

Optimist Hill – Saskatoon Freestyle Sublease

ISSUE

This report outlines a request for the Optimist Freestyle Ski Team Inc. to utilize Optimist Hill, in Diefenbaker Park, to develop a year-round freestyle skiing training facility and to enter into a sublease agreement with OSP Community Development Corp.

RECOMMENDATION

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That approval be given to permit the OSP Community Development Corp. to enter into a sublease with the Optimist Freestyle Ski Team Inc. for use of a portion of Optimist Hill; and
2. That the Office of the City Solicitor prepare the requisite consent to sublease and that the Mayor and City Clerk be authorized to execute the same on behalf of the City of Saskatoon.

BACKGROUND

Construction of Optimist Hill started in 2018 and was completed in 2019. The City of Saskatoon (City) entered into a Memorandum of Agreement (MOA) with OSP Community Development Corp. (OSP) in 2019. Within the MOA, OSP may enter into a sublease with the prior written permission of the City, however, OSP shall be required to occupy at least 75% of the Lands at all times.

Optimist Freestyle Ski Team Inc. (Saskatoon Freestyle) is Saskatchewan's fastest growing freestyle ski club, having grown to the capacity of 30 members, with a waitlist of 60 plus names. It is a non-profit corporation and member in good standing with Freestyle Canada and currently utilizes Optimist Hill.

Saskatoon Freestyle is dedicated to the teaching and development of athletes in the sport of freestyle skiing. Saskatoon Freestyle employs coaches, develops and delivers all-season programming for athletes between the ages of 5 and 18, for all levels from beginner to high-performance competitors.

Demand has quickly outgrown the capacity of the club, however, with additional amenities and the support of local business, Saskatoon Freestyle envision their club will quickly surpass 100 members.

DISCUSSION/ANALYSIS

Administration is seeking City Council approval for Saskatoon Freestyle to sublease a portion of Optimist Hill on the terms and conditions described in this report and subject to approval by the City.

Saskatoon Freestyle Sub-license Agreement

Saskatoon Freestyle has been in discussions with OSP to utilize a portion of the southside of Optimist Hill to develop a year-round freestyle skiing training facility. This facility's access will be exclusively controlled by Saskatoon Freestyle and there will be no impact to the public's access to Optimist Hill. The training facility has the potential to operate beyond the winter season, using features including but not limited to trampolines, jib rails, all season dry slopes, landing air bags, foam or air pits and other features consistent with freestyle skiing and boarding (see Appendix 1).

Administration has reviewed and supports the request by OSP and Saskatoon Freestyle to develop the southside of Optimist Hill, approximately 20% of the leased area and provide additional support amenities, in principle, subject to Saskatoon Freestyle meeting the following conditions:

- Submitting a detail design to the Crime Prevention through Environmental Design (CPTED) and Meewasin Development Review;
- Submitting a final detail design to the City for approval; and
- Securing all compliance reports and permits as part of the construction process.

Upon approval, Saskatoon Freestyle will enter into a sublease agreement with OSP to utilize a portion of Optimist Hill year-round for freestyle skiing and boarding (see Appendix 2). Key terms of the sublease will include:

1. Access is restricted to Saskatoon Freestyle club members and invitees only;
2. The term of the sublease will be for five years, commencing January 1, 2024, and ending December 31, 2028, with any option for renewal for an additional five years, if applicable;
3. The sublease will have a termination clause, similar to what is included in the MOA between the City and OSP;
4. Saskatoon Freestyle will be responsible for all operating costs related to their usage and will ensure cleanliness of the site at all times;
5. Other than as detailed in this report, Saskatoon Freestyle could not further modify the Lands or bring any additional facilities onto the Lands without the consent of OSP and the City;
6. Saskatoon Freestyle would assume sole responsibility for the supervision of its athletes and the area being dedicated to its use;
7. In the event Saskatoon Freestyle folds, disbands or wishes to relocate, it will be their responsibility to remove any of the assets brought on site and restore the Lands to their original condition; and
8. Saskatoon Freestyle will be required to maintain general liability insurance, in a suitable amount, naming both the City and OSP as additional insured parties.

Use of Training Facility

The Saskatoon Freestyle group shall use the facility in accordance with Freestyle Canada's Facilities Guidelines. In order to access the training facility all must be

registered in a program with a certified coach, have a membership in good standing with Saskatoon Freestyle, and have a valid Freestyle Canada membership. Given the potentially hazardous nature of the training and what will be on site, access to the facility will be restricted to approved users who must have an approved operator or coach present at all times to utilize the training facility.

Use of Optimist Hill would provide Saskatoon Freestyle with a training site, in Saskatchewan, so local athletes would not be required to leave the province to train in other parts of the country.

OTHER IMPLICATIONS

There are no financial, legal, social or environmental implications identified.

NEXT STEPS

Subject to approval, the OSP will draft a sublease agreement with the Saskatoon Freestyle that will incorporate the terms noted above.

APPENDICES

1. Saskatoon Freestyle Concept Plan
2. OSP Letter of Support

REPORT APPROVAL

Written by: Brad Babyak, Recreation Services Manager
Reviewed by: Andrew Roberts, Director of Recreation and Community Development
Approved by: Lynne Lacroix, General Manager, Community Services