

June 20, 2010

FOR INFORMATION

To: The Board of Governors of Exhibition Place

From: Dianne Young  
Chief Executive Officer

Subject: **BMO Field – Rental Rates Update and Field Rental Policy**

Summary:

With the change of the playing surface at BMO Field from FieldTurf to natural grass for the beginning of the 2010 outdoor season, there is a requirement to change the policy and procedures for community usage. BMO Field's natural grass playing surface is considered a premium field and as a result an accompanying policy is required to ensure the protection of the playing surface and to reduce any unnecessary maintenance costs. The procedure for maximizing the life of the field includes a new Rental Policy and a Wet Field Policy which are attached as Appendix "A" to this report.

Maple Leaf Sports & Entertainment along with the Ontario Soccer Association have undertaken a review of community rates in facilities across the GTA and are recommending that the rates for the 2010 outdoor season at BMO Field be increased from \$100/hour (2009) to \$250/hour, while the rates for the 2010/2011 indoor season at Lamport Stadium will remain the same as in 2009 at \$185/hour for 1/3 of the field although licensees will have to pay the new 13% HST in addition to the licence fee.

Financial Implications and Impact Statement:

There are no negative financial implications for the Board resulting from the adoption of this report as the rental values in this report are reflected in the 2010 BMO Field operations budget.

Decision History:

The approval for the increase in rates for the 2008 and 2009 outdoor season for BMO Field along with the rates for the 2008/2009 and 2009/2010 indoor seasons was proposed by BMO Field Management at the meeting of the Advisory Committee on January 22, 2008 and was subsequently approved.

At its meeting of November 7, 2007, the Board was advised that the Letter of Intent approved by the Board and City Council included the following clause:

*"The Board will establish a Stadium Advisory Committee made up of representatives of*

*the Board, the Canadian Soccer Association, Maple Leaf Sports & Entertainment, City of Toronto Parks & Recreation and the Ontario Soccer Association to provide advice to the Board on the Business and operating plan for the stadium on a purely advisory basis. The Stadium Advisory Committee will be co-chaired by a member of the Board and a nominee of the Canadian Soccer Association".*

At its meeting of May 27, 2010, the Stadium Advisory Committee approved the following recommendation related to the rental rate for BMO Field and Lamport is as follows: "The Stadium Advisory Committee approve a 2010/2011 outdoor rate of \$250/hour for BMO Field and an indoor rate of \$185/hour (1/3 field) for Lamport Stadium; and further that a Youth Rate for those under the age of 18 be developed for 2011 season." In addition, the Committee requested that for the next meeting, staff consider and report out on having differential rates for adults and children and for prime and non-prime hours.

#### Issue Background:

The change of playing surface from FieldTurf to natural grass was approved by the City of Toronto on October 9, 2009 and as a result the BMO Field bubble moved to Lamport Stadium in mid-November 2009 for the purposes of allowing construction of the natural grass field to begin at BMO Field immediately. As in previous years the rates recommended in this report are the results of a review of field rental rates across the GTA as shown in the table attached as Appendix "B". MLSEL and the Ontario Soccer Association are recommending new rates for the new natural grass field at BMO Field for the summer 2010 season.

#### Comments:

##### BMO Field 2010 Rates

The change of the playing surface at BMO Field will reduce the amount of community usage available in order to ensure the professional quality of the field remains intact. As reported and approved previously by the Board and City Council, for the 2010 outdoor season there will be an average of 12 hours of community bookings per week at BMO Field which will be booked with the assistance of the Ontario Soccer Association.

The outdoor season at BMO Field began after the Victoria Day weekend, with the first day Tuesday May 25<sup>th</sup> and will go until the first weekend of October, with the last day being Sunday October 3<sup>rd</sup>, 2010. The dates for the outdoor season are based on the usage of other outdoor fields across the GTA.

With the change of the playing surface from FieldTurf to natural grass at BMO Field the playing surface is considered a premium field and to ensure a safe playing field for the players in order to reduce injuries and prolong the quality of the field the policies attached as Appendix "A" have been developed. These policies will reduce excessive wear and soil compaction on the field.

Because BMO Field will now be a premium playing surface the Stadium Advisory Committee recommended a rate increase of \$100 per hour to \$250/hour in order to reflect the upgrade of the

surface. The increase is in-line with what community groups pay in other facilities and staff believe these rates are affordable to community groups. There will be no distinction between regular or prime-time hours.

#### Lamport Stadium 2010/2011 Rental Rates

MLSEL will be outsourcing the booking for the Lamport Bubble to the Ontario Soccer Association for the 2010/2011 indoor season and also the BMO Field for the summer season. The relationship that the Ontario Soccer Association has formed with soccer clubs in the GTA has been very positive and the indoor season for evenings and weekends is at 100% capacity. Each field in the Lamport Bubble (1/3 of the total field) is available for 62 hours each week for a total of 186 total available hours.

The recommendation is for the indoor season rates for 1/3 of the Lamport Bubble field is to remain the same as in 2009 /2010 season (\$185/hour) primarily because of the HST. Whereas community groups were only paying the GST before, the HST increase in price of 8% per each 1/3 of the field translates to \$14.80 for each field from \$194.25/hour to \$209.05/hour. If in addition to the HST, Lamport were to raise the base rental rate, a full field quickly becomes very expensive for the community groups.

#### Contact:

Dan Berger/Director of Facilities, Ontario Soccer Association

Tel: 905-264-9390 x.251

Fax: 905-264-9445

Email: [dberger@soccer.on.ca](mailto:dberger@soccer.on.ca)

Vince Bozzo

General Manager/BMO Field & Ricoh Coliseum

Tel: 416-263-5705

Fax: 416-263-3901

Email: [vbozzo@mapleleafsports.com](mailto:vbozzo@mapleleafsports.com)

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Dianne Young  
Chief Executive Officer

## Appendix "A"

BMO FIELD RENTAL POLICY

BMO Field shall manage the amount of play on the natural grass field in conjunction with the Ontario Soccer Association, 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, playing fields are identified prior to the Victoria Day Holiday in May as to their availability for community soccer.
2. Bookings will not be confirmed until 4 weeks prior to the rental date as dictated by the availability provided by BMO Field Management.
3. BMO Field shall have a rest period of two consecutive days in a row in a seven day week with no more than two time slots allocated for week days and no more than six time slots allocated for weekends unless otherwise specified by BMO Field Management. For the purposes of calculating "time slots", two time slots equal one game
4. BMO Field is intended for scheduled community soccer games only and practices are not allowed.

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 a 10-mm rainfall has occurred within an 80-hour period prior to field use if either the natural grass field is saturated 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 management of the Ontario Soccer Association prior to 3:00 PM if the BMO Field cannot be played on due to rain.
3. The Ontario Soccer Association will not contact permit holders after 3:00 PM as the permit holders are responsible for checking the “Soccer Hotline Number” (see below) if games are questionable due to rain.
4. The Soccer Hotline Number
  - a. The Ontario Soccer Association will be responsible for recording the Soccer Hotline message
  - b. The Ontario Soccer Association will state the date and time the fields are closed.
  - c. The recording will reflect closures only with the appropriate date and will be updated with additional closures as shown.
  - d. Once the field is closed for evening games, it will not be reopened.
  - e. The hotline number will be updated up to 8:30 PM with closures. After 8:30 PM, BMO Field security will notify user groups on site if closure is necessary
  - f. The hotline will be updated between 8:30 AM and 9:00 AM and as needed throughout the day
  - g. The hotline is accessible by calling **905-264-9390 ext. 525.**