



***MINUTES***  
**SPECIAL GENERAL COMMITTEE**  
**April 20, 2012**  
**Meeting No. 10**

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**Finance & Administrative Issues**

Chair: Mayor Frank Scarpitti  
Vice Chair: Councillor Carolina Moretti

**Community Services Issues**

Chair: Councillor Alex Chiu  
Vice Chair: Councillor Howard Shore

**Environment & Sustainability Issues**

Chair: Councillor Valerie Burke  
Vice Chair: Regional Councillor Joe Li

**Building, Parks, & Construction Issues**

Chair: Councillor Logan Kanapathi  
Vice Chair: Councillor Colin Campbell

**Alternate formats are available upon request.**

**Attendance**

Mayor Frank Scarpitti  
Deputy Mayor Jack Heath  
Regional Councillor Jim Jones  
Regional Councillor Gord Landon  
Regional Councillor Joe Li  
Councillor Valerie Burke  
Councillor. Howard Shore  
Councillor Don Hamilton  
Councillor Carolina Moretti  
Councillor Colin Campbell  
Councillor Alan Ho  
Councillor Logan Kanapathi  
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer  
Catherine Conrad, Town Solicitor  
Jim Baird, Commissioner of Development Services  
Brenda Librecz, Commissioner of Community & Fire Services  
Kimberley Kitteringham, Town Clerk  
Joel Lustig, Treasurer  
Mark Visser, Senior Manager Financial Strategy & Investment  
Brian Lee, Sr. Manager Development, Engineering & Transportation  
Dennis Flaherty, Director, Communications & Community Relations  
Alida Tari, Council/Committee Coordinator

**Others**

Graeme Rouston, Chairman & CEO GTA Sports and Entertainment  
Rudy Bratty, Chairman & CEO Remington Group

The Special General Committee meeting convened at the hour of 1:42 PM with Mayor Frank Scarpitti in the Chair.

**DISCLOSURE OF INTEREST**

None disclosed.

**1. MARKHAM SPORTS, ENTERTAINMENT  
& CULTURAL CENTRE (6.0)**

A. Taylor, ext. 4705

[Presentation](#)   [Report](#)

Mayor Frank Scarpitti introduced the Members of Council. He welcomed everyone and provided some opening comments. Mayor Scarpitti spoke of the Markham Centre vision.

Andy Taylor, Chief Administrative Officer delivered a PowerPoint presentation regarding the Markham Sport, Entertainment & Cultural Centre.

Mr. Graeme Rouston, Chairman & CEO GTA Sports and Entertainment addressed the Committee and provided some background information relative to the proposal.

The Committee inquired as to what risk assessments have been completed relative to the proposal. Staff advised that an extensive risk and sensitivity analysis on the financial framework has been completed and will be shared with Members of Council.

There was discussion regarding whether this proposal could result in a residential tax increase. Staff noted that based on the financial model this proposal will not require an increase in residential taxes. It was also noted that the Town of Markham contribution is a capped (fixed) amount. Staff also indicated that if the assumptions made in the financial model prove to be wrong (ie. worst case scenario) the Town would have to raise taxes by 2% for 5 years which works out to approximately \$160/household (based on a home assessed at \$500,000).

There was brief discussion regarding a potential Ontario Municipal Board appeal from the Development Community with respect to development contributions. Staff advised that the contributions were voluntary in nature and as such there is no ground for an appeal.

The Committee briefly discussed the proposed interim above ground parking until the structured parking facility is constructed. Staff indicated that a short, medium and long term parking strategy will be devised.

The Committee inquired as to the extent to which community programming will be available at the Centre. Staff indicated that these details have yet to be finalized and that this facility will offer plenty of opportunities for public meeting spaces, events, etc. Staff advised that a formal community access agreement will be created.

There was discussion regarding the future alignment for the 407 Transitway.

Mr. Anton Thun addressed the Committee regarding the proposed Sports, Entertainment and Cultural Centre, expressing support for the concept, but stated concern with the short approval timeframe.

Mr. Peter Miasek addressed the Committee with respect to the proposed Sports, Entertainment and Cultural Centre and inquired who will be responsible for ongoing facility maintenance. Staff advised that the facility lessee will be responsible.

Mr. Adam Poon addressed the Committee regarding the proposed Sports, Entertainment and Cultural Centre suggesting that the facility name include the words "Community Centre" and that the facility be accessible for use by local residents. He also suggested that staff consider including a bicycle parking facility at the Centre.

Mr. Andrew Weller addressed the Committee with respect to the proposed Sports, Entertainment and Cultural Centre and inquired whether there will be associated costs to upgrade the existing infrastructure to support this facility (e.g. new roads). Staff advised that most of the infrastructure improvements would happen whether the facility is built or not and that the main source of funding for these infrastructure improvements will come from development charges.

Mr. Luke Bozios addressed the Committee regarding the proposed Sports, Entertainment and Cultural Centre and complimented staff and Council for working together with the private sector on this proposal. He inquired whether there are other potential private sector investors for this project and questioned whether the facility will have a NHL size ice rink. Mr. Roustan advised that the proposal will include a NHL size ice rink.

The Committee inquired about potential construction overrun costs. Staff advised that any construction overrun costs will be the responsibility of GTA Centre LP.

Committee consented to add a clause to the report recommendation to indicate that the municipality is open to any additional offers to contribute to the capital costs of building the Centre.

Moved by Deputy Mayor Jack Heath

Seconded by Regional Councillor Jim Jones

- 1) That the report entitled "Proposed Sports, Entertainment, and Cultural Centre in Markham Centre" dated April 19, 2012 be received; and,
- 2) That Council approve the partnership and financial frameworks described in this report, to construct a Sports, Entertainment and Cultural Centre in Markham Centre, with approximately 20,000 seats, subject to due diligence results satisfactory to the Chief Administrative Officer, Council approval of final terms, and execution of final agreements satisfactory to the Town Solicitor and Chief Administrative Officer; and,
- 3) That Council endorse the development contribution amounts as outlined in this report; and,
- 4) That the Chief Administrative Officer be authorized and directed to continue with due diligence investigation and to finalize negotiations with GTA Centre, LP and its limited partner(s) and bring a report forward to Council on the final terms; and,
- 5) **That staff review and report to Council on any additional offers to contribute to the capital cost of the Town of Markham Sports, Entertainment and Cultural Centre that are brought to staff's attention; and further,**

- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

## **2. IN-CAMERA MATTERS**

Moved by Councillor Carolina Moretti  
Seconded by Councillor Alex Chiu

That, in accordance with Section 239 (2) (c) of the Municipal Act, General Committee resolve into an in-camera session to discuss the following confidential matter (4:37 PM):

- 1) A proposed or pending acquisition or disposition of land by the municipality or local board;

CARRIED

Moved by Regional Councillor Jim Jones  
Seconded by Councillor Valerie Burke

That the General Committee rise from the in-camera session.

CARRIED

## **ADJOURNMENT**

That the Special General Committee meeting adjourn at 6:05 PM.