



# **CANADIAN SPORTS INSTITUTE FEASIBILITY STUDY UPDATE**

**Presentation to  
General Committee**

**May 28, 2007**

**MARKHAM**



# Outline

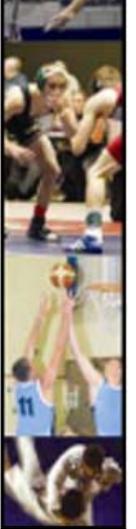
- Background
- Canadian Sports Institute Vision
- Needs Assessment
- Overview of Proposed Facility Components and Location
- Projected Capital Cost & Operating Pro Forma
- Results of Specific Site Analysis
- Economic Impact Analysis
- Markham's Parks, Recreation, Culture & Library Master Plan
- Markham's Proposed Community Use of CSIO Facilities
- Next Steps





# Background

- **June 23, 2006 Council receives letter from Canadian Sports Centre Ontario (CSIO) with proposal to establish a Canadian Sport Institute in the Town of Markham**
- **June 27, 2006 Council establishes steering Committee to undertake a Feasibility Study**
- **Feasibility Study parameters established by the Committee to include:**
  - Analysis of site
  - Storm Water Management
  - Traffic Impact
  - Parking Requirements
  - Economic Impact
  - Sport Event Hosting Capabilities
  - Needs Assessment
  - Implication – Markham’s Parks, Rec., Culture & Library Master Plan
  - Capital and Operating Costs
  - Financial Implications





# The Vision





# Vision

- To establish a Canadian Sports Institute a major multi-sport training and competition facility in the Town of Markham
- A “Culture of Excellence” to be established in a “Playground to Podium” Environment
- A Facility that combines Community use and High performance Athletes in one complex









# SITE LOCATION

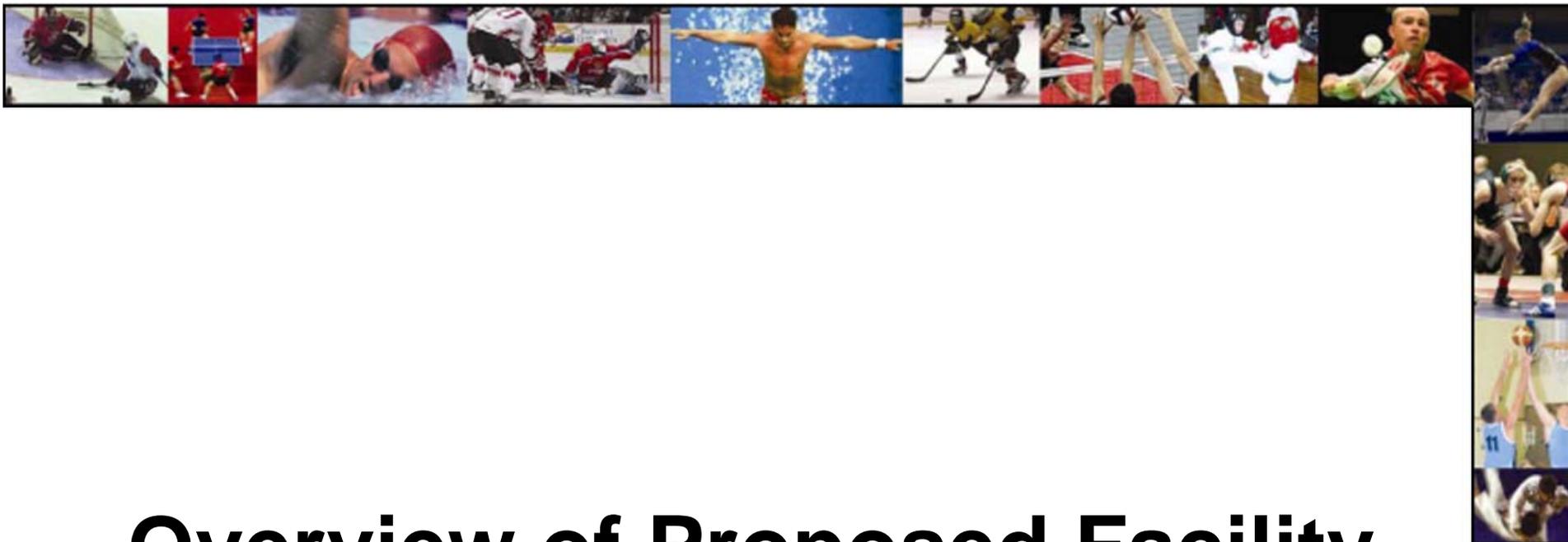




# Needs Assessment

- Canada has unachieved in recent Olympic/Paralympics Games. Recreation infrastructure is an essential component needed for grassroots and high performance sport
- Achievements and high standards set by high performance athletes provide motivation, enthusiasm to participate – ROLE MODEL
- To increase achievement on the world stage requires increased numbers of athletes at the grassroots level
- Social benefits for the overall community, families and youth through sport
- Community sport an important element of family life; positive values to children including developing self-esteem, self discipline and responsibility
- Physical activity participation is a “preventative medicine” for improving health and to help reduce health care costs





# Overview of Proposed Facility Components



# AQUATICS



AQUATIC CENTRE  
GROUND FLOOR PLAN

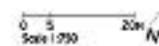




# ARENAS



ARENA  
GROUND FLOOR PLAN

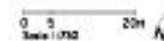




# FIELDHOUSE



FIELD HOUSE  
GROUND FLOOR PLAN





# OFFICE TOWER, TRAINING, AND RESIDENCE CENTRE

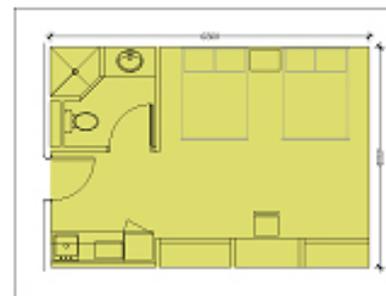


CS/O OFFICE, TRAINING  
AND RESIDENCE CENTRE

0 5 20M  
Scale 1:750



SPORTS MEDICAL FACILITY  
TRAINING FACILITY  
SPORTS SCIENCE LAB  
ADMINISTRATION  
CAFETERIA  
OFFICE  
ATHLETE RESIDENCES



RESIDENCE TYPICAL LAYOUT

SCALE 1:100



# Capital Cost

- Capital Cost Sports Components - \$198 million
- Office Tower, Training and Residence Centre - \$38.5 million
- Infrastructure Provision - \$10 million





# Projected Operating Pro-Forma

- Net Income Projected – \$ 6.2 Million Annually

(NOTE: Assumes no debt financing costs)

\* All cost 2007 dollars





# Traffic Impact Study

- **Cole Engineering Group completed a Transportation Impact Study for the proposed CSI**
- **Study Conclusions are as follows:**
  - No other roadway improvements required for site traffic generated beyond planned East District Precinct
  - Traffic generation with CSIO results in less trip generation than would have been generated by current approved zoning at AM and PM peak hours
  - All boundary and internal roadways can accommodate projected CSIO traffic during peak time periods assessed
  - Special provision / contingency plans recommended for major events when attendance is 6000+ persons (eg. Traffic police, flexible/reversible lanes, third parking garage ramp, satellite parking lots)





# Parking Requirements

- **BA Group Transportation Consultants completed overview of parking requirements with CSIO complex**
- **Study conclusions are as follows:**
  - Locating CSIO adjacent to GO and transit hub is good planning; provides a large pool of unused parking evenings / weekends when CSIO has higher demand
  - 1170 stalls needed to meet everyday recurring needs; expand GO station lot to accommodate
  - Expanded Go Station provides 2160 stalls for evening and weekend peak needs
  - Significant events that may occur 10-20 times per year necessitates additional stalls that could be met in immediate area (NRC, street, high school, private developments)





# Highway 407 Transit Way

Hwy 407 - Transitway Corridor

Markham 7



## Legend

- TRANSITWAY STATION
- TRANSITWAY CORRIDOR
- PROPOSED POND
- HWY407 LANDS
- EXISTING FENCE
- twc2\_utm.dwg Polyline
- PROPERTY LINE

Note:  
For MTO Use Only.  
This is not a Title Record Sheet.  
For a Title Record Sheet contact  
MTO CR Surveys and Plans Section  
November 24 2005



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1:5,000





# Economic Impact Analysis

- Marshall Macklin Monaghan retained to calculate total economic impact from construction of CSIO
- McIntosh Consulting retained to assess sport event hosting capabilities and potential economic benefits
- Total economic impact from Construction of the CSIO for the local and provincial economy and government revenues calculated at \$279.3 million
- The hosting of annual regional/national sports event could generate \$20-75 million annually (magnitude dictated by the scale of events attracted in a given year)
- McIntosh Consulting identified over 90 events that CSI could host or bid on, ranging from local events to an international or world event



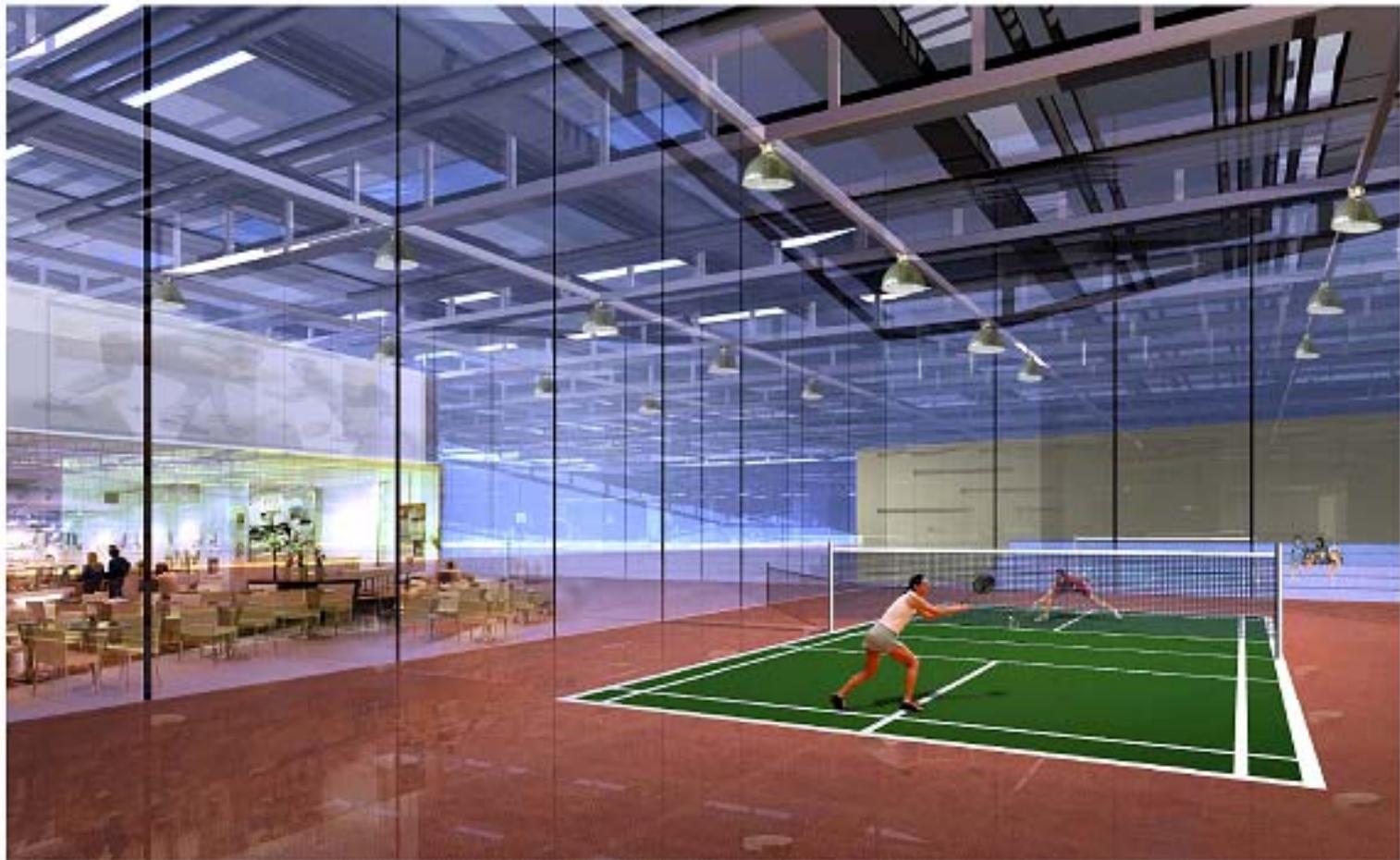


# Impact Economic Analysis

- Sports events a catalyst for tourism development; before and after events participants and families incorporate time for other activities / attractions in area
- CSIO identified as a major economic generator of Markham centre
- Interest has been expressed from the private sector for additional infrastructure development in the area when CSIO is confirmed (eg. Hotel, convention centre, indoor soccer complex, etc.)
- Job creation anticipated in the recreation/sport occupation category with location of national and provincial sport organizations that would locate their head offices in CSIO office building























# Markham's Proposed Community Use of CSIO

- Capital contribution to CSI by Town of Markham ensures an element of community use of CSIO facilities
- Based on projected recreation demand at time of construction Markham allocated hours to deliver programs / allocate facility use to Town organizations
- **Arenas projected demand**
  - Prime time of 2 community arenas for 8 months per year
- **Aquatics projected demand**
  - Prime time of equivalent of 1-25 metre pool for 12 month per year
- **Fieldhouse projected demand**
  - Prime time equivalent of 2 double gymnasiums for 12 months per year



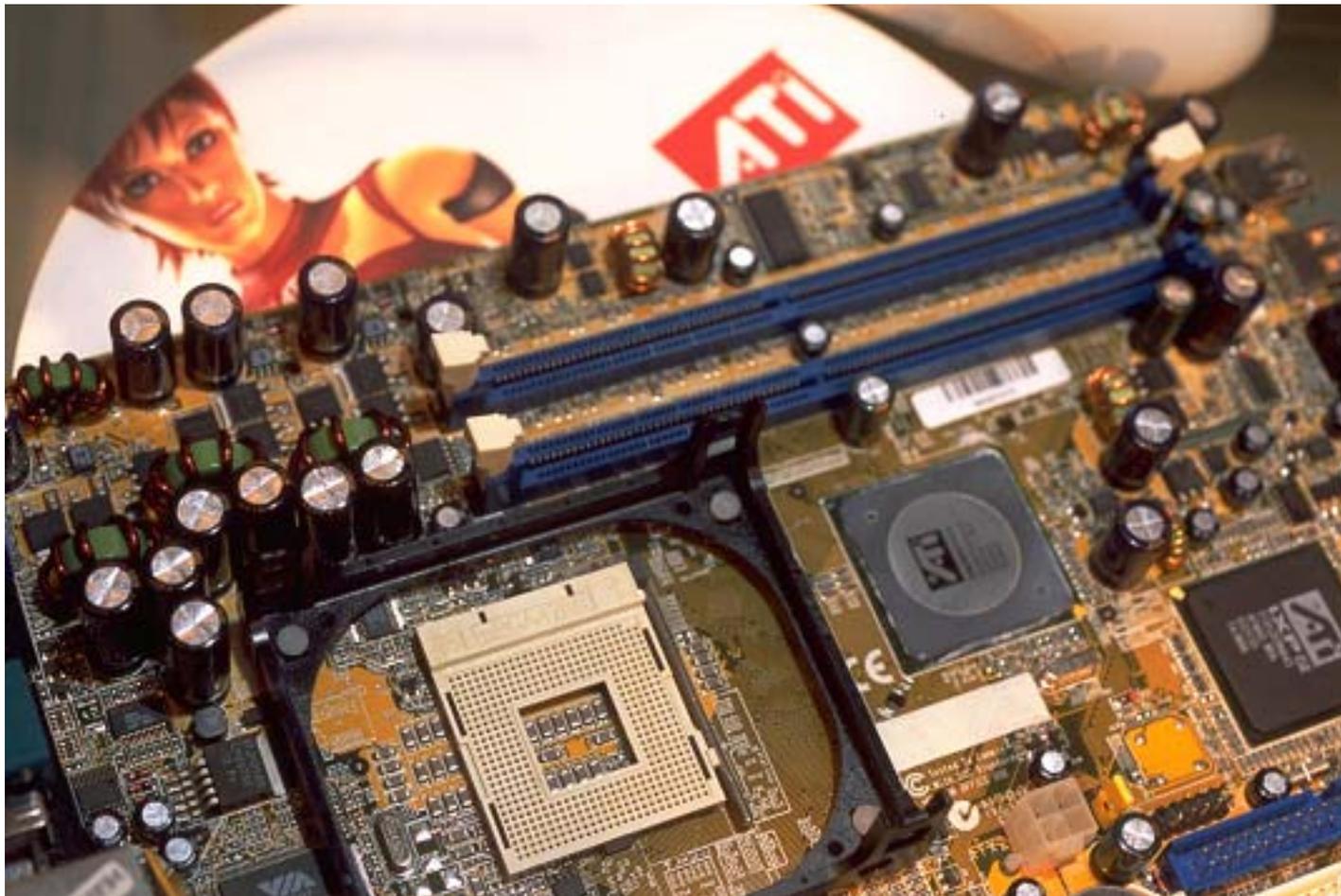


# Next Steps

- Detailed discussion on financial considerations and options
- Canadian Sport Institute Governance Model
- Identity future areas of study required in conjunction with Canadian Sport Centre Ontario
- Proposed to set up a special General Committee meeting in June to address these points



# Markham Canada's High Tech Capital





# Markham Canada's Sport Capital

