



Staff Report

Administration – Chief Administrative Officer

Report To: COW-Finance, Admin, Fire, Community Services
Meeting Date: November 27, 2023
Report Number: FAF.23.180
Title: Events for Life Land Request
Prepared by: Shawn Everitt, Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report FAF.23.180, entitled “Events for Life Land Request”;

AND THAT Council endorse the selected property fronting Peel Street North as presented and identified in Attachment 1 of this report for the specific use as a permanent Program Centre for the Events For Life Centre Inc. as requested through their August 14, 2023 deputation to Council;

AND THAT Council direct staff to negotiate with Events for Life Centre Inc. regarding the gifting of land, the conditions of the land disposition, and future funding for the development of a new Events for Life Programming Centre as outlined in this report.

B. Overview

This report provides Council with a follow up to the August 14, 2023 [Events for Life deputation](#) to Council.

C. Background

This report provides Council with an opportunity to consider the provision of land to the Events for Life Board of Directors as a follow up to their [August 14, 2023 deputation](#).

Staff have met with members of the Events for Life Board of Directors and clarified the following property elements that are essential and/or preferred to determining potential locations for the new facility:

- Facility will consist of 4,000 square feet of program space;
- Property should be within walking distance from Thornbury and the core business area;
- Property to be a minimum of three (3) acres to a potential eight (8) acres;
- Construction should be able to begin within two (2) years.

This new facility would be used as the center for Events for Life's daytime programming. The property would not be considered for any residential or housing agency for the participants of the program now or in the future.

D. Analysis

Staff have reviewed the Town's land inventory and based on the aforementioned criteria, have identified one (1) key property that may be of interest. The property is located on Peel Street North and currently houses the Cameron Shores Tennis Courts (Attachment 1).

This location is within walking distance of Thornbury and connected via active transportation routes. The property is appropriately zoned, able to be serviced with water and wastewater, and would allow for construction within two (2) years.

This property, inclusive of all existing unopened road allowances, is just over four (4) acres with some of this area required to be kept as a buffer for the Little Beaver River.

The request being made by the Events for Life Board of Directors is as follows:

- The Town is requested to gift the land in its entirety to Events for Life;
- The Town is to consider deeming the facility a "Municipal Capital Facility" so the property would not be subject to property taxes or Development Charges;
- The Town would not be asked to contribute to the building of the facility, however, the Town may be requested to extend a loan of a percentage of the overall build (estimated to be within the \$4,000,000 range) with Events for Life being required to repay the loan over an agreed-upon period.

Potential for Entering into a Municipal Capital Facility

In 2009 the Town partnered with the North East Grey Health Clinics (NEGHC) on the construction of what is known today as the Thornbury Medical Clinic.

Staff recommend that this type of partnership could be used with Events for Life specifically the implementation of a Municipal Capital Facility Agreement. The consideration of this option may have long-term benefits and, through a transparent process, Council could consider the lease of land to Events for Life instead of a full disposition and sale of the land.

A Municipal Capital Facility option is permitted under the Municipal Act and allows for the following:

- Municipal, County, and Education taxes would not be collected;
- No Development Charge Fees would be collected;
- Town would retain ownership of the land and Events for Life would own and operate the facility;
- If Events for Life ceased operations, the Town would assume ownership of the building.

In addition to the elements of the Municipal Capital Facility option, the North East Grey Health Clinics (NEGHC) also entered into a Council approved agreement with the Town for the provision of financial assistance in the form of grants and loans for the actual construction of the Thornbury Medical Clinic. This is also a potential option to consider through future negotiations pending Council direction through this report.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders.

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

The loss of potential greenspace and use of resources for the construction of the new facility.

G. Financial Impacts

Staff is suggesting that the land could be leased as opposed to being disposed of. Through a Municipal Capital Facility Agreement, it is anticipated that approximately \$125,000 to \$150,000 could be waived as financial support to the project.

It is suggested that this piece of Town land would yield substantial dollars on the open market, however Council may wish to consider the overall community benefit this potential partnership provides when considering this report and its recommendation to provide the lands through a long-term lease arrangement.

H. In Consultation With

Sam Dinsmore, Acting Director of Finance

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Shawn Everitt, Chief Administrative Officer cao@thebluemountains.ca.

J. Attached

1. Property Location Map

Respectfully submitted,

Shawn Everitt
Chief Administrative Officer

For more information, please contact:
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Report Approval Details

Document Title:	FAF.23.180 Events for Life Land Request.docx
Attachments:	- Attachment-1-Property-Location-Map.pdf
Final Approval Date:	Nov 17, 2023

This report and all of its attachments were approved and signed as outlined below:

Shawn Everitt - Nov 17, 2023 - 8:13 AM