



# Staff Report

## Community Services

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**Report To:** COW\_Finance\_Admin\_Fire\_Community\_Services  
**Meeting Date:** December 9, 2024  
**Report Number:** CSOPS.24.090  
**Title:** Events for Life Land Request Update  
**Prepared by:** Ryan Gibbons, Director Community Services

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### A. Recommendations

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THAT Council receive Staff Report CSOPS.24.090, entitled “Events for Life Land Request Update”;

AND THAT Council direct staff to draft a Memorandum of Understanding with Events for Life as described in this report to the satisfaction of the Town’s legal representation, Treasurer and the Director of Community Services;

AND THAT Council direct staff to bring a draft memorandum of understanding to Council for consideration.

### B. Overview

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This report is requesting Council to consider items identified by Events for Life to support the project to construct a facility at the Beaver Valley Community Centre property.

### C. Background

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August 14, 2023, Events for Life addressed Committee of the Whole as a deputation to request land to utilize for a facility to house their programming.

**B.1.2 Kevin Whyte, Chair, Events For Life, Re: Request for Council support regarding the allocation of serviced lands to build the Events For Life Permanent Program Centre**

Moved by: Councillor Hope  
Seconded by: Councillor Ardiel

THAT Council of the Town of The Blue Mountains receives for information the deputation of Kevin Whyte, Events For Life, requesting Council support for the allocation of serviced lands to build the Events For Life Permanent Program Centre;

AND THAT Council refers the request to staff to work with Events for Life to identify Town of The Blue Mountains Committee of the Whole Minutes 3 August 14, 2023 their specific needs, and to provide a report back to Council for consideration.

Yay (6): Mayor Matrosovs, Councillor Ardiel, Councillor Hope, Councillor Maxwell, Councillor McKinlay, and Councillor Porter

Absent (1): Deputy Mayor Bordignon

**The motion is Carried (6 to 0)**

The initial land request provided by Events for Life identified their needs to be:

- 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.

Following this request, Council directed staff to bring a report for consideration. Staff report [FAF.23.180](#) was brought to Committee of the Whole, November 27, 2023. The following resolution was passed:

**B.4.1 Events for Life Land Request, FAF.23.180**

Moved by: Councillor Porter

Seconded by: Councillor Hope

THAT Council receive Staff Report FAF.23.180, entitled “Events for Life Land Request”, and directs staff to further explore all potential land site options for Events for Life and operationalize the public engagement process.

Yay (6): Deputy Mayor Bordignon, Councillor Ardiel, Councillor Hope, Councillor Maxwell, Councillor McKinlay, and Councillor Porter

Absent (1): Mayor Matrosovs

**The motion is Carried (6 to 0)**

In response to this direction staff brought forward staff report [CSOPS.24.011](#) on January 15, 2024. The following resolution was passed:

**B.9.1 Follow up to Events for Life Land Report and Peel Street Tennis Court Redevelopment, CSOPS.24.011**

Moved by: Mayor Matrosovs

Seconded by: Deputy Mayor Bordignon

THAT Council receive Staff Report CSOPS.24.011, entitled “Events for Life Land Report and Peel Street Tennis Court Redevelopment”;

AND THAT Council consider the potential use of the Peel Street North Property to be the following options that staff have previously heard as potential uses;

1. Redevelopment of existing Tennis Courts;
2. Land Lease with Events for Life with consideration of being established as a Municipal Capital Facility;
3. Development of an Indoor Racquet Facility;
4. Disposition of Land for the purposes of selling the land;

AND THAT Council provide direction to staff regarding the preferred future use of parts of Town Owned Land, legally described as “PLAN THORNBURY LOTS 40 TO 47 N KING ST AND RP 16R4699 PT PARTS 1 AND 3”, as outlined in Attachment 1;

AND THAT Council direct staff to investigate and report to Council on combined inclusive recreation and programming use, including extending tennis use, dedicated and/or shared indoor multi-use gym facility, and community indoor programming space, and outdoor public space;

AND THAT Council direct staff to complete a valuation of the Peel Street North Lands;

AND THAT Council direct staff to provide a comparison of viability of the:

1. Peel Street North Lands
2. Closed Thornbury Landfill property (4+ acres); and
3. The North Part of 125 Peel Street South property
4. 171 King Street

Yay (6): Mayor Matrosovs, Deputy Mayor Bordignon, Councillor Ardiel, Councillor Hope, Councillor McKinlay, and Councillor Porter

Absent (1): Councillor Maxwell

**The motion is Carried (6 to 0)**

At the January 29, 2024 Council Meeting, Council considered the January 15, 2024 Committee of the Whole recommendation and pulled staff report [CSOPS.24.011](#) and added a fifth property

for review, 58 Alfred St. W, Beaver Valley Community Centre lands and buildings, and resolved as follows:

**B.9.1 Follow up to Events for Life Land Report and Peel Street Tennis Court Redevelopment, CSOPS.24.011**

Moved by: Councillor McKinlay

Seconded by: Deputy Mayor Bordignon

THAT Council receive Staff Report CSOPS.24.011, entitled “Events for Life Land Report and Peel Street Tennis Court Redevelopment”;

AND THAT Council consider the potential use of the Peel Street North Property to be the following options that staff have previously heard as potential uses;

1. Redevelopment of existing Tennis Courts;
2. Land Lease with Events for Life with consideration of being established as a Municipal Capital Facility;
3. Development of an Indoor Racquet Facility;
4. Disposition of Land for the purposes of selling the land;

AND THAT Council provide direction to staff regarding the preferred future use of parts of Town Owned Land, legally described as “PLAN THORNBURY LOTS 40 TO 47 N KING ST AND RP 16R4699 PT PARTS 1 AND 3”, as outlined in Attachment 1;

AND THAT Council direct staff to investigate and report to Council on combined inclusive recreation and programming use, including extending tennis use, dedicated and/or shared indoor multi-use gym facility, and community indoor programming space, and outdoor public space;

AND THAT Council direct staff to complete a valuation of the Peel Street North Lands;

AND THAT Council direct staff to provide a comparison of viability of the:

1. Peel Street North Lands
2. Closed Thornbury Landfill property (4+ acres)
3. The North Part of 125 Peel Street South property
4. 171 King Street

5. Beaver Valley Community Centre building and lands

AND THAT Council direct staff to consult with all affected local organizations and groups.

Yay (6): Mayor Matrosovs, Deputy Mayor Bordignon, Councillor Ardiel, Councillor Hope, Councillor McKinlay, and Councillor Porter

Absent (1): Councillor Maxwell

**The motion is Carried (6 to 0)**

At the July 10, 2024 Special Committee of the Whole Meeting, staff presented report CSOPS.24.024, Events For Life Land Request. This was recommended to Council for approval and was confirmed through the consent agenda at the July 15, 2024 Council Meeting.

**B.9.1 Events For Life Land Request, CSOPS.24.024**

Councillor Ardiel vacated the meeting at 11:57 am

Moved by: Mayor Matrosovs

Seconded by: Councillor Hope

THAT Council receive Staff Report CSOPS.24.024, entitled "Events for Life ("EFL") Land Request";

AND THAT Council selects the property at 85 Alfred Street West, Thornbury (BVCC) to enter into an agreement with Events for Life for the purposes of constructing a facility using the Municipal Capital Facility framework.

Yay (6): Mayor Matrosovs, Deputy Mayor Bordignon, Councillor Hope, Councillor Maxwell, Councillor McKinlay, and Councillor Porter

Absent (1): Councillor Ardiel

**The motion is Carried (6 to 0)**

## **D. Analysis**

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Events for Life have requested the following items for Council to consider in support of the development of a facility on the Beaver Valley Community Centre property;

1. Construction of a facility between 5,000 and 6,500 square feet (+/- 10%) at the East end of the arena.
2. Re-location of the Community Gardens to Moreau Park – Funded by the Town - estimated \$15,000 (fifteen thousand dollars).
3. Rent: Nominal lease payment - \$1 per annum.

4. Term: Lease term of 50 years with extension rights included.
5. Grant: Town to provide financial assistance to EFL for the construction of the facility in the form of a grant or forgivable loan in the amount of \$500,000 (five hundred thousand dollars). Milestone payment schedule to be negotiated between EFL and Town Treasurer.
6. Loan: Town to provide an interest free loan to EFL in an amount equal to 50% of the total construction cost of the facility. A pre-condition of funding release will be that EFL has raised 50% of the total construction cost. Loan to be drawn down throughout construction on a construction draw process for costs incurred. EFL agrees to repay the full loan amount over a period of 5-10 years from the date of occupancy of the facility.
7. Development Charges: Town to waive all Development Charges for EFL Project.
8. Taxes: Town to exempt the Lands and Facility from all taxes levied during the period of the agreement.
9. Planning approvals: Town to lead planning approvals including any zoning approvals and site plan review.
10. Engagement throughout design process: Town to engage with EFL throughout design process to ensure smooth building permit approvals and speed construction timeline.
11. Environmental Contamination: Town to deliver lands free of environmental contamination. – Will require funding and staff resources for site investigation – Estimated \$5,000 (five thousand dollars).
12. Site Servicing: Town to provide site servicing up to the perimeter of lease boundary – Will require funding and staff resources – Estimated \$30,000 (thirty thousand dollars).
13. Construction schedule: EFL and the Town to agree to take all reasonable steps necessary to all for the completion of the facility by May 1, 2026.
14. Capital Reserves: EFL to maintain a capital reserve fund, in an amount to be agreed, for the ongoing maintenance and capital replacement requirements for the facility.
15. Shared Facilities agreement: EFL and the Town to negotiate a shared facilities agreement. Town to provide all snow clearing of lands, driveways, and walkways and grass cutting of any open areas. Other terms to be negotiated.
16. Use of EFL facility: EFL and the Town to work in a cooperative way to negotiate sub-lease arrangements of the EFL facility for town use in the “off-hours/days”. EFL may also enter into sub-lease arrangements for the use of parts of the facility with other parties provided that no lease extends beyond the expiry of the term.
17. Use of BVCC facilities: The Town to provide access to EFL to existing facilities within the BVCC including the gym and commercial kitchen. Timing and terms of access to be negotiated.

Events for Life shared that a number of the requests are based upon discussions with the Town last year and are similar opportunities that were available to the North East Grey Health Clinic. The loan request in item 6 is important to them as they do not have the ability to borrow money from a traditional lending organization as they are not the property owners.

Staff are recommending that if Council directs staff to move forward on this file that the Town and Events for Life enter into a memorandum of understanding that will allow the Town and Events for Life to negotiate the above requested items and terms of lease including renewal, termination, capital fund requirements, construction management, operational management,

financing, etc. A formal agreement will still be required but this approach will allow Events for Life to move forward with fundraising, detailed design, etc.

This request does create risk to the Town including financial, Community Garden disruption, change in property appearance and use, liability, and otherwise which will be considered and mitigated to the best of the Town’s ability if direction is provided to move forward.

The request also provides opportunities that include an increase to available facility space for Town use, providing opportunities for social and cultural vitality, inclusivity, quality of life, opportunities to enhance the community garden in a space that is being revitalized for inclusive community use.

## **E. Strategic Priorities**

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### **1. Communication and Engagement**

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

### **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**

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To be determined through detailed design of the facility as well as site investigation.

## **G. Financial Impacts**

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Annual snow clearing and property maintenance: Property maintenance and snow removal already occur. There will be some additional staff time required to complete the additional snow removal for sidewalks and entrances during winter seasons as well as additional trimming during the summer season.

<b><u>REQUEST</u></b>	<b><u>COST</u></b>	<b><u>FUNDING</u></b>	<b><u>BUDGET REQUEST</u></b>
Grant	\$500,000	Taxation or Reserve Funds	\$500,000

Interest Free Loan	Up to \$3,500,000	Balance Sheet Impact – noting that the potential cost to the Town is where the Town requires the funds and then needs to borrow (i.e. interest cost to the Town). Alternatively, a “lost opportunity cost” could exist with respect to investment interest lost, estimated at 3% per year or \$100K/year	\$0
Development Charges	Estimated \$425,000	This would be a perceived loss. The project is eligible for these charges to be waived using a municipal capital facilities agreement	\$0
Taxes	Estimated less than \$10,000	This would be a perceived loss. The current property is tax exempt.	\$0
Environmental Site Investigation	\$5,000	Taxation / Reserve Funds	\$5,000
Site Servicing	\$30,000	Taxation / Reserve Funds	\$30,000
Legal and Administrative Costs	\$15,000	Taxation / Reserve Funds	\$15,000
<b>TOTAL</b>			<b>\$550,000</b>



## **H. In Consultation With**

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Monica Quinlan, Director of Financial and Corporate Services

Adam Smith, Acting CAO / Director of Planning & Development Services

Will Thomson, Barrister & Solicitor

## **I. Public Engagement**

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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 Ryan Gibbons, Director Community Services [directorcs@thebluemountains.ca](mailto:directorcs@thebluemountains.ca).

## **J. Attached**

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1. None

Respectfully submitted,

Ryan Gibbons  
Director Community Services

For more information, please contact:  
Ryan Gibbons, Director Community Services  
[directorcs@thebluemountains.ca](mailto:directorcs@thebluemountains.ca)  
519-599-3131 extension 281

**Report Approval Details**

Document Title:	CSOPS.24.090 Events for Life Land Request Update.docx
Attachments:	
Final Approval Date:	Nov 29, 2024

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

**Ryan Gibbons - Nov 29, 2024 - 10:00 AM**