
UNIONVILLE WINTER TENNIS CLUB

OPERATIONAL OVERVIEW

PROPOSAL TO INSTALL TWO TENNIS BUBBLES AND
OPERATE A WINTER TENNIS CLUB ON
THE UNIONVILLE TENNIS COURTS IN CARLTON PARK

PREPARED BY:

COSTA NICOLAIDIS, CGA
CELL: (647) 222-5433

HEIDI STRASSGUERTL, CGA
CELL: (416) 835-4439

TABLE OF CONTENTS

1	Introduction.....	- 1 -
2	Unionville Winter Tennis Club (UWTC).....	- 2 -
	2.1 History and Summary of the UWTC Dome Project.....	- 2 -
	2.1.1 History.....	- 2 -
	2.1.2 Summary.....	- 2 -
	2.2 Financial Highlights	- 5 -
	2.2.1 Investment	- 5 -
	2.2.2 Financial.....	- 5 -
	2.2.3 Pricing Model	- 6 -
3	UWTC's Request for Approval And Support From UTC.....	- 7 -
	3.1 Initial Project Construction Requirements and Timelines.....	- 7 -
	3.1.1 Court preparation (Grade Beam Construction).....	- 7 -
	3.1.2 Flood Lights Relocation	- 7 -
	3.2 Club House Upgrades and Other Facilities.....	- 8 -
	3.2.1 Current Club House	- 8 -
	3.2.2 Reception Entrance building.....	- 8 -
	3.3 Maintenance of Facilities, Courts, Nets and Other.....	- 9 -
	3.4 Business Operating Periods for UWTC.....	- 9 -
4	Bubble Domes.....	- 9 -
	4.1 Bubble Dimensions and Positioning.....	- 9 -
	4.1.1 Air/Heating Vents.....	- 9 -
	4.1.2 Fencing	- 10 -
5	Town Of Markham Approval	- 11 -
6	Conclusion.....	- 13 -

1 INTRODUCTION

The intent of this document is to provide the Unionville Tennis Club (UTC) Advisory Board with the background information to assist them in assessing the viability and the benefits of endorsing the Unionville Winter Tennis Club (UWTC) initiative.

Through the summer months one can find many tennis courts in Unionville, Richmond Hill and North Scarborough. Unfortunately, there are fewer courts available to tennis players during the winter months. Current facilities available in this area during the winter months exist at 2 Mayfair Clubs in Markham, Blackmore Tennis Club in Richmond Hill (Bayview Ave. and Sixteenth Ave) and L'Amoreaux in Scarborough (McNicoll Road & Kennedy Road), which makes Unionville Tennis Club a prime location for a new winter tennis facility.

The possibility of offering alternative and affordable winter time tennis within the Unionville area will provide the opportunity for seniors, adults, children and youth to remain active and healthy (see article on "Key to children's fitness levels comes from parents' motivation: study" from Markham Economist & Sun) and to continue to enjoy playing tennis throughout the year. Given the growing population within the Town of Markham (see below), demands for fitness or other sporting options during the winter months will also continue to grow, creating a need to utilize facilities such as Unionville tennis courts during the winter months to allow more options for the community to remain fit and active.

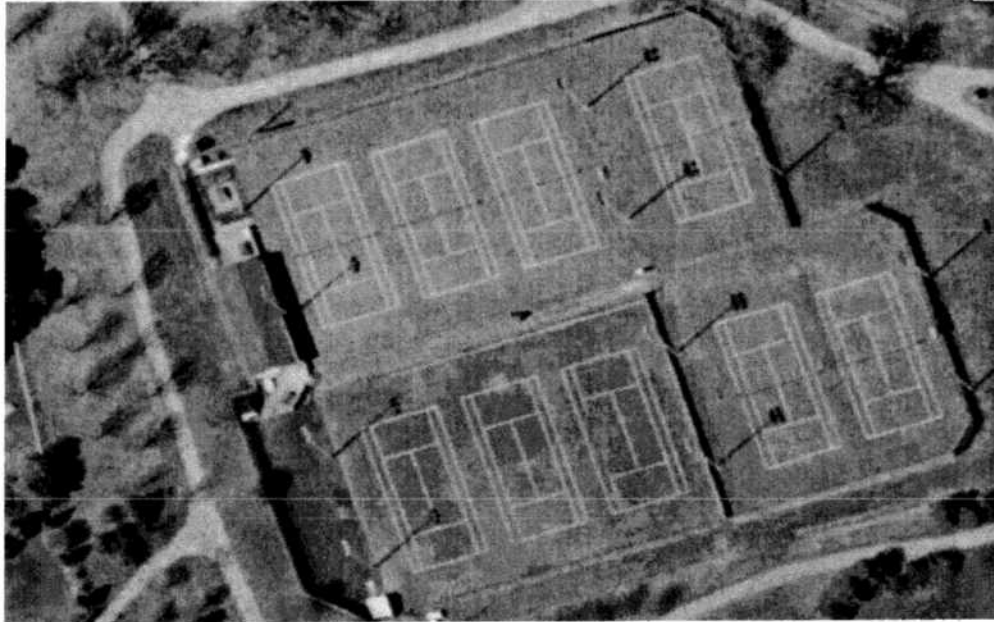
**Town of Markham Population
Historic and Forecast Population Growth Estimate**

Year	Population	Growth during preceding 10 year period	Percent increase over 10 year period
1961	15,500	-	-
1971*	36,700	21,200	137%
1981	77,000	40,300	110%
1991	154,000	77,000	100%
2001	217,800	63,000	41%
2011	281,000	63,200	29%
2021	326,000	45,000	16%
2031	371,000	45,000	14%

*The Town of Markham was formed in 1971.

Sources: (1) Values for 1961 to 1981 are taken from the Town of Markham Urban Area Expansion Study, February 1992, (2) Values for 1991 to 2021 are taken from the Region of York Official Plan

(3) Values for 2031 is estimated by applying the growth rate projected for the period 2021 to 2026 to the 2026 population estimate in the Region of York Official Plan



2 UNIONVILLE WINTER TENNIS CLUB (UWTC)

2.1 HISTORY AND SUMMARY OF THE UWTC DOME PROJECT

2.1.1 HISTORY

Around 2 years ago, discussions about building a winter tennis club arose as UTC was approached by a company who manufactures tennis domes in England. The intent was that they would place 2 domes over the 9 courts and manage the facility and courts. In 2006, these discussions ceased as the company was no longer interested in pursuing this venture.

There is still a strong interest from the members of Unionville Tennis Club to have a facility where tennis can continue during the winter months. At the Annual General Meeting on November 11th, 2006 at Mayfair Parkway, Heidi Strassguertl stated that she would continue investigations and was looking for assistants to help establish a winter facility for tennis at Unionville Tennis Club (UTC).

Heidi Strassguertl, a volunteer at UTC, donates her time hiring and training monitors, maintaining the courts & clubhouse, and assisting with both social and competitive events. Heidi was approached by Costa Nicolaidis, also an active member at UTC, to look into the feasibility of starting a winter tennis club at the UTC facility which involves constructing two bubble domes to cover the nine courts at UTC.

2.1.2 SUMMARY

The Unionville Winter Tennis Club is intended to be run as a private business entity which would be separate from UTC and would not interfere with the volunteer-based community club operating during the summer months.

UTC's membership and its board of directors will bear no financial risk or liability associated with UWTC and UTC's physical assets (decks, sheds, clubhouse) will be protected and maintained during UWTC's operating period from October to April of every year that UWTC is in operation. Any damages to UTC's physical assets during UWTC's operating period will be borne by UWTC.

UWTC will be a 9 court tennis facility operating from October through to April. The tennis courts located in Carlton Park will provide tennis players with the opportunity to play winter tennis within their own neighborhood.

Although the Unionville Winter Tennis Club (UWTC) will be operated separately from Unionville Tennis Club, both clubs will share common interests. Since most of UTC's summer membership resides in the area, it would be convenient for summer members to continue to play at their current location over the winter months. In addition, UWTC would provide a familiar setting to which their fellow members would be present.

Although the objective of the Unionville Winter Tennis Club group is to be in operation by the 2008/09 year, certain approvals need to be obtained before any construction can take place.

The Town of Markham (herein also referred to as "The Town" or "Markham") owns the property and allows UTC to operate the summer club. It has indicated that for the Winter Tennis Facility to be approved, the following consents must be obtained from:

1. Unionville Tennis Club (UTC)
2. The majority of residents directly adjacent to the facility
3. The majority of The Markham/Unionville community, at large

The approval from the residents adjacent to the Unionville tennis facility and the members at large will be coordinated by Markham through a series of town hall meetings and public consultation sessions in order to listen to and address concerns. The approval by UTC may also provide adjacent residents the sense of support for the winter club by the residents of Unionville at large and perhaps indicate to them the value of having such a facility in the community.

Although the approval from the residents is imperative it is of first and foremost importance that approval is obtained from UTC. In order to facilitate this approval, the operators of UWTC will provide the UTC Executive or its appointed representatives with the following:

1. Financial Highlights
2. Pricing
3. Proposed dates of operation (opening and closing dates schedules)
4. Initial court construction requirements
5. Relocation of flood Lights (between Courts 3 & 4 also 8 & 9)
6. Modification and sharing of current club house and the addition of other structures
7. Ongoing maintenance of courts and other common issues

The order in which the project needs to proceed is as follows:

This document is the property of Unionville Winter Tennis Club and may not be copied or reproduced without the prior written consent of Heidi Strassguert and Costa Nicolaidis.

- Submission of Plan from the UWTC investors to UTC and the Town of Markham
- Approval from UTC
- Approval from The Town of Markham
- Project construction schedule and timelines

2.2 FINANCIAL HIGHLIGHTS

2.2.1 INVESTMENT

An overall investment of approximately \$1,100,000 will be required to complete this project. This investment estimate is based on quotes from the two major bubble manufacturers in North America, The Farley Group and Yeadon, both of whom are conveniently located in Guelph, Ontario. Based on this investment, an appropriate pricing strategy model was developed (see 2.2.3.1) to generate a reasonable return of approximately 8% on its investment. The business proposal seeks to obtain an agreement with Markham to operate the facility over a 15 – 20 year period, commensurate with the investment recovery.

The UWTC investment will be held as a privately held corporation, currently involving two major investors; Costa Nicolaidis and Heidi Strassguertl.

2.2.2 FINANCIAL

Revenues of \$565,769 in its first year of operation have been derived from the pricing strategy model which took into consideration competitor prices in the area (see 2.2.3.3). Given a 7 month fiscal operating period, this pricing model helps justify the project's feasibility. Revenue projections reflect membership fees with an average membership base of approximately 720 members in the first year of operation, as well as court fees charged on an hourly rate (see 4.2.3.2). Average court usage fill-rates in the first few years have been conservatively estimated at 65%. Annual fees are expected to increase by approx 3% per year (inflation rate).

Expenses related to the bubble(s) operation have been estimated at \$534,091 in the first year of operations. Heat and lighting cost estimates came directly from The Farley Group and other operating expenses (such as interest, depreciation, salaries, wages, repairs, insurance, & other expenses) were estimated or derived from personal business experiences as well as reasonable assumptions and calculations which are applicable to this business operation.

2.2.3 PRICING MODEL

2.2.3.1 UWTC MEMBERSHIP PRICES EXPECTED AS AT OCTOBER, 2008

Category	Age Range	Annual Membership Fee
Adult	(31-64)	\$320
Intermediate Adult	(22-30)	\$240
Couple	(Married)	\$600
Family	(Immediate)	\$700
Junior	(10 & Under)	\$125
Youth	(11-16)	\$180
Student	(17-21)	\$225
Senior	(65 and Over)	\$225

2.2.3.2 UWTC EXPECTED COURT FEE RATES AS AT OCTOBER, 2008

Time Type	Rate/Hour
Prime Time	\$24
Semi-Prime Time	\$20
Regular Time	\$16

2.2.3.3 COMPETITORS' PRICING MODELS

Blackmore Tennis Membership	2008 Annual Membership Fees
Adult (31 - 64):	\$ 380.00
Int. Adult (22 - 30)	\$ 270.00
Couple (Married)	\$ 650.00
Family (Immediate)	\$ 785.00
Junior (10 and Under)	\$ 145.00
Youth (11 - 16)	\$ 205.00
Senior (65 and over)	\$ 260.00

BLACKMORE TENNIS COURT FEES 2008

Time Type	Days of the Week	Hours	Rate/Hour
Regular Time:	Monday - Friday:	7 am - 6 pm	\$16
Prime Time:	Monday - Friday	6 - 7 pm & 9 - 11 pm	\$20
	Saturday, Sunday & Holidays	7 - 9 am & 1 - 11 pm	\$20
Super-Prime Time:	Monday - Friday	7 - 9 pm	\$24
	Saturday, Sunday & Holidays	9 am - 1 pm	\$24
Juniors:	Monday - Friday	3 - 6 pm	\$14
Seniors:	Monday - Friday	7 am - 6 pm	\$14

L'Amoreaux Tennis Club (See Note 1:)	
2008 Annual Membership Fees	
Adult (17 - 64):	\$ 194.00
Junior (up to 17 years)	\$ 95.00
Senior (65 and over)	\$126.00

Note 1: L'Amoreaux is run by the City of Toronto

Time Type	Rate/Hour
Prime Time	\$13
Non Prime Time	\$ 8

3 UWTC'S REQUEST FOR APPROVAL AND SUPPORT FROM UTC

Over the past few years, UTC's members have signified an interest in obtaining a winter tennis facility in Unionville. UTC's endorsement is crucial in order to get Markham's approval, not only because they are community based but also because their members occupy the facility. Town of Markham's approval is contingent on UTC's approval. UTC also has an interest to negotiate or review certain matters that will affect the summer club and its members. These matters revolve around:

1. Initial project construction requirements and timelines (see section 3.1)
2. Club house upgrades and other facilities (see section 3.2)
3. Maintenance of facilities, courts, nets and other (see section 3.3)
4. Business operating periods for UWTC (see section 3.4)

3.1 INITIAL PROJECT CONSTRUCTION REQUIREMENTS AND TIMELINES

3.1.1 COURT PREPARATION (GRADE BEAM CONSTRUCTION)

Part of the initial construction requirements is the building of grade beams around the perimeter of the courts (approximately 6-12 inches away from the fence) that will house the bubbled domes. To avoid or minimize interruptions, this one-time construction can be scheduled with the court resurfacing (courts 1&2 & 8&9) after school starts or Sept 8, 2008. The grade beam construction can be done in phases. Courts 1 to 4 can be completed first and would require 3-4 weeks and courts 5-9 can be completed next also requiring 3-4 weeks. This would mean that the domes could potentially be up and in operation in the first week of November of 2008.

3.1.2 FLOOD LIGHTS RELOCATION

In order to dome Courts #1 to #4 and #5 to #9, 2 floodlights between courts 3 and 4 and between courts 7 and 8 are required to be moved. These floodlights would be relocated outside the fenced court areas consistent with all the current lighting posts around the courts. The flood-light relocation should be scheduled at the same time as the construction of the grade beams (after school starts in the fall –September 8th, 2008) to minimize interruption. The estimated cost to relocate the flood-lights ranges from \$30,000 - \$40,000. It is not expected that the relocation of these lights will have any material effect on the lighting surfaces currently in effect.

3.2 CLUB HOUSE UPGRADES AND OTHER FACILITIES

3.2.1 CURRENT CLUB HOUSE



The single storey 2 decked club house overlooking the courts consists of:

- A large windowed room catering for around 80 people
- Plenty of small tables and chairs.
- Separate ladies' & men's washrooms
- A fully equipped kitchen and an office

UWTC is also seeking approval from UTC to use their current club house facility which it owns and integrate it into the bubble dome covering courts 1 to 4. In order to facilitate this, the structure would have to be modified (strengthened) to be incorporated within the dome to provide a viewing area for waiting parents of children taking lessons, or for spectators viewing league matches. Use of the kitchen and toilet facilities would also be needed by the UWTC's members, however, extensive renovations to the club house will be required to insulate the building for winter use. Arrangements will need to be negotiated with UTC. The winterization of the clubhouse could occur after school starts or Sept 8th.

3.2.2 RECEPTION ENTRANCE BUILDING

In addition to the current club house building, UWTC is proposing to add an additional structure, to act as the main reception and entrance way into UWTC facility during the winter months. This structure would be constructed outside the fenced area of court 4, but closer to court 9. This location was considered because of its:

1. Proximity to the parking lot
2. Security and safety (given it is well lit and the shortest walk to the parking lot during the winter months)
3. Accessibility into the 2 bubbles

The main entrance into both bubbles will be via the reception structure and access to the current club house will be via either the bubble or through a lighted pathway between the bubbles (after exiting the reception structure within the tennis grounds). The entrance to the reception area will be graded from the current pathway leading to the parking lot to allow for a well lit and easy access point into the bubble. The reception building and entrance will be built with no interruption to summer tennis but must be in place and functional by October. Building costs can range from \$30,000 to 40,000, depending on the requirements and size. Arrangements can be made with UTC to make this available for use as a permanent entrance point for summer tennis as well.

3.3 MAINTENANCE OF FACILITIES, COURTS, NETS AND OTHER

Agreements will be sought between UTC and UWTC to ensure all court surfaces are well maintained and UWTC will enter into a share cost arrangement with UTC and Markham after October 2008 to repair court surfaces, fences or any other issues. Agreements will be sought with UTC with respect to club house usage and UWTC will share snow-removal costs with the Church and The Town of Markham.

3.4 BUSINESS OPERATING PERIODS FOR UWTC

UWTC expects to be in operation during the months from November through to April in 2008 and from October to April from 2009 and onwards. This will include the time needed for the installation of the domes at the start of the season and for the dismantling of the bubble domes in preparation for the spring session at UTC. Because UTC traditionally opens in early April and closes sometime in mid October, certain compromises need to be made and will be accommodated by UWTC to all the members over this overlapping period.

4 BUBBLE DOMES

4.1 BUBBLE DIMENSIONS, POSITIONING, INSTALLATION AND DISMANTLING

Two bubble domes which will contain all 9 courts will need to be constructed. Bubble # 1 will contain courts 1 to 4 and Bubble # 2 will contain courts 5 to 9 and will be secured along the grade beams. Bubble #2 covers courts 5 to 9 and will house the 3 clay courts (5; 6 & 7) and 2 hard courts (8 & 9). The approximate dimensions of Bubble #1 and #2 are as follows:

Bubble	Dimensions	# of Courts
#1	220' x 118' x 36'	4 Courts (#1- #4)
#2	260' x 118' x 36'	5 Courts (#5- #9)

The estimated cost to purchase both domes will be approximately \$800,000 based on our Request for Proposal (RFPs) from Yeadon and Farley Group. Besides the main entrance within the reception structure, another entrance is expected to be provided into each bubble which will be located closer to the UTC club house. Several exits will need to be located around the bubbles parallel to the fenced gates for emergency situations.

Installation and dismantling of the two bubbles will require approximately 30 people with supervision from the bubble manufacturer and two 10 hour day shifts respectively.

4.1.1 AIR/HEATING VENTS

Two natural gas heaters are expected to be installed, one adjacent to the reception structure outside court 4 and the other outside court 9. Installation of these heaters can be completed with no interruption to summer tennis but must be in place by the time the bubbles are raised in November of 2008. The cost of the heaters is included in the bubble purchase price.

4.1.2 FENCING

In order to accommodate the bubbles, some fences may have to be removed and all fences will be rolled from end to end via a spreader bar to accommodate snow removal. This will be done within the installation dates and the fences will be returned to normal within the summer months. Any costs or damages as a result of removing or adjusting the fencing around the bubble domes will be borne by UWTC.

5 TOWN OF MARKHAM APPROVAL

Some of the advantages to the Town of Markham to have a Winter Tennis facility in the neighbourhood are:

- Court maintenance costs will be reduced as it is less likely that cracks will occur once the courts are covered
- Other costs such as court maintenance, replacement of tennis nets, snow shoveling of the Church parking-lot will be shared
- Helps promote a healthy and active lifestyle for the residents of Unionville and Markham during the winter months
- Town of Markham (community) does not have to raise the capital funds (taxes) for this project. Funds will be sourced from private resident investors who will take responsibility to manage the operation via a privately held corporation.
- Parks and Recreational programs can be incorporated.

Town of Markham approval of this project will depend on:

1. It's ability to meet the goals and objectives of the community
2. The financial stability of the project itself and the sponsors' experience, financial strength and credibility
3. Approval by UTC
4. Approval by residents adjacent to UWTC
5. Approval by the Unionville Community at large

Allan Seabrooke, Director, Strategic Services for the Town of Markham, has been spear-heading this project for the Town and it appears that this project meets the objectives of the Town of Markham. Allan Seabrooke has presented a proposal to the Town Council for deliberation. Council has voted to have Allan pursue this project further with all groups to obtain approval by UTC, the surrounding residents and then the community. It is expected that the first public consultation will be held soon after approval of the business plan by UTC, and then a second public consultation will be held thereafter to invite the surrounding community.

As part of assessing the feasibility of the project, on November 20th, 2007, Costa and Heidi visited the residents backing onto Carlton Park with a petition to gauge support or assess overall resistance to installing a Winter Tennis Dome. Overall, out of the 32 residents who back onto Carlton Park, 19 residents approved (or 59%), 6 residents were unknowns since they were not home (or 19%) and 7 residents were against the proposal (or 22%) and may provide strong resistance.

After UTC approval, it is believed that obtaining overall support by the adjacent residents is the most crucial stage in the overall approval process and it is not felt that the level of resistance, at this time, is enough to deter the project from proceeding. After all meetings and consultations with the interested parties in Unionville, UWTC will ultimately seek final approval

from the Town of Markham to proceed. The Town will have to evaluate the objections of the few and weigh them against the needs of the community which would include the Unionville tennis community, at large.

6 CONCLUSION

This proposal is not exhaustive in its content but attempts to highlight all the critical elements of this project, together with seeking approval from all the interested parties, such as the Town of Markham, UTC, and the Unionville residents.

For UWTC to commence operations in November of 2008, the approvals from UTC, the residents and the Town of Markham are necessary within the next couple of months.

If you have any questions, please do not hesitate to contact either Costa Nicolaidis at 647 222-5433 or Heidi Strassguertl at 416 835-4439.

Costa Nicolaidis, CGA Heidi Strassguertl, CGA



Approval from Unionville Residents backing onto Unionville Tennis Courts

Approval Date: November 20th 2007

Street	House#	Name	Approved Yes/No	Reason
Helmsley	30		No	View/ Wasted Utilities
Helmsley	32		Left form - no one home	
Helmsley	34		NA , doesn't appear that anyone lives here	
Helmsley	36	Chris Yam	Yes	

Total Helmsley	Yes	1
	No	1
	Don't Know	2

Padget	16		No Answer, left form
Padget	14		No Answer, left form
Padget	12	Karryn Harding	Yes
Padget	10	John Gordon	Yes

Total Padget	Yes	2
	Don't Know	2

Liebeck	80	Stephen Cheung	Yes	Property value decrease
Liebeck	78	Doreen Thomas	Yes	
Liebeck	76	John McKenna	No	
Liebeck	74		No	
Liebeck	72		No Answer, left form	
Liebeck	70	Carly Steane	yes	
Liebeck	68	G. Steels	yes	
Liebeck	66	Ricky Chee	yes	
Liebeck	64	Kam Wing Pun	yes	
Liebeck	62	Eric Pun	yes	
Liebeck	60	Steven Lam	yes	
Liebeck	58	William McCutchen	yes	
Liebeck	56		No Answer, left form	

Total Liebeck	Yes	9
	No	2
	Don't know	2

Charrington	14	Peter Walther/ Mary Ann O'Leary	No	View obstructed, Contact 479-0154
Charrington	16		No	
Charrington	18		No	Noise
Charrington	20	Winnie Sun	Yes	
Charrington	22	Myrna Lee	Yes	View obstructed
Charrington	24	Alfred Lau	Yes	
Charrington	26	Wing Chu	Yes	
Charrington	28	Susanna Yuen	Yes	
Charrington	30	Denny Tse	Yes	
Charrington	32		No	
Charrington	34	Joanne Tam	Yes	

Total Charrington	Yes	7
Total Charrington	No	4

Yes	19	59%
No	7	22%
Don't Know	6	19%
Total	32	100%

Comments

visited twice
visited twice



utc bubble

1. Do you currently play indoor winter tennis?

		Response Percent	Response Count
yes	<input type="checkbox"/>	56.9%	164
no	<input type="checkbox"/>	43.8%	126
		answered question	288
		skipped question	0

2. If yes, where do you currently play?

		Response Percent	Response Count
Mayfair	<input type="checkbox"/>	25.5%	42
L'Amoreaux	<input type="checkbox"/>	32.1%	53
Blackmore	<input type="checkbox"/>	35.8%	59
Other	<input type="checkbox"/>	17.0%	28
		answered question	165
		skipped question	123

3. Would you be interested in joining the UWTC?

		Response Percent	Response Count
yes	<input type="checkbox"/>	69.3%	199
no	<input type="checkbox"/>	10.5%	30
maybe	<input type="checkbox"/>	20.2%	58
		answered question	287
		skipped question	1

4. Do you support in principle the idea of having a winter bubble over the tennis courts at UTC? Note that final approval will be subject to acceptance by two thirds of the members attending a Special Meeting which the Executive will call if 60% of respondents to this survey answer yes to this question.

		Response Percent	Response Count
yes	<input type="checkbox"/>	91.0%	262
no	<input type="checkbox"/>	9.4%	27
		Comments	87
		answered question	288
		skipped question	0

5. What is your name? (required to validate UTC membership)

	Response Count
	288
answered question	288
skipped question	0

Town of Markham

Unionville Winter Tennis Club Public Meeting
Tuesday, November 11, 2008

Meeting Notes

The meeting was called to order at 7:00 pm.

There were 54 individuals who attended the meeting. The meeting opened with introductions and explanations. It was explained that Councillor Joe Virgilio was unable to attend the meeting as it had been scheduled by staff on the same night as a Council Meeting. However he is aware of the situation and is certainly interested in the feedback of the community.

After introductions and explanations there was a presentation by Heidi Strassguertl and Costa Nicolaidis. Heidi and Costa are the individuals proposing the development of a Winter Tennis Club in Carlton Park and are the individuals who would serve as primary investors. A copy of the presentation is attached. (Appendix 1) Questions from the presentation included:

- clarification on size and dimensions of bubble, particularly height
 - bubble will be 36 feet high and will rest within existing footprint of the courts
- amount of noise caused by heating systems necessary and air compressors
 - noise is minimal and can not be distinguished or heard from 100 metres away --- residents are encourage to sit in cars outside of a bubble to get a sense of what they would hear within home
- safety of systems
 - bubbles are extremely safe with very significant technical and safety specifications that are legislated
- environmental impacts
 - there are no environmental impacts
- timing of the erection and take down of the bubble each year
 - timing will be determined further with the Town of Markham and the Unionville Tennis Club but early discussions have indicated that towards mid to end October through to early April each year
- where everyone using the facility will park
 - there will be 40 individuals at a time using the facility and the church is amenable to parking --- more discussion will need to occur about accommodation of change over times
- concerns about the validity of the door to door survey conducted by Heidi and Costa
 - a more formal survey will be done by the Town as follow up
- have industrial sites been investigated

- the preferred location is Carlton Park to operate as a winter alternative to summer members
- what considerations have been made to address snow run off from the structure
 - more investigation will be needed on this topic

After questions of Heidi and Costa, the floor was opened to questions of the Town of Markham staff. Questions included:

- tax implications, specifically would this private enterprise be required to pay property taxes like other similar private facilities
 - there has been no discussion at this time regarding this issue but the point is duly noted
- explanation of the process
 - individuals backing on to the park will have be polled by Town to determine interest in the proposal
 - residents living on streets impacted by traffic and parking will also be polled in a separate survey to determine interest in proposal
 - public will be welcomed to provide feedback either via telephone or email to Colin Service
 - All feedback gathered through public meeting, surveys and email and phone calls will be collected and reflected in a report to Council in December
 - Council will then make a decision on the proposal
- how will public be able to offer feedback
 - public meeting, surveys, email and phone calls
- zoning implications
 - the area is zoned as a tennis court and this would be an extension of that use
 - concern that this would be a commercial enterprise and the area is zoned as a residential area --- this point was noted for the record
- increasing the size of the parking lot off of Carlton Street
 - the parking lot size would not be increased as it would mean taking away green space --- however, Town could look at ploughing more frequently during winter months if the additional parking was needed
- if this proposal were not successful is the Town of Markham willing to consider development of an indoor facility elsewhere, and if so, how long would that take
 - The Town of Markham is in the process of developing a new Integrated Leisure Services Master Plan. So far the research has shown an growing interest in racquet sports unlike most communities. Recommendations will come out of this Master Plan that will address this need. The process will take a year to

develop the recommendations and at earliest an additional year to address the recommendations.

- could indoor tennis be included as part of the CSIO
 - we have not entered into the design phase in the development of a Canadian Sports Institute --- however, the intent of the sports institute is to create an elite athlete training and competition facility --- a local community tennis facility will probably not fit into the intent of the Sports Institute

The floor was then opened for feedback and comments regarding the proposal.

Feedback opposing the proposal included:

- reduction in property value
- property owners backing onto the park paid a premium price for their lots so they could have a view of the park
- enjoy the quiet time during the winter months after enduring the noise and increased traffic during the summer months --- it is viewed as the reprieve during the summer months
- in New York City there have been multiple bubble proposals that have been turned down due to the aesthetics
- view will be unfairly obstructed
- this belongs in an industrial area, not a residential area
- there are alternatives for people to use including Mayfair, Blackmore, etc.
- it is not appropriate to use public property for a private enterprise to make money
- it will be too noisy
- there will be increased traffic and parking on the neighbouring streets which will represent even more challenge during winter months with snow
- residents in the area will have to suffer 24 hours a day for individuals to enjoy winter tennis for a few hours a week

Feedback supporting the proposal:

- area resident who has two children will have an outlet to encourage physical activity of her children
- Unionville Tennis Club is one of the largest clubs in the province --- an overwhelming majority of the members support the concept and do want a facility in their own community
- there is opportunity for full time employment
- the amount of traffic in the park will be significantly less than in summer months when there is also soccer and baseball happening in the park
- tennis is a great sport to encourage physical activity and participation

The meeting concluded at 8:15 pm. Attendees were given the business card of Colin Service and invited to continue to be part of the process and offer any additional feedback via email or phone call.

Memo to: Colin Service, Manager, Planning & Policy Development Recreation Services,
Frank Scarpetti, Mayor, Town of Markham
Joe Virgilio, Ward 3 Councillor

Subject: Erection of Two Tennis Bubbles in Carlton Park

From: Peter Walther, on behalf of Concerned Residents

Date: November 25, 2008

On December 10, 2007, the General Committee of the Town of Markham received a report, prepared by Allan Seabrooke, regarding the establishment of a winter tennis club in Carlton Park.

This report contained the following information;

Site Considerations & Impacts - The number of homes that back directly onto the tennis courts is 11 on Charrington Crescent, 4 on Helmsley Crescent, 4 on Padget and 13 on Liebeck.

An Addendum to the report, *Unionville Winter Tennis Club Operational Overview* prepared by Costa Nicolaidis and Heidi Strassguerti, the entrepreneurs for this private business proposal, contained the following comments:

(p. 3)

The Town of Markham... owns the property and allows UTC to operate the summer club. It has indicated that for the Winter Tennis Facility to be approved, the following consents must be obtained from:

- 1. Unionville Tennis Club (UTC)*
- 2. The majority of residents directly adjacent to the facility*
- 3. The majority of the Markham/Unionville community, at large*

(p. 9)

As part of assessing the feasibility of the project, on November 20th, 2007, Costa and Heidi visited the residents backing onto Carlton Park with a petition to gender support or assess overall resistance to installing a Winter Tennis Dome. Overall, out of 32 residents who back onto Carlton Park, 19 residents approved (or 59%), 6 residents were unknowns since they were not at home (or 19%) and 7 residents were against the proposal (or 22%) and would perhaps provide strong resistance.

At a community meeting organized by Mr. Colin Service on November 11, 2008, to obtain feedback on the UWTC proposal, many residents of the streets surveyed were surprised at these figures. They therefore decided to carry out a survey of their own in order to determine the accuracy of the information. This survey was carried out on November 16, 2008.

Unfortunately we did not know which homes were surveyed by the UWTC, since we did not know precisely what was meant by the term "or directly adjacent thereto". We therefore surveyed all the homes which backed onto Carlton Park, since all these homes could be affected for various reasons and to varying degrees by the proposed bubbles. Moreover, by surveying all the homes we could be sure of including all the residences which had formed part of the UWTC survey.

The results were, to say the least, startling. There were 37 residents who were opposed to the project while not one was in favour. Two residents refused to complete the survey form, 8 were not at home and 2 were non-residents. The signed survey forms are available for inspection if desired.

We do not know the reason for the great discrepancy between our survey and that of the UWTC, but we did find that, until our visit, none of the residents had any knowledge of the size of the proposed bubbles. Also of concern was the fact that it was a commercial venture in a public park.

It is apparent that, contrary to what had previously been indicated to Council, the venture has virtually no support from the surrounding residents, as required by the Town, and the proposal should therefore be rejected.

Would you please let me know of any dates when this matter will be discussed at Council and of any other related meetings, so that arrangements can be made for representatives to speak to the matter?

Peter Walther and concerned residents:

Richard & Gail Blount	Wendy Lo
Lui Tang	John McKenna
Stephen Law	Christine Chan
Mary Anne O'Leary	Gentan Fung
Thomas & Susanna Yuen	Andy Ho
Joanne Tam	