

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Friday, May 06, 2022 Meeting

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **ROYAL CANADIAN LEGION MACKENZIE BRANCH LEASE REWEAL**
70 Legion Court Road, City of Vaughan, Regional Municipality of York, Humber
River Watershed (CFN 23171)

KEY ISSUE

Seek approval for Royal Canadian Legion Mackenzie Branch parking lot lease renewal on Toronto and Region Conservation Authority-owned (TRCA) land located south of Highway 7 and west of Islington Avenue, municipally known as 70 Legion Court Road, in the City of Vaughan, Regional Municipality of York, Humber River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS TRCA is in receipt of a request from the Royal Canadian Legion Mackenzie Branch (Legion) to enter into a lease agreement to continue to use TRCA lands for parking lot purposes, located south of Highway 7 and west of Islington Avenue, municipally known as 70 Legion Court Road, City of Vaughan, Regional Municipality of York, Humber River watershed;

THEREFORE LET IT BE RESOLVED THAT TRCA enter into a lease with the Legion for use of 0.304 hectares (0.75 acres), more or less, said land being Part of Lot 5, Concession 7, municipally known as 70 Legion Court Road, City of Vaughan, Regional Municipality of York;

THAT the lease with the Legion be subject to the following terms and conditions:

- (i) that the term of the lease is for one year together with an annual renewal option for the next four years at the sole option of TRCA;**
- (ii) that consideration is \$1.00 per annum;**
- (iii) that the Legion is responsible for all approvals and costs associated with construction, maintenance, and parking lot operation;**
- (iv) that the Legion upon lease completion, removes all equipment and materials associated with constructing and operating the parking lot, and restores the site to TRCA satisfaction;**
- (v) any other terms and conditions deemed appropriate by TRCA staff and solicitor;**

AND FURTHER THAT authorized TRCA officials be directed to take the necessary action to finalize the transaction, including obtaining necessary approvals and sign and execute documents.

BACKGROUND

Since 1969, TRCA has leased vacant land to the Royal Canadian Legion (Mackenzie Branch) on an annual basis. The Legion continues to use the land for parking because of its proximity to the building.

More recently, TRCA received a request from the Legion to renew their existing lease agreement to continue to use the land located south of Highway 7 and west of Islington Avenue, municipally known as 70 Legion Court Road, City of Vaughan, Regional Municipality of York, Humber River watershed.

With this lease renewal, the Legion will continue to assume all responsibility for the leased lands, which includes and is not limited to all costs pertaining to maintenance and repairs to the land under lease. At the time of lease termination, the tenant will ensure the land is restored to TRCA's satisfaction at its own expense.

The rental rate for this lease agreement is nominal, in effort to support the relationship with the Legion established in 1969, as well as acknowledge the maintenance efforts the Legion contributes to the site on TRCA's behalf via this arrangement.

Attachment 1 is a site plan illustrating the location of the subject lands.

Attachment 2 is an orthophoto illustrating the location of the subject lands.

Lease Agreement

The area subject to this lease consists of approximately 0.304 hectares (0.75 acres) of land.

The following are the key terms and conditions of the proposed lease arrangement:

1. Lease Payment: \$1.00 per annum;
2. Initial Term: one year, together with four one-year extension options, at TRCA's sole option;
3. Insurance: The Legion will provide two million in commercial general liability insurance;
4. Further Approvals: The Legion will comply with applicable laws, directions, rules, and regulations.

RATIONALE

The lease renewal facilitates the Legion's continued maintenance of the subject lands and permits the Legion's continued land use for parking lot purposes during Royal Canadian Legion Mackenzie Branch operations. Legion Branches, such as the Mackenzie Branch, provide one of the largest volunteer bases in the country: helping local veterans, supporting seniors, providing youth sports programs, and offering a place to gather for celebrations. The Mackenzie Branch helps provide essential services, such as these, to their community.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategy set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 6 – Tell the story of the Toronto region

Strategy 7 – Building partnerships and new business models

FINANCIAL DETAILS

This is a nominal agreement, and the TRCA currently absorbs the property taxes at an annual cost of \$45.80 (2021 rate).

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Item 7.5

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Date: March 20, 2022

Attachments: 2

Attachment 1: Site Plan - 70 Legion Court Road, City of Vaughan

Attachment 2: Orthophoto - 70 Legion Court Road, City of Vaughan