



Exhibition Place

FOR INFORMATION

Item No. 6

January 12, 2012

To: The Board of Governors of Exhibition Place

From: Stadium Advisory Committee

Subject: **BMO Field – 2012/2013 Rental Rates and Natural Grass Update**

Summary:

This report provides information with respect to the rental rates for BMO Field and an update with respect to the Natural Grass.

Maple Leaf Sports & Entertainment along with the Ontario Soccer Association have undertaken a review of the community rates in facilities across the GTA and are recommending that the rates for 2013 outdoor season at BMO Field be held at \$275/hour for adults and \$250/hour for youth and the rates for the 2012/2013 indoor season at Lamport Stadium remain at \$190/hour for 1/3 of the field.

Revisions were made to the BMO Field Rental Policy in 2011, attached as Appendix “A”, to reflect the necessary changes to procedures for community usage and related care of a natural grass field required to maximize the life of the field. These changes were a result of the playing surface changing from FieldTurf to Natural Grass in 2010.

Financial Impact:

There are no negative financial implications resulting from the adoption of this report as the rental values are reflected in the 2012 BMO Field Operating Budget and will be reflected in the 2013 Operating Budget.

Decision History:

The Exhibition Place 2009 – 2012 Strategic Plan had a Recognition/Public Understanding Goal *To build positive relationships with the community at large* and as a Strategy to support this Goal we will *develop an outreach program aimed at surrounding local communities*

At its meeting of January 12, 2012, the Stadium Advisory Committee approved the following recommendations and requested it be referred to the Board for information.

Rental Rates

1. BMO Field 2013 outdoor youth rate \$250/hour;
2. BMO Field 2013 outdoor adult rate \$275/hour;
3. Lamport Stadium rate of \$190/hour (1/3 field); and

4. Refer the report to the General Manager of Parks, Forestry & Recreation Department, City of Toronto, for any necessary action.

Issue Background:

BMO Field 2013 Summer Rental Rates

The outdoor season at BMO Field will commence May 1, 2012 and run through until September 30, 2012. The first day has yet to be set given CSA schedules and maintenance are pending confirmation. The dates for May will be confirmed on the website once all other schedules are finalized.

This report recommends the rates for 2013 remain flat at the 2012 rates of \$275/hr for adults and \$250/hr for youth. These rates are in line with what community groups pay in other facilities and we believe these rates are affordable to community groups.

Lamport Stadium 2012/2013 Rental Rates

BMO Field will be continuing its relationship with the Ontario Soccer Association and will be outsourcing the booking for the Lamport Stadium bubble for the 2012/2013 indoor season. The OSA continues to have strong relationships with soccer clubs in the GTA and have consistently been able to fill the evening and weekend timeslots at over 90% capacity.

With the aging infrastructure at Lamport and the increased competition in the GTA for indoor soccer use, the 2012/2013 rental rates will remain at \$190/hour (1/3 field).

Natural Grass Field

The natural grass at BMO Field came out of the winter in the spring of 2011 in a poor condition for March and April. This was not helped by a Toronto FC schedule that was very heavy in the early part of the season. While the field was consistently at a fair rating from May-October although in the summer, it almost reached good conditions in July and August. The first Rugby game was played on the natural grass at BMO Field in August without causing any major damage to the field.

The revision made to the BMO Field Rental Policy in 2011 allowed for at least the minimum commitment of community hours to be made available at BMO Field last year from May to October. Field conditions allowed for this minimum to be exceeded in the months of July and August. The previous policy in 2010 caused for over use of the field that lead to all community and corporate bookings to be suspended from June to October.

While the hours were made available for booking in 2011 from May to October, only a small amount of hours were actually booked. An improved website and increased resources on the booking side will be implemented in 2012 to improve upon this.

It is anticipated that the field should be in better condition in the spring of 2012 and the goal will be to exceed the minimum commitment of community hours available where conditions permit. The same field reporting system for determining field condition and hours of use used in 2011

will be in use for 2012. It should be noted that the field is scheduled for replacement in the fall of 2012.

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Submitted by:

Stadium Advisory Committee

BMO FIELD RENTAL POLICY - 2012

BMO Field shall manage the amount of play on the natural grass field, in order to create accessibility to the community, to maximize the life of the natural grass playing surface and to reduce unnecessary maintenance costs. This BMO Field Rental Policy and the Wet Field Policy are designed to benefit both the community and BMO Field.

PROCEDURE:

1. In cooperation with Toronto FC, the Canadian Soccer Association, other Tenants, as well as community groups and the City of Toronto Recreation and the Parks and Forestry Department, dates will be identified for their availability for community soccer 4 weeks in advance of the date. BMO Field Management will review field conditions monthly to determine the maximum hours to be made available for community use.
2. BMO Field shall have a rest period of two consecutive days in a row in a seven day week.
3. BMO Field is intended for scheduled community soccer games only and practices are not allowed. Priority will be followed where possible to groups outlined in the Permit Allocation Policy of Economic Development and Parks Committee.
 - Booking Period – Tuesday, May 1, 2012 to Sunday, September 30, 2012
 - Hourly Rental Rate – Youth \$250/hr +HST, Adults \$275/hr + HST (\$15/hr for field lights)
 - Stadium Curfew – 11pm
 - Rain or Shine
 - Cancellation Policy – per Licence Agreement.
 - Booking Policy – 4 weeks out from date, payment upon booking, no holds.
 - Method of Payment – Credit Card or Certified Cheque; Cash only accepted advance of rental.
 - Priority Groups – As per Economic Development and Parks Committee – City of Toronto
 - Resident Community Youth & Children (Age 0 to 18 Years)
 - Resident Community Seniors (Age 60 Yrs +)and Adult (Age 19 to 59 Yrs)
 - Community Groups (do not meet 90% residency requirement)
 - Private and Commercial Groups and Individuals
 - Booking Process –
 - 30th or 31st – 2 month prior to dates for following month will be released and advertised on website and listed on rentals voice mail. (IE: April 30th dates will be released for June)
 - 1st to 7th of month prior to booking month, dates and times will be confirmed for priority group #1 (Res - Youth & Children) – IE: May 1st – 7th bookings will be taken for priority group 1 only.

- 7th to 15th of month prior to booking month, dates and times will be confirmed for priority group #2 (Res - Senior & Adult), pending availability.
- 15th onwards calendar will open up to all groups
- Payment upon booking, no holds
- User Regulations
 - Only 1 game on the field at a time, 2 nets, 11 per side
 - No outside F&B
 - Access to the venue 30 minutes prior to rental
 - No metal cleats
 - Spectators' not to exceed 25 people

WET FIELD POLICY

BMO Field recognises the preservation and maintenance of its natural grass playing surface to the highest industry standards benefits community groups and preserves an important City and professional sports asset. In order to preserve the natural grass field and to promote its use, BMO Field is committed to protecting the field and as such, BMO Field will not allow play on the field when the natural grass field is saturated by rainfall and/or there is evidence of surface water on the field.

For the purposes of this Policy, the definition of a “saturated field” is one where the soil cannot absorb any additional moisture and water runs off the surface or pools on the field. The easiest method to determine if a field is saturated is to walk on the playing surface. If the water is pushed around the foot then the field is saturated.

PROCEDURES

1. BMO Field management, in conjunction with the field maintenance contractor, will assess if the field conditions warrant the closing of the natural grass field due to excessive rainfall.
2. A designated member from BMO Field will contact the client if the field cannot be played on due to rain.
3. A “league official” will assess and determine if a scheduled Toronto FC Soccer Game cannot be played at BMO Field as a result of weather conditions.

Appendix "B"				
2012 INDOOR & OUTDOOR FIELD COMPARATIVE RATES				
2012 INDOOR TURF RATES				
VENUE	PRIME	NON-PRIME	NOTES	PRIVATE MUNICIPAL
Pine Glen Soccer Centre (Oakville)	<u>One Booking</u> OSC Teams & Oakville Youth: \$210/hr Adult & Non-Resident Youth: \$225/hr <u>Full Field</u> OSC Teams & Oakville Youth: \$740/hr Adult & Non-Resident Youth: \$800/hr	<u>One Booking</u> OSC Teams & Oakville Youth: \$225/hr Adult & Non-Resident Youth: \$85/hr <u>Full Field</u> OSC Teams & Oakville Youth: \$200/hr Adult & Non-Resident Youth: \$260/hr	Outside groups subject to \$5/hr insurance fee	Private
Durham Indoor Soccer Centre	\$130/hr	\$100/hr		Private
Bowmanville Indoor Soccer Centre	Adult: \$169.50/hr Youth: \$143.50/hr	Adult: \$139.50/hr Youth: \$104.50/hr	Non-residents: 10% surcharge on applicable taxes	Municipal
Brampton Soccer Centre	\$221.76/hr	\$151.19/hr	Liability insurance cost 20% cancellation fee	Municipal
Aurora Sports Dome	\$175/hr	\$120/hr	HST added to all costs	Municipal
Lamport Stadium	<u>Dome: Single:</u> \$190/hr <u>Full Field:</u> \$570/hr	<u>Dome: Single:</u> 100/hr <u>Full Field:</u> \$300/hr		Municipal
Milliken Mills Dome (Markham)	\$151.42/hr + insurance	\$106.76/hr + insurance		Municipal
Hershey Centre (Mississauga)	1/4 Field Resident: \$157.68/hr 1/4 Field Non-Resident: \$250.11/hr Full Field Resident: \$494.78/hr Full Field Non-Resident: \$603.52/hr		Youth rates only apply to affiliated Mississauga-based soccer clubs Field configured as "full" from Thursday-Sunday	Municipal

2012 OUTDOOR GRASS FIELDS RATES			
VENUE	PRIME	NON-PRIME	NOTES
Birchmount Stadium	Commercial/Private: \$175.10/hr Non-Resident Adult, Children & Youth: \$175.10/hr Resident, Adult & Older Adult: \$144.20/hr Resident, Children & Youth: \$113.30/hr TDSB & TCDSB: \$113.30/hr		Class B Field
Centennial Stadium			8 Soccer Fields: (5) Class A, (2) Class B, (1) Class C
Esther Shiner Stadium			7 Soccer Fields: (2) Class A, (1) Class B, (4) Class C
2012 COMPARABLE MLS VENUE RENTAL RATES			
VENUE	LOCATION	RENTAL RATE	NOTES
Home Depot Centre	Los Angeles, CA	Soccer Field (Training): \$2000/day (8 hr. day) Soccer Stadium: \$50,000/day	Per hour rates also available for training fields: \$200-\$350/hr
Pizza Hut Park	Dallas, TX	Flat Rate: \$50,000/day	No hourly rate; \$10,000 minimum + all expenses for money-making events