

COMMITTEE OF THE WHOLE JUNE 20, 2005

CALVARY BAPTIST CHURCH CITY LEASE OF LANDS – SPORTS FIELDS

Recommendation

The Commissioner of Community Services, in consultation with Directors of Park Development and Legal Services recommends:

That a by-law be enacted to authorize the execution of a lease of lands owned by the Calvary Baptist Church on Nashville Road for a nominal rent for two senior soccer fields and a senior softball diamond and associated amenities.

Economic Impact

Capital funding (project #6055-0-05) was approved in the 2005 budget. An annual operating cost of \$27,000.00 is required to maintain the sports facilities. These operating costs will be addressed as part of the 2006 operating budget.

Purpose

To obtain Council authorization to enter into a lease for lands to be used for two senior soccer fields and a senior softball diamond.

Background - Analysis and Options

On July 12, 1999, the Nashville Road Community Church (also called the Calvary Baptist Church) at 6950 Nashville Road received site plan approval to construct a Church with a school wing. The Church owns a 25 acre parcel of land at that location (refer to Attachment 1 – Location Plan) and staff have been negotiating with a view to leasing the lands to construct and permit two senior soccer fields, a softball diamond, asphalt pedestrian walkway and site furnishings (refer to Attachment 2 – Concept Plan).

The Church is generally agreeable to a lease for \$2.00 per year. The City will construct the two senior soccer fields and softball diamond, and maintain them to City standards. The City will permit the fields from 6:00 p.m. to 9:00 p.m. Mondays to Fridays and some Saturdays from April to October each year. The Church shall have the use of the fields at other times.

In the last few years the sports clubs in Vaughan have experienced tremendous growth and in particular the Kleinburg Soccer Club. In 2005, this club will have over 1000 soccer players registered and their growing demand is becoming increasingly difficult to manage due to the limited number of soccer fields in their community. Their opportunity for expansion will continue to be restricted unless additional fields can be provided.

It has been difficult for the City to build sports fields on City property in the Kleinburg area. The proposed lease with the Calvary Baptist Church will allow the City to more effectively respond to the growing sports needs in Kleinburg including those of the Kleinburg Soccer Club.

Capital funding in the amount of \$442,000.00 was approved in the 2005 Capital Budget to construct the fields. The initial term of the lease is five (5) years without a termination clause, given the cost of construction. The City would have an option to renew the lease for an additional five (5) years with termination provisions on one (1) year's notice.

The Calvary Baptist Church Board will present the final design proposal and lease agreement to the congregation for ratification. It is anticipated that the presentation of the above will occur within the month of July, 2005.

Relationship to Vaughan Vision 2007

Development of the sports facilities at the Calvary Baptist Church site on Nashville Road will provide facilities that promote a safe, livable, and sustainable parkland environment for the local community.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Staff support entering into a lease with the Calvary Baptist Church to facilitate the construction of the two senior soccer fields and one senior softball field for permitting and use by City of Vaughan residents. The addition of these facilities in the Kleinburg community will provide some needed relief to the burgeoning demand of the local sports clubs.

Attachments

Attachment 1 - Location Plan

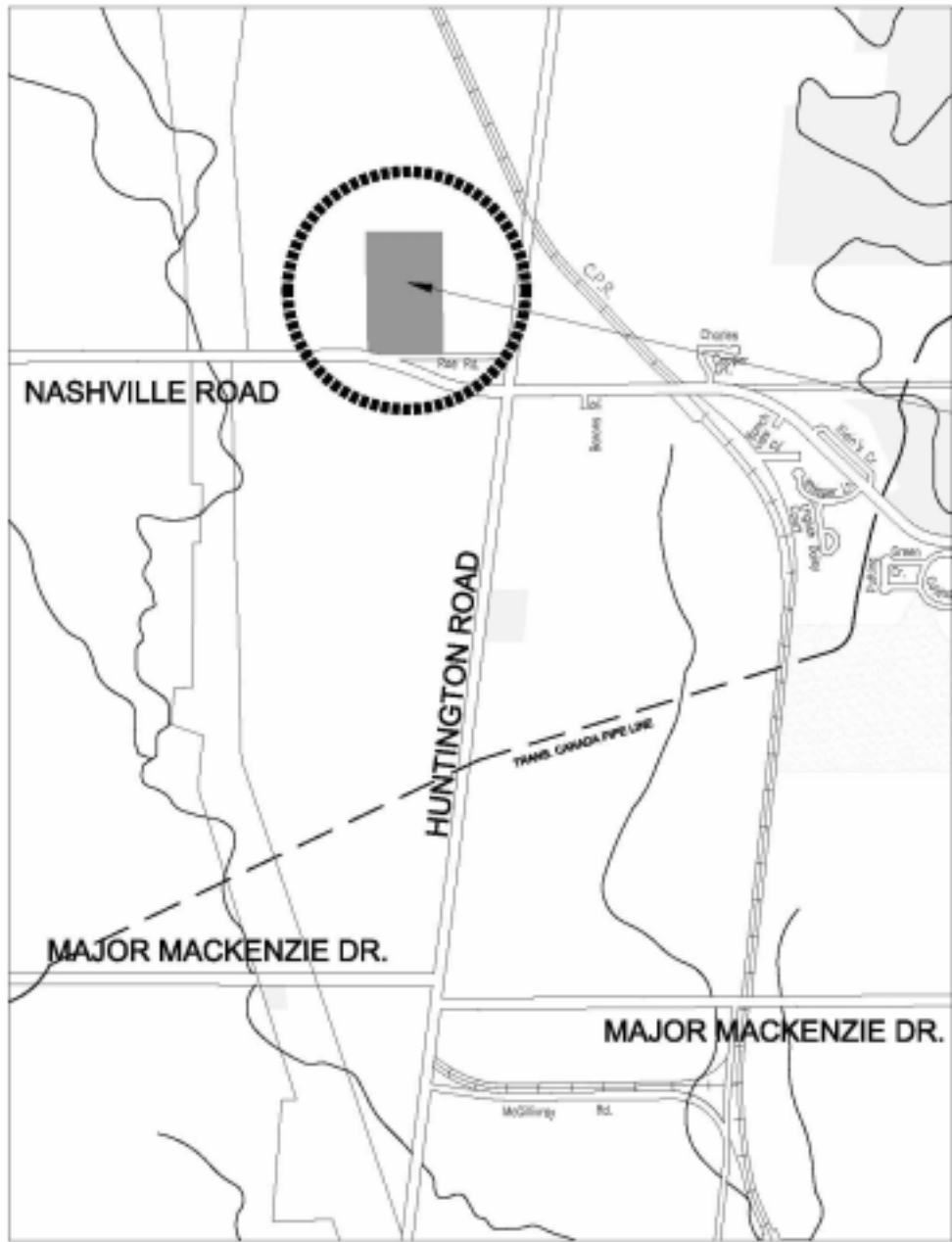
Attachment 2 - Concept Plan

Report prepared by:

Paul Gardner, Director, Parks Development, ext. 3209
Heather A. Wilson, Director of Legal Services, ext. 8389

Respectfully submitted,

Marlon H. Kallideen
Commissioner of Community Services



Vaughan
The City Above Toronto

Location Plan
Nashville Road Community Church Site
6950 Nashville Road, Kleinburg

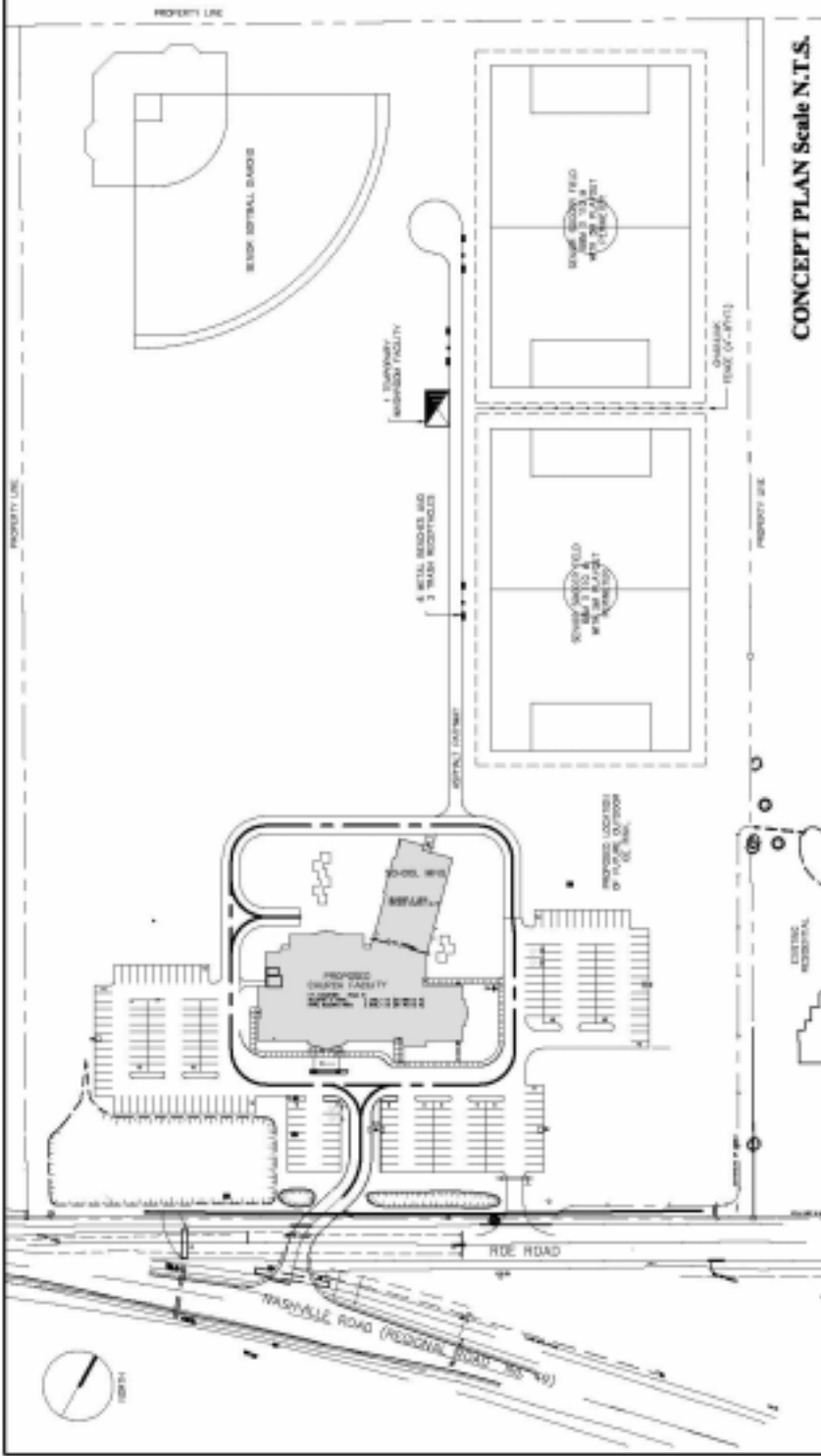


DRAWN: M.T. APPROVED: P.G.
SCALE: N.A. DATE: 07/06/05

Parks Development Division 

HALF OF LOT 27, CONCESSION

P.I.N. 03321 - 0036



CONCEPT PLAN Scale N.T.S.

DWG. NO. **L1**
1 OF 1

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DRAWING NAME:
CONCEPT PLAN
DATE: **OCTOBER 13th, 2004**

Public Development Division
—DEPARTMENT OF PUBLIC—

Vaughan
The City - Miss. Trimmis

NASHVILLE ROAD COMMUNITY CHURCH
SPORTS FIELD CONCEPT DRAWING