

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Friday, September 9, 2022 Meeting

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **LEASE RENEWAL- WOODBRIDGE LION'S CLUB**
200 Clarence Street, City of Vaughan, Regional Municipality of York, Humber River Watershed (CFN 24259)

KEY ISSUE

To seek approval for Woodbridge Lion's Club lease renewal on Toronto and Region Conservation Authority (TRCA)-owned land, located east of Langstaff Road and north of Meeting House Road, municipally known as 200 Clarence Street, in the City of Vaughan, Regional Municipality of York, Humber River watershed (CFN 24259).

RECOMMENDATION:

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS TRCA received a request from the Woodbridge Lion's Club to renew their lease agreement and continue their operations on TRCA land, located east of Langstaff Road and north of Meeting House Road, municipally known as 200 Clarence Street, City of Vaughan, Regional Municipality of York, Humber River watershed;

THEREFORE LET IT BE RESOLVED THAT TRCA enter into a lease with the Lions Club for use of 0.096 hectares (0.239 acres), more or less, said land being part of Part of Lot 9, Concession 7, municipally known as 200 Clarence Street, City of Vaughan, Regional Municipality of York;

THAT the lease with the Lion's Club be subject to the following terms and conditions:

- (i) the term of the lease to be one year, with an annual renewal option for the next four years, at the sole option of TRCA;**
- (ii) consideration of \$1.00 per annum;**
- (iii) the Lion's Club be responsible for all approvals and costs associated with construction, maintenance, and operation of the Lion's Club;**
- (iv) the Lion's Club, upon lease completion, remove all equipment and materials associated with the construction and operation of the Lion's Club, and restore the site to TRCA satisfaction;**
- (v) the Lion's Club be responsible for all applicable taxes and utilities;**
- (vi) any other terms and conditions deemed appropriate by TRCA staff and solicitor;**

AND FURTHER THAT authorized TRCA officials are directed to take the necessary action(s) to finalize the transaction, including obtaining necessary approvals and signing and executing documents.

BACKGROUND

This property was acquired by the Humber Valley Conservation Authority under the Flood Home Assistance Program in 1956 from, at the time, the Village of Woodbridge. It was part of a larger acquisition of parcels just after Hurricane Hazel. Funded by the Province, numerous floodplain

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properties were acquired to prevent future loss of life, personal injury and serious property damage caused by flooding rivers, particularly during severe weather events.

Woodbridge Lion's Club possessed the property since the acquisition and informally used TRCA land in conjunction with their building until 1988, when an annually renewed lease was established.

This agreement continues to require the Lion's Club to assume all responsibility for the leased land, including all capital, operating, and property tax expenses. The Lion's Club may remove the building at any time during the lease, at its expense; however, it becomes TRCA property upon lease termination.

Upon expiration, or termination, at its expense, the Lion's Club shall restore the land to its original condition, to TRCA's satisfaction. The agreement also extends Lion's Club a three-month option to purchase the property, at fair market value, if TRCA decides to sell the land. Prior to selling the property, however, TRCA shall receive an independent market-value appraisal and approval from Ministry of Northern Development, Mines, Natural Resources and Forestry.

Lease Agreement

The subject land area of this lease consists of approximately 0.096 hectares (0.239 acres) of land. Key terms and conditions are:

1. Initial Term: one year, with four one-year extension options, at TRCA's sole option;
2. Rent: \$1.00 per annum;
3. Capital & Operating Expenses: Tenant's responsibility;
4. Insurance: Tenant will provide five million dollars in commercial general liability insurance;
5. Taxes and Utilities: Tenant's responsibility;
6. Further Approvals: Tenant to comply with all applicable laws, directions, rules and regulations.

RATIONALE

The lease renewal facilitates ongoing maintenance of the subject lands and permits the Lion's Club continued land use for Club operation. Lions' Clubs, such as the Woodbridge Branch, improve health and well-being, strengthen communities, and support those in need through humanitarian services that impact lives globally.

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

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

Strategy 6 – Tell the story of the Toronto region

Strategy 7 – Build partnerships and new business models

FINANCIAL DETAILS

This is a nominal agreement. The Woodbridge Lion's Club pays the property taxes and all other expenses for the lands under lease.

The nominal rental rate reflects the Lion's Club long-standing community commitment. The lease rate also acknowledges the organization's commitment to maintaining the property and its sixty-six-year relationship with TRCA.

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Date: July 21, 2022

Attachments: 2

Attachment 1: Site Plan – 200 Clarence Street, City of Vaughan

Attachment 2: Orthophoto – 200 Clarence Street, City of Vaughan