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## Lease Agreement Renewal – North Saskatchewan Rugby Union Inc.

### Recommendation

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

1. That the extension to the lease agreement between the City of Saskatoon and the North Saskatchewan Rugby Union Inc., in accordance with the terms set out in this report, be approved;
2. That the City Solicitor be requested to prepare the appropriate agreement; and
3. That His Worship the Mayor and the City Clerk be authorized to execute the appropriate agreement under the Corporate Seal.

### Topic and Purpose

This report provides an overview of the terms of a lease agreement renewal with the North Saskatchewan Rugby Union Inc., providing a five-year extension, with four renewal options, each for an additional five-year term.

### Report Highlights

1. For many decades, there has been a lease agreement between the North Saskatchewan Rugby Union Inc. (Rugby Union) and the City of Saskatoon (City). Written notice has been received from the Rugby Union requesting this lease to be continued for a five-year term, with the option for an additional four renewals, each having five-year terms.

### Strategic Goal

Under the Strategic Goal of Quality of Life, the recommendations of this report support the long-term strategy of ensuring that existing and future leisure centres, as well as other recreational facilities, are accessible, physically and financially, and meet community needs.

### Background

The Rugby Union and the City entered into an agreement in 2001 to lease a portion of 134 English Crescent (Land) in the Hudson Bay Industrial area. The lease agreement permits the Rugby Union to operate and maintain a clubhouse, parking lot, and two rugby pitches on the Land.

The Rugby Union has a long standing presence within the City. Officially incorporated in 1980, the Rugby Union has provided a variety of rugby programs to a wide range of age groups, currently including five men's teams, two women's teams, numerous high school teams, as well as programming for youth.

The Rugby Union has hosted many successful tournaments, including the Canadian Rugby Championships in July 2018, where they received high accolades for their work in hosting.

## **Report**

### **Terms of Agreement**

The Rugby Union provides rugby programming to various age groups and skill levels throughout the City.

The current lease agreement expires December 31, 2018. Within that agreement, the Rugby Union has the option to provide written notice to extend or renew the agreement for 25 years with the same terms and conditions, dependent upon City Council approval. The City received written notice from the Rugby Union in June of 2018.

The key terms of the current lease agreement include:

1. The City agrees to allow the Rugby Union to use the Land for five years, with the option of an additional 4 five-year terms, for the purpose of fostering the athletic and social aspects of rugby and other sports.
2. The Rugby Union shall pay \$1 as rent for the Land.
3. The Rugby Union shall be able to operate and maintain a clubhouse, parking lot, and two rugby pitches on the Land.
4. The Rugby Union is responsible for the operation, maintenance, repair, and renovations of the Land, including the clubhouse, parking lot, and two rugby pitches. This includes, but is not limited to, summer and winter maintenance.
5. All improvements and renovations shall be at the expense of the Rugby Union and require written consent of the City.
6. A Restoration Fund will continue to be held by the City until the term of the agreement has expired. The fund will be used to remove any building from the Land and restore it to a vacant state.
7. The Rugby Union is responsible to maintain the Land in a clean, sanitary, and safe condition during the term.

The City has no alternative use for the Land, even though it is in a built-up area, as there is sufficient industrial land for sale such that this can continue to be used for rugby for this time period.

### **Options to the Recommendation**

An option exists to not approve the lease agreement renewal or the terms of the lease agreement renewal, as outlined in this report. In this case, the Administration would require further direction.

### **Public and/or Stakeholder Involvement**

The Rugby Union has been involved in the process of drafting the lease agreement renewal and is in agreement with all terms and conditions.

**Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

**Due Date for Follow-up and/or Project Completion**

No follow-up is required at this time.

**Public Notice**

Public notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

**Report Approval**

Written by: Lindsay Cockrum, Open Space Consultant, Recreation and Community Development

Reviewed by: Lynne Lacroix, Director of Recreation and Community Development

Approved by: Randy Grauer, General Manager, Community Services Department

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