch, and at least one baseball diamond. This multi-sport facility would be built on private property, without the need of public funds, providing much needed recreational facilities at no cost to Vaughan tax payers.

The purpose of this deputation is to inform Council of this plan, and to seek comments of support for the idea, acknowledging its benefits to the City.

The first obstacle to overcome is the narrow definition of the term "Recreation", which is an existing permitted use for the subject land. Current bylaw restrictions specifically permit only ice hockey arenas, curling rinks, swimming pools, and tennis courts. I am speaking with you on behalf of the land owner, with his permission, and we will forward a request, for temporary use, a minor variance in the definition for this subject property to be expanded to include golf, soccer, baseball, mini-putt, lacrosse, football, ball hockey, roller hockey, and cricket.

It is our belief that there exists a great need for such a complex for numerous reasons:

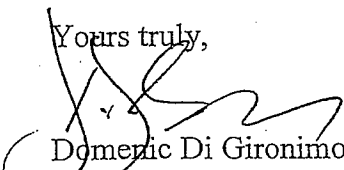
1. The forthcoming closure of the two golf facilities, will mean the loss of a combined 600 week-long youth golf summer camp opportunities, in addition to the thousands of free golf instructions for children at weekend golf clinics.
2. Two outdoor golf driving ranges, and the only fully indoor golf driving range in Vaughan will be soon closed.
3. Soccer is the number one participated sport in the country, and local soccer associations are desperately in need of more fields in summer and especially in winter. USC currently has a working relationship with the associations in Vaughan, and will offer those in need, permanent office space in the main building at the proposed new location.
4. Ball hockey is one of the largest summer youth activities in the city, with over 600 kids registered in the Vaughan Minor Ball Hockey League. Over 27,000 players are registered in the Ontario Ball Hockey Association, and Vaughan is a leading community in the sport, winning provincial and national titles regularly, while placing numerous players on Junior and Senior Team Canada, competing at World Championships. Both the Ontario and Canadian Associations are interested in relocating their offices in the proposed complex. The closure of USC will take away the only year round ball hockey arena in the City, which is also utilized by lacrosse and roller hockey groups during the winter when Vaughan facilities are not available.
5. Cricket is one of the largest international sports, and quickly growing in popularity in the GTA. A dedicated cricket field would be the first that we know of in Vaughan.

The sports complex would be an excellent interim use of the subject land, with little or no infrastructure required, and would not impede on future land development use, as may be envisioned by the City Planning Department.

Finally, USC would continue to provide important job opportunities for many teenagers and college students through its facilities and sports programming.

I thank you for your consideration of this matter.

Yours truly,



Domenic Di Gironimo
President