

FINANCE & ADMINISTRATION COMMITTEE – MARCH 5, 2012

PAN/PARAPAN AM GAMES **TORONTO 2015** **EXPRESSION OF INTEREST** **BASEBALL/SOFTBALL VENUE**

Recommendation

The City Manager, the Commissioner of Community Services and the Commissioner of Finance & City Treasurer recommend:

That the Expression of Interest to Toronto 2015 for the location of the Baseball/Softball Venue be received.

Contribution to Sustainability

N/A

Economic Impact

Based on the information received, the total cost of the venue is up to \$13 million. The City of Vaughan would be responsible for 44% (\$5.7 million) of the capital costs to construct the facility. In addition to the capital cost for the baseball facility the City would be responsible for providing a construction-ready site, at the City's cost. The municipality will be responsible for operating the facility after the games with the associated operating and future replacement costs.

Communications Plan

Council's decision will be communicated to Toronto 2015.

Purpose

The purpose of this report is to advise Council that on March 1, 2012 the City received a request for Expressions of Interest with respect to the location of a Baseball/Softball venue in Vaughan for the Toronto 2015 Games.

Background - Analysis and Options

On March 1, 2012, a letter was sent to various municipalities in the Greater Toronto area from the Toronto 2015 Pan/Parapan Am Games Organizing Committee, the not-for-profit organization that has been granted the mandate to deliver the Toronto 2015 Games. Toronto 2015 was requesting expressions of interest from qualified municipalities who possess both the desire and financial ability to locate and build a Baseball/Softball venue on a suitable site in their community. Attachment 1 is the letter which sets out the criteria municipalities must meet as part of their expression of interest. It is Toronto 2015's intent to provide a permanent venue as part of its efforts to enhance the legacy of sport infrastructure in the greater Golden Horseshoe region.

Project Description

The Pan Am Ball Park will include one premier baseball facility with a combination of permanent and temporary seating for 8,000 to 10,000; one secondary baseball facility with temporary seating for 1,500; one premier softball facility with a combination of permanent and temporary seating for 5,000 to 6,000; and one secondary softball facility with temporary seating for 1,000. The baseball facilities

must be compliant with the technical standards of the International Baseball Federation and the softball facilities with the technical standards of the International Softball Federation.

Fits in with the City's Recreation & Culture Master Plan

The "Active Together" Master Plan completed in 2008 points towards declining trends in baseball and softball in Vaughan, and indicates that a reduction in the overall supply of diamonds is recommended within the City. These recommendations correlate with provincial trends, which show a slight decline in youth ball club participation. Additionally, the Master Plan indicated that respondents who participated in the household survey ranked baseball and softball diamonds among the lowest priorities for capital development or improvement.

Funding

There are two potential funding sources for the \$5.7 million facility. Development charges can be used to fund growth-related parks, however re-allocating development charge funds to the baseball facility would impact the new park facilities already planned, both in terms of scope and timing. The baseball facility would utilize constrained development charge revenues, reducing the development charge funding for the planned facilities. Also, as the baseball facility has to be constructed within the next two years, planned park development projects would have to be deferred due to the limited development charge funds projected to be available.

Alternatively, funding could be provided by long term debt paid over a 10 year term through property taxes. The cost of debenturing the \$5.7 million at an annual interest rate of 3% would be \$694,000 annually.

Relationship to Vaughan Vision 2020/Strategic Plan

This report recommends a change from the priorities previously set by Council and the necessary resources have not been allocated.

Regional Implications

None.

Conclusion

Given the divergence between the Baseball/Softball venue from City's the Recreation & Culture Master Plan and the significant capital commitment, staff recommends that Council receive the report.

Attachments

1. Toronto 2015 Pan/Parapan AM Games Expression of Interest – Baseball/Softball Venue

Report prepared by:

Clayton D. Harris, City Manager
Marlon Kallideen, Commissioner of Community Services
Barbara Cribbett, Commissioner of Finance, City Treasurer

Respectfully submitted,

Clayton D. Harris, CA
City Manager

Marlon Kallideen
Commissioner of Community Services

Barbara Cribbett
Commissioner of Finance & City Treasurer

March 1, 2012

City of Vaughan
Mayor Maurizio Bevilacqua
Office of the Mayor
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Re: Toronto 2015 Pan/Parapan Am Games
Expression of interest—baseball/softball venue

Dear His Worship Bevilacqua,

The Toronto 2015 Pan/Parapan Am Games Organizing Committee (TO2015) is a not-for-profit organization that has been granted the mandate to deliver the Games.

Baseball and softball are key sports in the Pan Am Games. TO2015's objective is to create a sport cluster that groups baseball and softball for both men and women in one venue to amplify these two sports, enhance the athlete and spectator experience and bring efficiencies in the delivery of these two sports.

Baseball Canada and Softball Canada share in TO2015's vision of creating a Pan Am Ball Park that would host both sports at the same venue—an unprecedented approach for a Pan Am Games.

The Pan Am Ball Park will include one premier baseball facility with a combination of permanent and temporary seating for 8,000 to 10,000; one secondary baseball facility with temporary seating for 1,500; one premier softball facility with a combination of permanent and temporary seating for 5,000 to 6,000; and one secondary softball facility with temporary seating for 1,000. The baseball facilities must be compliant with the technical standards of the International Baseball Federation and the softball facilities with the technical standards of the International Softball Federation.

TO2015 is requesting an expression of interest letter from qualified municipalities (the "Partner") who possess both the desire and financial ability to locate and build a competition venue for baseball and softball on a suitable site within their communities.

The following outlines the preliminary site criteria that reflect the needs of TO2015 with respect to the venue.

1. The site will be owned by the Partner—possibly as part of an existing recreation complex.
2. The site will be situated within the Games regional footprint.
3. Although not a requirement, ideally the site will be large enough to include a training field for each of the disciplines.
4. At the sole cost of the Partner, the site must be in a construction-ready state by March 31, 2013.
This includes:
 - a. Compliance with official planning and zoning requirements.
 - b. Site fully remediated to MOE regulations.

- c. Applicable environmental assessment complete.
 - d. Adequate services to the property line.
 - e. Demolition and removal of any unusable structures complete.
5. The Partner must have the capacity to act quickly with approvals and funding such that a binding agreement can be signed by July 31, 2012.
 6. There should be convenient access to public transit.
 7. The Partner will be required to provide 44% of the capital costs, while TO2015 will provide 56% of the capital costs. Based upon a preliminary feasibility study, the total capital cost could be up to \$13,000,000. The overall cost will be dependent on the scope of work required for the site to meet the technical standards to host the Pan Am Games and to provide a legacy facility. The Partner should demonstrate legacy value for long-term sport and community use

Letters of interest should identify both the potential site location and a contact person. Submissions must be received no later than 11:00 a.m. (ET) on March 29, 2012. Each submission will be evaluated at the discretion of TO2015, and appropriate communication will be made in due course.

Should you require any additional information, please contact Murray Noble at 416.957.2010 or by email at murray.noble@toronto2015.org.

Sincerely,



Murray Noble
Senior Vice-President, Infrastructure
Toronto 2015 Pan/Parapan American Games Organizing Committee

Cc Ian Troop, CEO, TO2015
 Louise Lutgens, VP External Partnerships & Community Engagement, TO2015
 Karen Hacker, General Counsel, TO2015
 Elissa Freeman, VP Communications & Public Relations, TO2015
 Bob O'Doherty, SVP Sport & Venues, TO2015
 Clayton Harris, City Manager, City of Vaughan