



STAFF REPORT ACTION REQUIRED

Lease Amendment – Toronto Sailing and Canoe Club and Argonaut Rowing Club

Date:	February 3, 2016
To:	Government Management Committee
From:	General Manager, Parks, Forestry and Recreation Division
Wards:	Ward 14 – Parkdale-High Park
Reference Number:	P:\2016\Cluster A\PFR\GM10-022216-AFS#22298

SUMMARY

The purpose of this report is to request Council authority to enter into a Lease Amending Agreement with the Toronto Sailing and Canoe Club ("TS&CC") and the Argonaut Rowing Club ("Argo Club").

The Lease Amending Agreement would allow for the use of additional water lot area by the Clubs at Council approved rental rates.

RECOMMENDATIONS

The General Manager of Parks, Forestry and Recreation recommends that:

1. City Council authorize the General Manager, Parks, Forestry and Recreation to enter into a Lease Amending Agreement with the Toronto Sailing and Canoe Club and the Argonaut Rowing Club to allow for the use of additional water lot area.
2. City Council direct the General Manager, Parks, Forestry and Recreation to include in the Lease Amending Agreement for the Toronto Sailing and Canoe Club and the Argonaut Rowing Club the language outlined in Attachment "A" of this report.

FINANCIAL IMPACT

The City will receive approximately \$9,500 additional annual rent and \$14,590 annual taxes from TS&CC and approximately \$1,200 additional annual rent and \$4,660 annual taxes from the Argo Club.

The financial impact of this agreement will be included as part of the 2017 Operating Budget Submission.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

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DECISION HISTORY

City Council at its meeting of September 22, 23, 24 and 25, 2003 adopted the Report from the Economic Development and Parks Committee, entitled "Renewal of Leases for the Boat Clubs Located on City of Toronto Property (Various Wards)".

<http://www.toronto.ca/legdocs/2003/agendas/council/cc030922/edp7rpt/cl001.pdf>

City Council at its meeting of January 31, February 1 and 2, 2006 adopted Notice of Motion J(10), entitled "Renewal of Argonaut Rowing Lease".

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060131/cofa.pdf>

City Council at its meeting of August 5 and 6, 2009 adopted the Report from the Executive Committee, entitled "Western Waterfront Master Plan".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.EX33.20>

ISSUE BACKGROUND

Parks Business Services staff became aware in 2012 that the TS&CC were mooring boats on water lot area beyond the boundaries of the area specified in their lease. An agreement was reached between all of the parties whereby the City would amend the existing lease to allow the Club to continue to occupy the additional water lot area, with the exception of approximately 12 mooring spots. Parks waterfront management and the Councillor's office requested removal of the 12 mooring spots to increase access and views to the lake from Dowling Beach.

Subsequent to the discussions with the TS&CC, the Argo Club requested water lot area beyond the current leased premises in order to install a T-shaped dock that would allow safer access to their boats by their rowers with disabilities.

COMMENTS

It was confirmed in September 2013 that the TS&CC removed the mooring spots in the fall of 2012 at the end of the boating season. As part of the approval for the additional water lot areas and in keeping with the Western Waterfront Master Plan, a requirement in both of the Amending Agreements will be a required consent from the clubs for language

regarding the potential implementation of a public pathway through a portion of the current Leased Premises as outlined in Attachment "A".

Club officials met with Parks staff to discuss the potential location of the public pathway. The wording to be included in the lease amendment was reviewed and agreed to by all parties.

CONTACT

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SIGNATURE

Janie Romoff, General Manager
Parks, Forestry and Recreation

ATTACHMENTS

Attachment A – Wording to be included in the lease amendment

Attachment "A"

"The [Club Name] undertakes to allow a pathway or other such access to be constructed by the City of Toronto across a portion of their current demised premises which will allow improved waterfront access for the public as detailed in the Western Waterfront Master Plan ("WWMP"). Any work to be completed will be in a form that is mutually agreeable to both the [Club Name] and the General Manager, Parks, Forestry and Recreation and consistent with similar structures within the area referenced in the WWMP and must be completed within 1 year of the expiry of this Lease."