

## **Renewal of Various Boat Club Leases**

**Date:** February 23, 2026

**To:** General Government Committee

**From:** Executive Director, Corporate Real Estate Management and General Manager, Parks and Recreation

**Wards:** 3 - Etobicoke-Lakeshore, 4 – Parkdale-High Park, 10 – Spadina-Fort York, 14 – Toronto-Danforth, 19 – Beaches-East York and 25 - Scarborough-Rouge Park

### **SUMMARY**

---

The purpose of this report is to obtain Council authority to enter into renewals of existing lease and sublease agreements for up to 20-years between the City of Toronto (the “City”) and twenty-four individual boat clubs listed in Appendix B to the report (referred to collectively as the “Tenants”), in respect of certain properties located across Toronto’s waterfront, for the purpose of the Tenants’ continued operation of boat clubs.

The long-term boat club lease portfolio consisting of 28 non-profit, volunteer-run sailing, boating and rowing clubs, has supported a thriving sailing, boating and rowing community in the City’s waterfront and shoreline parklands. Boat clubs have contributed and invested in infrastructure that help facilitate programs and services for the community and waterfront and shoreline upkeep, and have contributed to the local economy through operating expenditures, employment, and tourism-related activity. The recommended renewals of the City’s boat club leases is a continuation of decades of the City’s support for affordable access to waterfront programming, community activation, environmental stewardship and associated economic investment.

Of the total 28 boat clubs, four have not been included in this lease renewal report. Three of those four, those being National Yacht Club, Alexandra Yacht Club, and Boulevard Club, have lease terms that have not yet expired and will be reviewed and renewed in accordance with their existing leases. The fourth, the Toronto Humber Yacht Club, will not have its lease renewed and will not be operating in the coming 2026 boating season following an extensive evaluation by City staff, in consultation with Toronto Region Conservation Authority (TRCA) as land owner, determining that a less intensive land use would better support ecological management objectives, improving the river valley health and resilience to flooding and erosion.

TRCA supports the City in leading a public planning and engagement process to identify potential future uses and restoration activities for the site.

## **RECOMMENDATIONS**

---

The Executive Director, Corporate Real Estate Management and the General Manager, Parks and Recreation, recommend that:

1. City Council authorize the Executive Director, Corporate Real Estate Management, in consultation with the General Manager, Parks and Recreation, on behalf of the City, to enter into a lease or sublease agreement with each of the tenants listed in Appendix B to the report, substantially on the terms and conditions set out in Appendix A to the report and on such other or amended terms and conditions that are acceptable to the Executive Director, Corporate Real Estate Management, in consultation with the General Manager, Parks and Recreation, and in a form satisfactory to the City Solicitor.
2. City Council authorize severally each of the Executive Director, Corporate Real Estate Management, and the Director, Real Estate Services, Corporate Real Estate Management to execute the leases, the subleases, and any related documents on behalf of the City, as required.

## **FINANCIAL IMPACT**

---

The projected lease revenue for 2026, based on the approximate area of all 24 boat clubs is approximately \$849,590. For each subsequent year of the lease terms, the previous year's annual rental rate shall be increased (but never decreased) by the rate of inflation as calculated by Consumer Price Index ("CPI") for the previous calendar year. Over the 20-year term of the lease renewal the projected lease revenue is approximately \$20.64 million. The lease revenue is recorded in Parks and Recreation's Operating Budget.

These leases are net and carefree to the City. The Tenants are responsible for operating and capital expenses.

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

## **DECISION HISTORY**

---

At its meeting on July 14, 15 and 16, 2021, City Council adopted Item 2021.GL24.19 "Response to MM25.6 "Keeping Sailors Afloat": which requested the Executive Director, Corporate Real Estate Management to engage with individual Tenants to explore and negotiate semi-gross leases with Tenants expressing an interest in transitioning from fully net leases

<https://www.toronto.ca/legdocs/mmis/2021/gl/bgrd/backgroundfile-168263.pdf>

At its meeting on October 27, 2020, City Council adopted Item MM25.6 - “Keeping Sailors Afloat” which requested the Executive Director, Corporate Real Estate Management to engage with community sailing clubs and explore the opportunity to amend the existing lease agreements from a fully net to a semi-gross lease and report back to the General Government and Licensing Committee by the second quarter of 2021 on the results of that engagement.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM25.6>

At its meeting on December 11, 2014, City Council adopted Item 2015.EX1.10, and approved a Management Agreement between the principals of the Toronto Island Marina and Island Yacht Club (“IYC”) in an effort to support the ongoing operation of the IYC. The principals of the Marina formed 2446157 Ontario Corporation, carrying on business as Blockhouse Bay Management Co. for the purpose of conducting business per the terms of the agreement. The recommendations approved by Council included a five-year term extension to the existing lease between the City (as Landlord) and the IYC (as Tenant) authorizing a new lease termination date of July 31, 2030. Given the urgency of drafting and executing the aforementioned Management Agreement, authority for an extension to the Marina lease was omitted, which this report seeks authorization for.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX1.10>

At its meeting on September 22, 23, 24 and 25, 2003 City Council adopted Report No.7, Clause No.1 (August 22, 2003) from the Commissioner of Economic Development, Culture and Tourism and recommended by the Economic Development and Parks Committee which requested the authorization for the renewal of the various boat club leases across the Toronto Waterfront and make recommendations for an increase in rental rates. The proposed rental rate of \$3,000 per acre, for August 1, 2005 will be increased by CPI for each year of the 20-year renewal term.

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

## COMMENTS

---

### Background

Toronto’s waterfront features unique on-water leisure opportunities that foster strong boating communities. These communities are integral to local community-building, sport development, and preservation of the environment in valued parkland spaces. To support these thriving communities, the City of Toronto has long-term relationships with non-profit boat clubs through lease agreements, which enable these clubs to:

- provide affordable programs and services for residents;
- invest in our waterfront parkland areas;
- facilitate community and public benefits; and,
- promote environmental stewardship.

For decades, the City has animated and activated portions of its waterfront through these boat club leases, several of which involve clubs with historical roots dating back to

the early development of Toronto. As these leases expire, Corporate Real Estate Management and Parks and Recreation recommend the renewal of agreements with 24 non-profit boat clubs that continue to successfully provide vibrant waterfront recreational experiences for Toronto communities.

## **About the Boat Clubs**

From Mimico to Bluffers Park, there are currently 28 non-profit sailing, boating and rowing clubs that offer healthy leisure and competitive sporting opportunities, which attract amateurs interested in learning new skills, enthusiasts participating in on-water hobbies, and athletes that represent Canada in international competitions. These organizations meet the strong demand for boating and sailing activities and are self-sufficient by building and maintaining their own facilities. These clubs range from small community sailing clubs to long established clubs with significant permanent facilities for recreational activities and social events. Across the twenty-four clubs being recommended for renewal, there are over 13,000 members, associates and direct users, and 80% of these clubs' members live in the city of Toronto.

## **Summary of Proposed Lease Renewal Program**

The proposed lease renewal program continues the longstanding relationship between the City and 24 waterfront boating clubs located on City-owned, provincially owned, TRCA-owned, or TRCA-leased lands. The renewals are materially consistent with the terms and conditions used in previous agreements, including a renewal term of up to 20-years, and will result in consistent expiry dates across the Tenants. Some terms, including environmental stewardship and community access, as well as termination rights to reflect changing planning policies, have been updated. Further details on specific lease terms are included in Appendix A.

For locations where TRCA holds a leasehold interest from the Federal Government, sublease start dates will be aligned once the TRCA completes its renewal process with Fisheries and Oceans Canada. The City will continue to act as manager on TRCA-owned properties.

Lease negotiations were conducted with Tenants, relevant City Divisions, Ward Councillors, and the TRCA. The TRCA has confirmed it supports proceeding with the renewals.

### *Public Benefits Requirements under the Renewed Leases*

As a condition of the renewed leases, boating clubs must continue providing public benefits that support community access and waterfront activation. Each club will be required to deliver at least one of the following:

- **Public Programming:** A minimum of 20% of all program spaces must be made available to non-members.

- **Public Access:** Clubs must provide opportunities for public access to the waterfront, subject to requirements related to public safety, protection of property, and shoreline and infrastructure stability.
- **Public or Economical Storage:** Clubs must introduce or maintain affordable or discounted options for seasonal storage of non-motorized watercraft and related equipment within the leased premises.

Clubs are encouraged to collaborate to offer benefits in multiple areas where feasible, building on the successes of previous lease terms. Where appropriate and as requested by the local Councillor, staff will provide updates for awareness and to ensure public benefits remain relevant.

### **Economic Impact of Tenants**

As stewards on parkland, these boat clubs contribute and invest in infrastructure that help facilitate programs and services for the community and waterfront and shoreline upkeep. Over the past five years, it is estimated that the boat club Tenants invested more than \$24 million in capital work. The proposed renewal of the boat club lease portfolio will support planned ongoing capital investment by the Tenants, which is estimated to exceed investment rates over the past five years given the age of existing infrastructure and heightened requirements for shoreline and flood mitigation investments.

In addition to capital investment, these boat clubs contribute to the local economy through operating expenditures, employment, and tourism-related activity. Collectively, the clubs employ more than 500 young adults each year as instructors, dock staff, and servers, and provide full-time employment for approximately 200 adults. Annual operating expenditures are estimated to be roughly three times the value of annual capital spending, supporting a wide range of local businesses. In the past year, approximately 2,700 youth and 1,400 adults participated in lessons and training programs offered through the clubs.

The boating clubs contribute to local tourism by offering reciprocal access to visiting boaters, hosting regattas, and supporting national and international events. Reciprocal programs with other Lake Ontario clubs bring more than 1,800 visiting boats to Toronto each year. Clubs also host approximately five youth regattas with nearly 700 participants and 70 adult regattas with more than 3,500 participants annually. As not-for-profit organizations, the boat clubs reinvest all revenues back into operations and programs. Maintaining affordable lease terms over a length of time that allows the Tenants the opportunity to seek and amortize financing opportunities is critical to the Tenants' ability to continue to offer low barriers to access, maintain and preserve their leased portions of the Toronto waterfront, and foster the growth of sailing and boating in Toronto.

## **Environmental Stewardship**

By providing affordable access to the Toronto waterfront with a variety of locally responsive programs and services for residents and visitors, boat clubs play an essential role in promoting respect and the appreciation of nature, and preservation of the environment. Conservation efforts on the boat club lands help support the objectives of the TRCA.

Many of the Tenants champion environmental stewardship programs and initiatives, including:

- Maintenance of the Blue Flag Marina certifications, which signifies that the boat club meets the standard of providing environmental education activities, promoting sustainability and advancing environmental awareness;
- Collaboration with Marine Clean, an Ontario-developed environmental program that encourages best practices to reduce and prevent water, air and land pollution associated with recreational boating activities; and,
- Working with local environmental groups, such as Pollution Probe located in Ward 10.

Some of the clubs also promote low environmental impact, non-powered watercraft activities, which supports an environmentally conscious approach, encouraging outdoor engagement and appreciation.

## **Other Non-Profit Boat Clubs**

Of the 28 non-profit sailing, boating and rowing clubs, 24 expired leases are recommended for renewal. Three leases have not yet expired, including the National Yacht Club, the Alexandra Yacht Club and the Boulevard Club. These leases will be reviewed and renewed in accordance with their existing leases and consistent with the principles of environmental stewardship, community access and continuation of sustainable waterfront activation. One existing boat club lease, the Toronto Humber Yacht Club (THYC), is not being renewed.

### *Toronto Humber Yacht Club*

The THYC is not being offered a further lease term. The THYC's lease expired on July 31, 2025. Following expiry, the City has permitted a temporary month-to-month overhold to allow for an orderly wind-down of operations and to facilitate removal of private property and fulfillment of end-of-lease obligations. The decision not to renew follows extensive review by City staff in consultation with the TRCA, the landowner. Through this work, it was determined that a less intensive land use at this location would better support river valley health, ecological management objectives, and long-term resilience to flooding and erosion. Given the environmental sensitivity of the site, the operational history, and TRCA's support for restoration-focused outcomes, staff determined that renewal of the lease would not be in the public interest.

Staff have communicated this direction to the THYC in the past year, including site visit and written notice in advance of lease expiry, and follow up communication in the fall. Staff continue to meet with the organization regarding timelines for vacating the site.

The City, in collaboration with TRCA, intends to undertake public engagement to inform future uses and potential restoration or programming opportunities once the site has been secured and any required remediation is complete. This work is anticipated to begin in 2026.

### **Next Steps**

Subject to City Council approval, staff will negotiate and execute individual agreements with each of the 24 boat clubs based on the major terms and conditions described in Appendix A.

### **CONTACT**

---

Alison Folosea, Director, Real Estate Services, Corporate Real Estate Management,  
[Alison.Folosea@toronto.ca](mailto:Alison.Folosea@toronto.ca), 416-338-2998

Justin Hanna, Director, Client and Business Services, Parks and Recreation,  
[Justin.Hanna4@toronto.ca](mailto:Justin.Hanna4@toronto.ca), 416-509-3805

### **SIGNATURE**

---

Patrick Matozzo  
Executive Director, Corporate Real Estate Management

Terry Ricketts  
General Manager, Parks and Recreation

### **ATTACHMENTS**

---

Appendix A - Major Terms and Conditions of the Lease Renewal Agreement  
Appendix B - List of 24 Boat Clubs (Leased Premises Ownership, Grouped by Ward)

## Appendix A - Major Terms and Conditions of the Lease Renewal Agreement

<b>Landlord/Sublandlord:</b>	City of Toronto / TRCA (as applicable)
<b>Tenant/Subtenant:</b>	As defined in Appendix B
<b>Leased Premises:</b>	As defined in Appendix B
<b>Status:</b>	The Tenant must retain its status as a not-for-profit organization throughout the Term.
<b>Permitted Use:</b>	<p>Leased Premises shall be used to operate and maintain a not-for-profit boating and yachting club and ancillary uses. Permitted ancillary uses include the sale of food/beverage to members only and rental activities for events, provided all ancillary activities are incidental to the operations and maintenance of the boating and yachting club and are in compliance with the Tenant's non-profit objectives.</p> <p>Jet ski rentals are not permitted.</p>
<b>Float Homes/Live Aboard Vessels:</b>	<p>The Tenant may not permit any Float Homes at or attached to the Leased Premises or adjacent water lots.</p> <p>The Tenant may not permit persons to live aboard any vessel, boat, barge, watercraft, trailer, structure, or otherwise, in or out of the water, on any part of the Leased Premises between December 1 and March 31 of each year unless given prior written consent from the City.</p> <p>Any approved live-a-boards will be completely self-sufficient and not require any City water or sewage services</p>
<b>Head Lease:</b>	[insert language re compliance with head lease, to the extent applicable]
<b>Sublease:</b>	The Tenant has no right to assign, sublease or transfer the Agreement without the prior written consent of the Executive Director of Corporate Real Estate Management in consultation with the General Manager of Parks & Recreation.
<b>Term:</b>	20 years. Tenant has no right to renew or extend.
<b>Basic Rent:</b>	<p>\$4,808.77 per acre per annum plus HST in the first year of the Term. Basic rent will be adjusted for any Leased Premises without municipal services.</p> <p>Subsequent years' rent subject to increases by rate of inflation as calculated by CPI.</p>

<b>Landlord/Sublandlord:</b>	City of Toronto / TRCA (as applicable)
<b>Additional Rent:</b>	<p>The Lease shall be completely net and carefree to the Landlord. Tenant shall be responsible for all taxes and costs whatsoever, current and future, including but not limited to realty taxes, any special assessments, harmonized sales tax, rental taxes, any eligible land transfer tax, operating costs, utilities, and all costs with respect to the Leased Premises, and operation, repair, maintenance and replacement costs arising therefrom.</p> <p>Where the Leased Premises are located in a building or on land that has common facilities shared with the Landlord, the Tenant will pay to the Landlord the Tenant's proportionate share of all operating costs, in accordance with an allocation methodology prescribed by the Landlord, acting reasonably</p>
<b>Net and Carefree Lease:</b>	Except as otherwise expressly stated, the Lease shall be completely net and carefree to the City, with the Tenant responsible for all taxes and all ongoing costs throughout the Term.
<b>General and Capital Repairs, and Maintenance / Ongoing Operating Costs:</b>	<p>Tenant shall maintain, operate, and keep the Leased Premises and any related assets in good repair to a standard consistent with the asset's age, and bear all costs associated with maintenance, repair and replacement and all required capital repair during the Term. This includes without limitation, all utilities, insurance, structural repairs, major repairs, and repair.</p> <p>Notwithstanding the foregoing, the Landlord shall be responsible to rectify damage caused by the Landlord, its agents, or employees.</p>
<b>Capital improvements:</b>	The Tenant is responsible for all capital improvements on the Leased Premises. Landlord consent is required for all capital improvement work, including, without limitation, all construction, installation, and/or removing of docking facilities.
<b>Condition of Premises at Expiry or Earlier Termination:</b>	All buildings, structures, fixed docks and improvements located or attached to the Leased Premises shall become the sole property of the Landlord, without compensation to the Tenant, upon expiry or other termination of the Agreement.
<b>Insurance and Indemnity:</b>	Tenant shall take out comprehensive insurance in the amounts and forms as required by the Executive Director, Corporate Real Estate Management, and shall release and indemnify the City for any injury, loss, damage, claims, costs and other proceedings whatsoever, save and except to the extent the same is attributable to any negligent act or omissions of the Landlord or those for whom it is, in law, responsible.

<b>Landlord/Sublandlord:</b>	City of Toronto / TRCA (as applicable)
<b>Termination:</b>	<p>The Tenant may terminate the Agreement at any time by giving the Landlord not less than one year's notice in writing.</p> <p>The Landlord may terminate the Agreement whenever:</p> <ul style="list-style-type: none"> <li>• The Tenant defaults in its rent payments or other financial obligations and such default continues for 15 days after notice has been received.</li> <li>• The Tenant fails to observe or perform any of its obligations and such default continues for 30 days after notice has been received.</li> </ul>
<b>Community Benefits/Access:</b>	<p>The Tenant shall ensure that least 20% of its programming or space is dedicated to community use or low-cost access.</p> <p>The Tenant's community benefits/access plan shall be approved by the Landlord prior to the commencement of the term and reviewed every five years thereafter to be updated and amended, as agreed to by both the Tenant and Landlord.</p>
<b>Reporting:</b>	<p>The Tenant shall submit reports annually to the Landlord confirming the Tenant's not-for-profit status, annual financial statements, and completed community and environmental benefit report, in a form consistent with the form appended to the Lease, or as modified by the Landlord, acting reasonably.</p>

<p><b>Active Master Planning Activities:</b></p>	<p>The Tenant acknowledges that the City of Toronto has several “<b>Active Planning Projects</b>” and agrees the Lease may be subject to and may be required to accommodate impacts arising from such Active Planning Projects:</p> <ul style="list-style-type: none"> <li>• Western Waterfront Master Plan – Update (as further described in 2022.IE.30.15)</li> <li>• Disaster Mitigation Adaption Fund (DMAF) with respect to Cherry Beach (as further described in 2019.IE8.5)</li> <li>• Bluffer’s Park Action Plan (as further described in 2025.MM32.43)</li> </ul> <p>During the development of subsequent studies, implementation plans or detailed designs relating to any of the above Active Planning Projects that may impact the Leased Premises and the Permitted Use of any boat club lease agreements, the City must include representation from potentially impacted boat clubs as part of the stakeholders consulted.</p> <p>Upon City Council approval of any the subsequent studies, implementation plans, or detailed designs (the “<b>Approved Plan</b>”), should they impact the Leased Premises and the Permitted Use, the City must provide the Tenant written notice of City Council approval within 90 days [subject to finalization between the parties]. Failure to do so negates the Additional Termination Right (as defined below) and it shall no longer have any effect.</p> <p>Upon receipt of such Notice, the Tenant and Landlord will have 18 months to amend the Lease Agreement to accommodate the Approved Plan, such 18 month period not to commence until after the 10th anniversary of the commencement of the lease agreement. For clarity, discussions can still commence within that 10-year period prior.</p> <p>Upon satisfactory completion of any accommodation required as a result of an Approved Plan, as determined by the City acting reasonably, the Additional Termination Right shall expire and no longer have any effect. Should any Active Planning Project become abandoned, the City shall notify the Tenant within 90 days [subject to finalization between the parties] that this Additional Termination Right shall expire and is no longer in effect.</p> <p>If the Tenant: (i) notifies the City it is unable or unwilling to accommodate the Approved Plan; (ii) does not reach an agreed upon amended Lease Agreement within the applicable time-period; or (iii) does not complete such accommodations to the satisfaction of the City, acting reasonably, the City will have the</p>
--	--

<b>Landlord/Sublandlord:</b>	City of Toronto / TRCA (as applicable)
	right to terminate the Lease with no less than 18 months' written notice (the " <b>Additional Termination Right</b> "). For clarity, the required notice period for the Additional Termination right shall commence the April 1 following issuance of the written notice, such that the Tenant shall have at minimum two full sailing/boating seasons prior to the termination of the Lease.
<b>Approvals / Consents / No Fettering City Council:</b>	Nothing in this Term Sheet or the Lease derogates from, interferes with or fetters the Landlord's exercise of all of its rights and obligations as a municipality and planning approval authority (whether discretionary or mandatory), or imposes any obligations on the Landlord in its role as a municipality and planning approval authority. The Landlord shall not be prevented from or prejudiced in carrying out its statutory rights and responsibilities.
<b>Compliance with the Law and Applicable Policies:</b>	Tenant shall at all times comply with all applicable laws, regulations and guidelines, and with all applicable City of Toronto policies, including but not limited to Workers' Rights, Fair Wage and Labour Trade Contractual Obligations in the Construction Industry, and Non-Discrimination Policies.
<b>Lease:</b>	The City shall prepare the Lease on the City's standard form. This table contains the basic terms and conditions of the Lease. Supplementary terms and conditions shall be contained in the Lease, subject to negotiation and agreement by the Tenant. All documentation shall be in a form and content satisfactory to the City Solicitor.

**Appendix B - List of 24 Boat Clubs (Leased Premises Ownership, Grouped by Ward)**

<b>Boat Club Name</b>	<b>Address</b>	<b>Property Interest</b>
<b>Ward 3 Etobicoke - Lakeshore</b>		
1. Etobicoke Yacht Club	300 Humber Bay Park Road West	Owned by the TRCA
2. Humber Bay Sailing Centre	100 Humber Bay Park Road West	Owned by the TRCA
3. Lakeshore Yacht Club	76 Colonel Samuel Smith Park Drive	Owned by the TRCA
4. Mimico Cruising Club	200 Humber Bay Park Road West	Owned by the TRCA
<b>Ward 4 Parkdale - High Park</b>		
5. Argonaut Rowing Club	1225 Lake Shore Boulevard West	Owned by the City
6. Toronto Hydroplane and Sailing Club	1391 Lake Shore Boulevard West	Owned by the TRCA
<b>Ward 10 Spadina - Fort York</b>		
7. Island Yacht Club	Toronto Island Park, 2 Muggs	Owned by the City
8. Sunfish Cut Boat Club	Toronto Island, Sun Fish Cut	Ownership vested in the Province of Ontario and leased back to the City pursuant to the Toronto Islands Residential Community Stewardship Act
9. The Queen City Yacht Club	Seneca Avenue	Owned by the City
10. The Royal Canadian Yacht Club	2 Chippewa Avenue	Owned by the City

<b>Boat Club Name</b>	<b>Address</b>	<b>Property Interest</b>
11. Toronto Island Canoe Club	16 Algonquin Bridge Road No. 6	Ownership vested in the Province of Ontario and leased back to the City pursuant to the Toronto Islands Residential Community Stewardship Act
<b>Ward 14 Toronto - Danforth</b>		
12. Hanlan Boat Club	6 Regatta Road	Owned by the City
13. Outer Harbour Sailing Federation	14 Regatta Road	Owned by the City
14. Toronto Windsurfing Club	2 Regatta Road	Owned by the City
15. Water Rat Sailing Club	4 Regatta Road	Owned by the City
<b>Ward 19 Beaches - East York</b>		
16. Ashbridge's Bay Yacht Club	30 Ashbridges Bay Park Road	Owned by the TRCA
17. Beaches Lions Club of Toronto	10 Ashbridges Bay Park Road	Owned by the TRCA
18. Toronto Hydroplane & Sailing Club	20 Ashbridges Bay Park Road	Owned by the TRCA
19. Vanguard Boaters Association (formerly Navy League of Canada)	10-15 Ashbridges Bay Park Road	Owned by the TRCA
<b>Ward 20 Scarborough Southwest</b>		
20. Bluffers Park Yacht Club	15 Bluffers Park Road	Land lots owned by the TRCA and water lots leased by the TRCA from the Department of Fisheries and Oceans

<b>Boat Club Name</b>	<b>Address</b>	<b>Property Interest</b>
21. Cathedral Bluffs Yacht Club	35 Bluffers Park Road	Land lots owned by the TRCA and water lots leased by the TRCA from the Department of Fisheries and Oceans
22. Highland Yacht Club	5 Bluffers Park Road	Land lots owned by the TRCA and water lots leased by the TRCA from the Department of Fisheries and Oceans
23. Scarborough Bluffs Sailing Club	27 Bluffers Park Road	Land lots owned by the TRCA and water lots leased by the TRCA from the Department of Fisheries and Oceans
<b>Ward 25 Scarborough - Rouge Park</b>		
24. Pickering Rouge Canoe Club	195 Rouge Hills Drive	Owned by the TRCA