

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Friday, September 13, 2024 Meeting

FROM: Kathryn Lockyer, Director, Corporate and Legislative Services

RE: **LAND LEASE RENEWAL – TOWN OF STOUFFVILLE**
Proposal to renew the land lease located within Bruce’s Mill Conservation Area, Town of Stouffville, Regional Municipality of York, Rouge River Watershed (RO #10021125).

KEY ISSUE

Seek authority to renew the land lease with the Town of Stouffville on Toronto and Region Conservation Authority-owned land for the operation of a BMX (bicycle motocross) dirt racing course within Bruce’s Mill Conservation Area located east of Warden Avenue and north of 19th Avenue, municipally known as 3291 Stouffville Road, in the Town of Stouffville, Regional Municipality of York, Rouge River watershed (RO #10021125).

RECOMMENDATION:

THAT TRCA’s Board of Directors is in receipt of a request from the Town of Stouffville to renew the land lease for the operation of a BMX (bicycle motocross) dirt racing course on TRCA land within Bruce’s Mill Conservation Area located east of Warden Avenue and north of 19th Avenue, being Part of Lot 30, Concession 5, Town of Stouffville, Regional Municipality of York, Rouge River watershed;

AND WHEREAS it is in the opinion of TRCA that it is in the best interest of TRCA to further its objectives as set out in the Bruce’s Mill Conservation Area Master Plan, to enter into a lease agreement with the Town of Stouffville in this instance;

THEREFORE LET IT BE RESOLVED THAT TRCA renew the land lease with the Town of Stouffville for the use of 1 hectare (2.47 acres), more or less, together with the use of existing road surfaces for access and utilities, said land being Part of Lot 30, Concession 5, municipally known as 3291 Stouffville Road, Town of Stouffville, Regional Municipality of York;

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THAT the lease with the Town of Stouffville be subject to the following terms and conditions:

- (i) that the term of the lease be for 5 years together with one renewal option for a further 5-year period at the concurrence of TRCA and the Town of Stouffville;**
- (ii) that consideration be \$3,500 per annum for the first year of the term, increasing to \$4,000 per annum for each additional year throughout the term of the lease, plus HST;**
- (iii) that the Town of Stouffville is to provide \$5 million dollars coverage in commercial general liability insurance;**
- (iv) that the Town of Stouffville is to be responsible for all applicable taxes and utilities;**
- (v) that the Town of Stouffville will comply with any applicable laws, directions, rules and regulations;**
- (vi) that the Town of Stouffville is to be responsible for all approvals and all costs required for construction and operation of the BMX dirt racing track;**
- (vii) that the Town of Stouffville is to be responsible for all costs associated with the removal of any fixtures/infrastructure on the lands under lease, at the end of the term, and to the satisfaction of TRCA; and**
- (viii) any other terms and conditions deemed appropriate by the TRCA staff and solicitor;**

AND FURTHER THAT authorized TRCA staff be directed to take the necessary action to finalize the transaction, including obtaining any necessary approvals and the signing and execution of documents.

BACKGROUND

Upon receipt of a proposal in 2012 for the development of a BMX bicycle track that could be used by local children and youth and allow for the development of a BMX Club in the Stouffville community, the Town of Stouffville approached TRCA to provide lands for the construction and operation of a BMX racing course.

A business plan was presented to TRCA outlining the details of the construction, maintenance, operation, timelines and funding of the project. The proposal was reviewed and evaluated in detail, inclusive of

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consideration of support of the objectives and recommendations of the 2011 Bruce's Mill Conservation Area Master Plan, financial benefits to TRCA through increased draw to Bruce's Mill Conservation Area, a business management plan, and description of commitment to corporate environmental stewardship.

At TRCA's Board of Directors meeting held on January 31, 2014, TRCA received approval to enter into a land lease agreement with the Town of Stouffville for approximately 1.0 hectares (2.47 acres), more or less, together with the use of existing road surfaces for access and utilities, to construct and operate a BMX (non-motorized) dirt racing course at Bruce's Mill Conservation Area, with an initial term of five years with one renewal option under the same general terms and conditions, for a further five year term (Res. #A232/13).

Through the land lease between TRCA and the Town of Stouffville, in 2014 Stouffville BMX Club (the Club) was successful in securing an Ontario Trillium Foundation grant to construct the BMX track at Bruce's Mill Conservation Area. The 2.47-acre site includes a dirt racing track including associated track infrastructure, spectator seating, perimeter fencing, washroom facilities as well as ample parking to accommodate special events and competitions.

The BMX track at Bruce's Mill is one of twelve BMX facilities in Ontario. BMX racing is a type of off-road bicycle racing derived from motocross racing. Specialized bicycles are used to compete in sprint races on purpose-built off-road, single lap racetracks. The dirt track consists of jumps and rollers, a starting gate and finish line and can accommodate up to 8 racers at a time.

Since its development in 2014, the Club has grown and program offerings, hosting a wide range of programs for participants of all ages. The Club's offerings include introductory skill development programs, camps, clinics, long-term athlete development, provincial qualifier, and provincial events. BMX Stouffville is incorporated as a non-for-profit and run by a volunteer board.

The Club operates from the last week in April through October, on Monday and Wednesday evenings. When the Club is not active, the track is available for riders to use at their leisure, during regular operating hours at Bruce's Mill Conservation Area.

After confirming with both the Club and the Town of Stouffville that there is interest in continuing this partnership, TRCA is in receipt of a request from

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the Town of Stouffville to renew the land lease for the operation of a BMX dirt racing course on TRCA land within Bruce's Mill Conservation Area located east of Warden Avenue and north of 19th Avenue, municipally known as 3291 Stouffville Road, Town of Stouffville, Regional Municipality of York, Rouge River watershed.

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.

RATIONALE

It is the intention of TRCA to draw additional users to its facilities in order to expand and diversify the client base, resulting in increased revenue and significant health benefits to the community. As BMX racing is a popular outdoor activity for youth, the BMX racing course is a value-added attraction for the operating season of Bruce's Mill Conservation Area and enhances current partnerships with client groups such as day camps and the Community Safety Village, to increase and drive clientele at Bruce's Mill Conservation Area.

Further, this popular outdoor activity is in alignment with the 2011 Bruce's Mill Conservation Area Master Plan in which "Active Lifestyles" is one of the guiding themes of the master plan and emphasizes the provision of active lifestyle opportunities as being an important function of Bruce's Mill Conservation Area.

As promoting active lifestyles is an important value to TRCA and its municipal partners and given the Club has experienced a highly successful operation at Bruce's Mill Conservation Area since 2014, TRCA is seeking Board endorsement for this land lease renewal with the Town of Stouffville.

Relationship to TRCA's 2023-2034 Strategic Plan

This report supports the following Pillars and Outcomes set forth in TRCA's 2023-2034 Strategic Plan:

Pillar 3 Community Prosperity:

3.1 Connect communities to nature and greenspace

Pillar 3 Community Prosperity:

3.2 A culture of diversity, equity and inclusion contributing to community well-being

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Pillar 4 Service Excellence:

4.4 Transparent decision making and accountable results

FINANCIAL DETAILS

The revenues generated from this lease will be used for TRCA purposes, more specifically towards Bruce's Mill Conservation Area operations.

Report prepared by: Lisa Valente, Supervisor, Facilities

Email: lisa.valente@trca.ca

For Information contact: Alexander Schuler, (437) 880-1950

Email: alexander.schuler@trca.ca

Date: July 12, 2024

Attachments: 2

Attachment 1: Site Plan - 3291 Stouffville Road, Stouffville

Attachment 2: Orthophoto- 3291 Stouffville Road, Stouffville