



Exhibition Place

Item No. 14

January 7, 2014

FOR INFORMATION

To: The Board of Governors of Exhibition Place

From: Stadium Advisory Committee

Subject: **BMO Field – Stadium Advisory Committee Report – 2015 Rental Rates**

Summary:

This report provides information with respect to the rental rates for BMO Field, provides an update with respect to the Natural Grass, and provides information related to the Community Hours available and the usage.

Financial Impact:

There are no negative financial implications for the Board of Governors resulting from the adoption of this report as the rental values in this report will be reflected in the 2015 Operating Budget.

Decision History:

At its meeting of January 7, 2014, the Stadium Advisory Committee approved the following recommendations and requested it be referred to the Board for information.

- 1) The Stadium Advisory Committee approved the following rates commencing in 2015:
 - a) BMO Field outdoor youth rate \$260/hour
 - b) BMO Field outdoor adult rate \$290/hour
 - c) Lamport Stadium rate of \$195/hour (1/3 field)
- 2) Exhibition Place staff forward this report to the Board for information; and
- 3) This report also be referred to the City of Toronto's General Manager of Parks, Forestry and Recreation Department for any necessary action.

Issue Background:

In accordance with the agreements relating to BMO Field, the Stadium Advisory Committee is to consider rental rates for both BMO Field and Lamport Stadium and make recommendations on these matters.

Comments:

Maple Leaf Sports & Entertainment has undertaken a review of the community rates in facilities across the GTA (Appendix "B") and are recommending that the rates for the 2015 outdoor season at BMO Field be increased from \$285/hour to \$290/hour for adults and from \$255/hour to

\$260/hour for youth; and the rates for the 2014/2015 indoor season at Lamport Stadium remain at \$195/hour for 1/3 of the field.

Revisions were made to the BMO Field rental policy for community hours in 2011 and 2012 to reflect the procedural changes related to the care of a natural grass field. These changes were a result of the playing surface changing from FieldTurf to natural grass in 2010. Maple Leaf Sports & Entertainment are not proposing any changes to the policy for 2015 (Appendix "A") with the exception of rental rates.

BMO Field 2015 Summer Rental Rates

The outdoor season at BMO Field will begin May 1, 2015 and go to September 30, 2015. The dates for May will be confirmed on the website when all other schedules are finalized.

This report recommends the rates for 2015 increase from \$285/hr to \$290/hr for adults and from \$255/hr to \$260/hr for youth. The rate increase will help offset increased operating costs. 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 2014/2015 Rental Rates

BMO Field has had a long standing relationship with the Ontario Soccer Association (OSA). The booking of the winter bubble has been outsourced to the OSA since moving it to Lamport Stadium.

The contract was recently renewed for three years expiring April 30, 2016. 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.

This report recommends the rates for the 2014/2015 indoor season remain at \$195/hour. These rates are in line with what groups pay in other facilities.

Natural Grass Field

The natural grass at BMO Field came out of the winter in the spring of 2013 in good condition for March. It was replaced in the fall of 2012 and still needed to establish root mass but had not been subject to any usage since being replaced. Heavy use and poor growing conditions in April caused the pitch condition to decline. The health of the field had made significant improvements by May.

The revision made to the BMO Field rental policy in 2011 and 2012 allowed for at least the minimum commitment of community hours to be made available at BMO Field last year from May-September. Field conditions allowed for this minimum to be exceeded in the months of May, July and September so that for the 2013 season, community use hours were 67 hours which was less than the 2012 by 13 hours due to some cancellations. The BMO Field website will continue to be used for booking rentals.

The field underwent a significant maintenance program in October and November to help ensure its health in the spring of 2014. We are anticipating the field to be in better condition in the spring 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 2013 will be in use for 2014.

Community Hours Available & Usage

On an annual basis, the Board is to produce a public report to the Ministry of Tourism, Culture & Sport setting out the percentage of Operable Days used for Community/City Sports. This information is outlined in Appendix “D”.

Contact:

Dianne Young, CEO

Tel: 416-263-3611

Fax: 416-263-3670

Email: dyoung@explace.on.ca

Submitted by:

Stadium Advisory Committee

BMO FIELD RENTAL POLICY - 2015

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 four 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 – May 1, 2015 to September 30, 2015
 - Hourly Rental Rate – Youth \$260/hr +HST, Adults \$290/hr + HST (\$15/hr for field lights)
 - Stadium Curfew – 11pm
 - Rain or Shine
 - Cancellation Policy – per Licence Agreement.
 - Booking Policy – four 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 – two months 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 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; and that subject report be referred to the Board of Governors for information.

Appendix "B"
2013 INDOOR & OUTDOOR FIELD COMPARATIVE RATES

2013 INDOOR TURF RATES

VENUE	PRIME	NON-PRIME	NOTES	PRIVATE / MUNICIPAL
Pine Glen Soccer Centre (Oakville)	One Booking-1/4 Field OSC Teams & Oakville Youth: \$85/hr Adult & Non-Resident Youth: \$110/hr Full Field OSC Teams & Oakville Youth: \$340/hr Adult & Non-Resident Youth: \$440/hr	One Booking OSC Teams & Oakville Youth: \$50/hr Adult & Non-Resident Youth: \$65/hr Full Field 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	\$160/hr After 5pm: \$210/hr	\$100/hr		Private
Bowmanville Indoor Soccer Centre	Adult: \$179.95/hr Youth: \$148.84/hr	Adult: \$144.84/hr Youth: \$107.59/hr	Non-residents: 10% surcharge on applicable	Municipal
Brampton Soccer Centre	\$232.99/hr	\$158.86/hr	Liability insurance cost	Municipal
Monarch Park Stadium	\$195/hr	\$95/hr	HST to be added to all costs	Municipal
Aurora Sports Dome	\$180/hr	\$125/hr	HST added to all costs	Municipal
Lamport Stadium	Dome: Single: \$195/hr Full Field: \$585/hr	Dome: Single: 100/hr Full Field: \$300/hr	HST to be added to all	Municipal
Soccer Centre - Vaughn	Single Field: \$190/hr Full Field: \$570/hr	Single Field: \$90/hr Full Field: \$270/hr	HST to be added to all costs	Municipal
Milliken Mills Dome (Markham)	\$163.99/hr + insurance	\$114.91/hr + insurance	HST added to all costs	Municipal
Hershey Centre (Mississauga)	Dome: 1/4 Field: \$190/ hr + insurance Full Field: 760/ hr + insurance Field House: \$880/ hr + insurance	Dome: 1/4 Field: \$110/ hr + insurance Full Field: \$440/hr + insurance Field House: \$640/ hr +insurance	Youth rates only apply to affiliated Mississauga-based soccer clubs Field configured as "full" from Thursday-Sunday	Municipal

2013 OUTDOOR GRASS FIELDS RATES

VENUE	PRIME	NON-PRIME	NOTES
Birchmount Stadium	Commercial/Private: \$189.94/hr Non-Resident Adult, Children & Youth: \$189.94/hr Resident, Adult & Older Adult: \$157.58/hr Resident, Children & Youth: \$122.90/hr		Class A Field
Centennial Stadium			8 Soccer Fields: (5) Class A, (1) Class B, (2) Class C
Esther Shiner Stadium			7 Soccer Fields: (2) Class A, (1) Class B, (4) Class C

2013 COMPARABLE MLS VENUE RENTAL RATES

VENUE	LOCATION	RENTAL RATE	NOTES
Stubhub 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
Toyota Stadium	Dallas, TX	Main Field: \$15,000/ 4hrs	No hourly rate; \$10,000 minimum + all expenses for money-making events
Toyota Park	Chicago, IL	Main Field: \$2000/hr	Practice Field: \$500/hr (owned by Chicago Fire)

Appendix "C"
BMO FIELD HOURLY RATES 2011-2014

BMO FIELD	2011	2012	2013	2014
Adult Hourly Rate	\$250/hr	\$275/hr	\$275/hr	\$285/hr
Youth Hourly Rate	\$225/hr	\$250/hr	\$250/hr	\$255/hr
Field Light Hourly Rate	\$15/hr	\$15/hr	\$15/hr	\$15/hr

Appendix "D"

Community Hours Available at BMO Field for 2013

Month	Available Hours	Used By Community
January	0	0
February	0	0
March	0	0
April	0	0
May	48	22
June	24	8
July	32	6
August	24	8
September	32	24
October	0	0
November	0	0
December	0	0
Total	160	68

Community Usage By Group

Month	Use	Name	Hours
May	Soccer	Resident Community Youth & Children	14
	Soccer	Community Group	8
June	Soccer	Resident Community Youth & Children	2
	Soccer	Community Group	6
July	Soccer	Resident & Community Youth & Children	4
	Soccer	Community Group	2
August	Soccer	Resident & Community Youth & Children	5
	Soccer	Community Group	3
September	Soccer	Resident & Community Youth & Children	16
	Soccer	Community Group	8
		Total	68

In addition to above, City of Toronto Parks and Recreation requested 13 days this year. They had **42 hours made available** to them **and used 30 of those hours** for various programming within their camps system. Breakdown is as follows:

- July 29th – Thorncliffe Summer Camp
- July 30th – Keele Community Summer Camp
- July 31st – Trinity Bellwoods Summer Camp & East York Sports Camp
- August 1st – Edithvale Jr. Youth Camp & YMCA