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DISPOSAL OF LAND SCHOMBERG LAGOONS, TOWNSHIP OF KING

The Transportation and Works Committee recommends the adoption of the recommendations contained in the following report, undated, from the Commissioner of Corporate Services and Commissioner of Environmental Services.

1. RECOMMENDATIONS

It is recommended that:

1. Regional Council authorize staff to negotiate an agreement with the Township of King to transfer sufficient surplus lands to the Township to build a community arena in accordance with the principles set out in this report.
2. Regional Council authorize the Regional Chair and CAO to execute an agreement for the transfer of lands no longer required for the Schomberg Water Pollution Control Plant.

2. PURPOSE

The purpose of this report is to obtain Council's approval to delegate authority for the Regional Chair and CAO to negotiate and execute an agreement for the transfer of lands no longer required at the Schomberg Water Pollution Control Plant to facilitate the Township's application for infrastructure stimulus funding for a new arena.

3. BACKGROUND

The Township of King has requested the transfer of surplus lands

The Township of King has submitted a formal request (see Attachment 1) to the Region's Chief Administrative Officer, for a transfer at nominal value of the westerly portion of Regional lands currently known as the Schomberg Sewage Lagoon Lands to the Township of King for recreational purposes.

In December 1986, the Region purchased 65 acres of land for \$320,000.00 for the purpose of a water pollution control facility.

There are three existing sewage lagoons on the site (*see Attachment 2*). The Region's Environmental Assessment (EA) for the Schomberg Water Pollution Control Plant

recommended that the Region retain the most easterly lagoon for its own purposes and convert the two westerly lagoons to a wetland.

The Township of King has requested the Region transfer the westerly lagoon and the remaining lands to the west at a nominal value. The Township wishes to use part of the Regional lands for the construction of a new arena, curling rink and has indicated an opportunity to include an Emergency Medical Services (EMS) station into the facility. The Township has applied for Infrastructure Stimulus funding for the project. If funding is approved, the Township will need to move quickly to implement the project as per the funding conditions. If the proposed joint venture for the arena/EMS Station is approved, the design of the EMS facility shall be to the satisfaction of the Commissioner of Community and Health Services and the General Manager of EMS.

Part of the arena project will be constructed on proposed employment lands owned by an adjacent developer. The Township intends to facilitate the relocation of the developer's storm water management pond to the lands presently owned by the Region.

4. ANALYSIS AND OPTIONS

Technical issues are still outstanding

A number of technical issues must be resolved in order to determine the amount and value of land to be transferred. There is an existing watercourse running through the Regional owned lands to the west of the lagoons. Discussions are underway with the Lake Simcoe Region Conservation Authority to determine the impact of the Township's arena proposal and the stormwater pond relocation on this existing watercourse.

If the watercourse has to be re-channelled through the surplus lagoon area to facilitate the arena project, costs will have to be determined.

Lagoon conversion to wetland habitat is continuing

This request does not affect the conversion of the middle lagoon to a wetland habitat. Staff of Environmental Services will continue with this project.

Community and Health Services confirms the need for a Regional EMS station in Schomberg to reduce emergency response times and better service the community.

5. FINANCIAL IMPLICATIONS

As previously stated, the Region purchased these 65 acres for the existing water pollution control facility in 1986, for \$320,000.00. Once the exact amount of land to be transferred

is determined, staff will appraise the surplus land value so that an informed decision can be made on the transfer request.

Transfer of land should be subject to some principles

1. There shall be no additional Regional costs as a result of this proposed land transfer.
2. The appraised value of the proposed arena site and any additional engineering costs shall be offset by either the construction of the EMS facility integrated into the new arena or some similar benefit in terms of ongoing occupancy of lands.
3. Costs related to any re-channelization of the watercourse are not anticipated to vary significantly from the original project budget, but must also be determined.
4. Allocation of costs between the Region and the Township, as well as Regional benefits related to the potential provision of an EMS station in Schomberg, will also need to be considered.
5. The financial analysis will include consideration resulting from any benefits, if any, to the adjacent developer.

6. LOCAL MUNICIPAL IMPACT

This proposed land transfer would facilitate the development of a replacement arena, which is an important community amenity in Schomberg. Furthermore, the potential addition of an EMS station would improve response times for nearby residents.

7. CONCLUSION

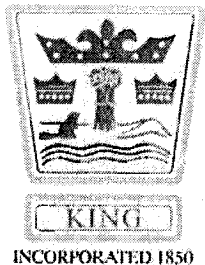
Until a decision on funding is finalized, Regional staff will continue negotiations with both the Township and the Lake Simcoe Region Conservation Authority. A full financial analysis will be undertaken to establish the terms of the agreement.

Staff will report back to Council as necessary with the results of the agreement.

For more information on this report, please contact Paul J. Roberts, Manager, Realty Services, Property Services Branch, extension 1424.

The Senior Management Group has reviewed this report.

(The two attachments referred to in this clause were included in the agenda for the June 17, 2009 meeting.)



TOWNSHIP OF KING

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April 28, 2009

Mr. Bruce Macgregor
Chief Administrative Officer
Regional Municipality of York
17250 Yonge Street
Newmarket, Ont.
L3Y 6Z1

Re: A Formal Request of the Region of York for a Transfer of the Westerly Portion of Regional Lands currently known as the Schomberg Sewage Lagoon Lands to the Township of King for Recreation Purposes

Dear Bruce:

The purpose of this communication is to make a formal request of the Region of York to transfer a portion of lands commonly referred to as the Schomberg Sewage Lagoon Lands located west of the South Schomberg River, a tributary to the West Holland River to the Township of King for recreation purposes; more particularly, the construction of a multi-purpose recreational complex and related parking and amenities. The land area in question is approximately 3.76 ha in area. A preliminary draft site plan is attached for your information and consideration.

You will recall that this request for land acquisition goes back as far as 2006/2007 when the Township requested the Region to defer any plans it might have had at that time to develop the lagoon lands as "wetlands"; and instead, allow the Township of King to develop the whole of the lagoon lands "into active and productive recreation fields, including an illuminated official size baseball facility".

A condition brought about by an aging existing Schomberg Arena (48 years old) and an imminent threat that it will soon no longer pass Provincial operating, technical and safety standards; and, the potential of new Federal/Provincial funding sources, has resulted in the Township re-thinking its future needs and requirements and give a higher priority to the replacement of the arena ahead of the development of sports field complexes and as such would replace our earlier requests for sports field usage with this more critical land use request.

The amount of land being sought is generally to the west of the existing watercourse and outside of the existing boundaries of the current active sewage lagoons. The Township's proposal would have little or no impact on the Region's proposal of converting the existing two lagoons into wetlands. The western lagoon may be utilized for flood plain to compensate for proposed grading works on the west side of the stream. Generally, the Region's concept of converting the lagoons to wetlands/green space remains intact.

In addition to this request for the transfer of a portion of Region owned lands, the Township is also in positive negotiations to acquire a small portion of the existing employment lands (Di Poce) to the west of the Lagoon Site which would provide road access to the recreational complex, through the proposed industrial subdivision, and out to Highway #27.

The result of a successful acquisition of the small amount of Di Poce lands would be the relocation of that development's Storm Water Pond on to the lands being requested from the Region of York. The relocation of the Di Poce Storm Water Pond does not in any way adversely impact any plans that the Region may have for the decommissioning of the existing Lagoons.

It is my understanding that there have been a number of meetings and technical communications between and among the Township, Region, Conservation Authority and Di Poce that have a result of determining that there does not appear to be any technical impediments to the development of the recreational complex along the conceptual lines that have been developed to date.

The benefit of a positive response by the Region of York is, I believe, self evident to the benefit of not only the Community of Schomberg and the Township of King but also the Region of York as a whole. A new complex, as envisioned could include not only an arena but a curling facility and multi purpose community rooms and provide much needed recreation infrastructure in north-west portion of the Township.

In response to the initiative of the Region to determine the quid pro quo to the benefit of the Region, I have outlined below some of the considerations that the Township has made in co-operation with the Regional Municipality over the past few years:

- Schomberg/provision of land for Regional Pumping Station
- Schomberg/Site Cut/fill accommodations for Regional Well Expansion
- Nobleton provision of land for Regional Pumping Station
- Nobleton land for road widening at Highway #27 and the King Road
- Nobleton/space and renewal of lease for EMS Station
- King City/land and building of old Fire Hall to Region for EMS Fleet at a price below market value
- Housing of Regional material and equipment at Township's works yard

Notwithstanding all of the above, should the Region of York so request, the Township could incorporate into the design of the multi-use complex appropriate provision for a north-west Regional EMS Station. It is my understanding that there are some level of discussions being carried out, at present, looking at the feasibility of such a facility in that geographic location of the Region.

It is recognized by all concerned that the affordability of the complex rests solely on the Township's success at receiving the Infrastructure Stimulus Funding for the project. The Township resources are such that the development cannot, in the immediate future, proceed without funding and assistance from senior levels of Government.

A copy of a Staff Report, adopted by Township Council on April 20, 2009, authorizing Staff to submit a funding application to the Infrastructure Stimulus Fund for a replacement of the Schomberg Arena, which could include a Township curling facility, is also attached for your information. The Township of King is respectfully requesting the Region of York's consideration to the transfer of the requested lands at nominal value.

Because of the fact of the Federal and Provincial time sensitive requirements for the submission of application for monies under the Infrastructure Stimulus Fund it has not been possible to finalize this request in any formal tangible nature prior to the submission of the Grant applications. It is the Township's earnest request that the Region of York work with us to run the land transfer request concurrently with the grant application. It is our understanding that it is the intent of the senior levels of government to make grant announcements before summer.

I am not aware of the protocol at the Region to effect this request or what additional information that you might require to be able to see this through the Real-Estate process; however notwithstanding the timing of the eventual result, the Township of King is very much appreciative of the level of support that you can bring to bear on our request and I look forward to hearing from you in the very near future as to our prospects of continuing along this route towards a contemporary multi-use recreational complex that will serve the needs of not only the Community of Schomberg and the Township of King but the overall Region of York as well.

Bruce, I am quite aware of what is being asked of the Region to consider on King Township's behalf in a very short time frame and can only request that you accept a most sincere and genuine thank you for whatever can be done to assist this project to fruition.

With kindest personal regards,

Scott Somerville
Chief Administrative Officer

cc: Her Worship the Mayor
Members of Council
Mrs. Chris Somerville, Township Clerk
Mr. Don Young, Director of Finance and Treasurer
Mr. Jody LaPlante, Director of Operations
Mr. Stephen Kitchen, Director of Planning
Ms. Catharine Purcell, Director of Parks, Recreation & Culture

