

## Item 8.2.

### Section I – Items for Board of Directors Action

**TO:** Chair and Members of the Executive Committee  
Meeting #5/19, Friday, June 07, 2019

**FROM:** Darryl Gray, Director, Education and Training

**RE:** **TOWN OF CALEDON**  
Licence Agreement for Baseball Diamond, Humber River Watershed

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#### KEY ISSUE

Recommendation that Toronto and Region Conservation Authority (TRCA) enter into a licence agreement with Town of Caledon for operation of a baseball diamond, located at 13540 Caledon King Townline South, Palgrave, known as Bolton Camp, in the Town of Caledon, Regional Municipality of Peel, Humber River watershed.

#### RECOMMENDATION

**WHEREAS** Town of Caledon constructed an accessible baseball diamond at Bolton Camp in 2018 for the purposes of delivering the Challenger Baseball program for children and youth of all abilities;

**AND WHEREAS** Town of Caledon and TRCA entered into a short term licence agreement for the operation of the baseball diamond for the 2018 baseball season and the parties now wish to enter into a new arrangement for the ongoing maintenance, shared use and operation of the diamond;

**THEREFORE THE EXECUTIVE COMMITTEE RECOMMENDS THAT** TRCA enter into an agreement with Town of Caledon for the maintenance, shared use and operation of the diamond with the key following terms and conditions:

- (i) that the term of the agreement be for 3 years together with a renewal option for a further 5 years at the option of TRCA;
- (ii) Town of Caledon has exclusive use of the baseball diamond during each baseball season from Monday to Thursday from 6pm to 11pm and Saturday and Sunday from 9am to 11pm.
- (iii) Town of Caledon is solely responsible for all operating costs and expenses, including insurance and hydro-electricity with respect to lighting of the diamond incurred in connection with the operation of the diamond;
- (iv) Town of Caledon will pay an operating fee to TRCA for use of the land based upon a proportion of TRCA's actual operating costs for Bolton Camp;
- (v) Each party shall retain its own revenues of any nature arising from the use of the baseball for the purposes set out in the agreement.

**AND FURTHER THAT** authorized TRCA officials be directed to take whatever action may be required to implement the agreement, including the obtaining of necessary approvals and execution of any documents.

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### BACKGROUND

At Authority Meeting #5/10, held on June 25, 2010, Resolution #A102/10 was approved, in part, as follows:

*THAT a partial taking containing 105.6 hectares (260.91 acres), more or less, consisting of an irregular shaped parcel of land improved with in excess of 30 buildings and a private water system and sewage system including two sewage lagoons, said lands being Part of Lots 7, 8, 9 and 10, Concession 8, Albion, Town of Caledon, in the Regional Municipality of Peel, municipally known as 13540-13650 Caledon-King Townline South, be purchased from the Hi-Lands of Bolton Corp.;...*

Bolton Camp is proposed to have sports fields, a recreation hall/community hub, pool, green fitness equipment, yoga classes, running clinics, an outdoor community kitchen, tree-top tours/canopy tours, ropes courses, theatre and art spaces, retail or market space and outdoor classrooms/collaboration and innovation spaces, amongst others.

Phase one of the redevelopment of Bolton Camp commenced in 2017 with planned completion in 2020. This phase one work includes operational requirements such as site servicing (water, sewer, hydro), a new entrance and internal roadways, parking lots, bridge replacement, and retrofitting the former recreation hall building and outdoor pool into an inclusive community recreation complex.

To realize the Bolton Camp vision, TRCA is developing partnerships with various like-minded community groups and organizations, including the Town of Caledon and Bolton Braves for the purpose of establishing a Challenger Baseball program in Caledon. This partnership has resulted in improved access to baseball programs for people of all abilities through the creation of an accessible baseball diamond at Bolton Camp.

A sketch illustrating the subject lands is attached as Attachment 1.

### Licence Agreement

The following are the key terms and conditions of the proposed Agreement:

- (i) that the term of the agreement be for 3 years together with a renewal option for a further 5 years at the option of TRCA;
- (ii) Town of Caledon has exclusive use of the baseball diamond during each baseball season from Monday to Thursday from 6pm to 11pm and Saturday and Sunday from 9am to 11pm.
- (iii) Town of Caledon is solely responsible for all operating costs and expenses, including insurance and hydro-electricity with respect to lighting of the diamond incurred in connection with the operation of the diamond;
- (iv) Town of Caledon will pay an operating fee to TRCA for use of the land based upon a proportion of the TRCA's actual operating costs for Bolton Camp;
- (v) Each party shall retain its own revenues of any nature arising from the use of the baseball for the purposes set out in the agreement.

### RATIONALE

A key, and unique, aspect of the Bolton Camp plan is to allow and support a wide range of business models, including social enterprises, co-operatives, not-for profits, and others, that provide youth, community members, service club and local entrepreneurs the opportunity to take an active role in creating, developing and implementing programs, services and activities, while improving employment and economic outcomes in the region.

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The Challenger Baseball program delivered by Bolton Braves at Bolton Camp improves local services by enabling an otherwise underserved portion of the population to have access to Bolton Camp and participate in sports in a supportive and inclusive environment. The accessible baseball diamond is an important element of Bolton Camp's accessibility program and forms a cornerstone of the inclusive recreation spaces being developed as part of the Bolton Camp plan.

The ongoing shared use of the baseball diamond, will ensure an integrated approach with Bolton Camp and will achieve the following:

- Create new accessible sports facilities for community members of all ages and abilities;
- Contribute to the shared operation and service model for Bolton Camp, in particular achieving efficiencies related to facility management and maintenance.
- Provide for large scale event space within Bolton Camp when the diamond is not in use for baseball purposes.

### **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 4 – Create complete communities that integrate nature and the built environment**

**Strategy 5 – Foster sustainable citizenship**

### **FINANCIAL DETAILS**

Under the terms of the agreement, the 2019 operating fee for use of the land associated with the baseball diamond and shared use of common elements of Bolton Camp is \$7,700 and includes an annual 2% inflationary increase for future years. The Town of Caledon is responsible for maintenance and repairs of the baseball facilities, insurance and hydro-electricity costs for lighting of baseball activities.

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**Date: May 29, 2019**

**Attachments: 2**

Attachment 1: Location of the subject lands - sketch

Attachment 2: Location of the subject lands - orthophotograph