

The Project

Build an Indoor Pickleball Facility in the area to help meet growing demand



The Sport

Fastest-growing in North America

1.5 million Canadian players

54% growth since 2022

All ages: average is now 35 yrs

Thornbury Pickleball Club

- **150 current members**
- **60 on the waitlist**
- **57 on waitlist for the waitlist**
- **BVCC booked 70 hours/week**

Chronic court shortages in Thornbury!



The Developer

Wyvern House Inc.

Renovated 3 Bruce St. in 2015

Launched “The Corner” in 2016

Sold restaurant to Meredith Brown 2023

Developed numerous Guelph properties



The Operator

Nationally-known pickleball training academy



The Plan

- **Purchase a local, Clarksburg property**
- **Refurbish an existing shop into a multicourt facility**
- **Relocate Taylored Pickleball Academy to that location**
- **Provide pickleball court time for 150-200 members**
- **Target the more competitive, aspirational player**
- **Services: Training, Court Time, Tournaments, Events**

This property requires rezoning

Community Benefits

- All private investment
- No public funds sought/required
- Helps meet local PB demand
- Shorten TPC wait list
- Brings a thriving business to area
- Boosts local tourism - Tournaments



The Operator

Nationally-known pickleball training academy



The Property

118 Matilda St.

Approx. 2 acres

260' frontage

Three bedroom bungalow

5500 sq. ft. storage building

Zoned Development



The Ask: Council's pre-disposition towards a rezoning application to permit our proposed pickleball facility.