

Section II – Items for Executive Committee Action

TO: Chair and Members of the Executive Committee
Friday, June 13, 2025 Meeting

FROM: Alexander Schuler, Associate Director, Property & Asset Management

RE: LAND LEASE- BABA DEEP SINGH SANT SAR SEWA DAL INC.
70 Legion Court Road, City of Vaughan, Regional Municipality of York, Humber River Watershed (CFN 23171)

KEY ISSUE

Seek approval for Baba Deep Singh Sant sar Sewa Dal Inc. to lease the parking lot 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

WHEREAS TRCA is in receipt of a request from Baba Deep Singh Sant sar Sewa Dal Inc. (BDSSSD) to enter into a lease agreement 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;

WHEREAS the terms of the lease are similar to the lease with the previous tenant and provide benefit and support the use of nearby publicly owned facilities;

THEREFORE LET IT BE RESOLVED THAT TRCA enter into a lease with BDSSSD 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 BDSSSD be subject to the following terms and conditions:

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- (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 be \$1.00 per annum, for basic rent, plus HST;**
- (iii) that consideration also includes additional rent, being a sum equivalent to 10% of the gross revenue from the subtenant parking agreements, plus HST;**
- (iv) that BDSSSD pay the annual property tax, currently \$48 per annum, based on the 2025 tax bill;**
- (v) that BDSSSD provides \$5 million in commercial general liability insurance;**
- (vi) that BDSSSD is responsible for all approvals and costs associated with any construction, maintenance, and operation of the parking lot;**
- (vii) that upon lease completion BDSSSD removes all equipment and materials associated with construction and operation of the parking lot, and restores the site to TRCA satisfaction;**
- (viii) that BDSSSD be required to consult and collaborate with the City of Vaughan for any events that may impact the adjoining Vaughan Public Dog-Park parking areas and applicable overarching operations and/or use;**
- (ix) that BDSSSD be required to obtain at their sole cost, all necessary licenses and permits, and comply will all applicable by-laws, rules, regulations, and laws governing the conduct and operation of the parking lot and its use or anything in connection therewith;**
- (x) any other terms and conditions deemed appropriate by TRCA staff and solicitor;**

All legal, appraisal survey and other costs incurred to be paid by BDSSSD;

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

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TRCA is in receipt of a request from Baba Deep Singh Santsar Sewa Dal Inc. (BDSSSD) to lease 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.

BDSSSD was established in India in 1998 and has expanded to Canada, where they have been operating for the past 18 months. BDSSSD is a not-for-profit organization of Ontario, and the company's principal activity is multicultural religious welfare, and they contribute to the community by delivering free food to the public during their events.

In August 2024, BDSSSD purchased the building at 60 Legion Court Road previously owned and operated by the Royal Canadian Legion. TRCA entered into a temporary licence agreement with BDSSSD in the interim to allow for uninterrupted use of the parking lot area, and pending TRCA Board endorsement, the lease will replace the licence with BDSSSD.

Similar to the Royal Canadian Legion's previous use of the adjacent TRCA lands at 70 Legion Court Road, with this lease BDSSSD will use the land for parking lot purposes for events held at their facility and will also continue the sub-leasing arrangement of the parking lot to the northeast of Legion Court Road. BDSSSD will assume all responsibility for the lands under lease, which includes and is not limited to all costs pertaining to maintenance and repairs to the land. Further, BDSSSD will collaborate with the City of Vaughan for any events that may affect the use of the parking lot, being mindful of the dog-park and adjoining parking lot use by these public users. At the time of lease termination, BDSSSD will ensure the land is restored to TRCA's satisfaction, and at their sole expense.

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

The lease renewal facilitates BDSSSD's maintenance of the subject lands and permits BDSSSD's use of TRCA lands for parking lot purposes during BDSSSD's operations. The maintenance of this parking lot area by BDSSSD is to the benefit of TRCA and the City of Vaughan for the overarching use of the space.

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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:

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

FINANCIAL DETAILS

The rental rate for this lease agreement is nominal, in effort to support the not-for-profit community use, as well as acknowledging the maintenance efforts BDSSSD contributes to the site on TRCA's behalf via this arrangement. Further, ten (10) percent gross revenue from the subleasing contracts will be paid annually to TRCA, and the annual revenue generated from this lease will be applied to the management of TRCA's lands and assets. Finally, BDSSSD will pay the annual property taxes applicable to this site.

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Date: November 5, 2024

Attachments: 2

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

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