

## REPORT

### Council

**Meeting Date: April 25, 2022**

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**FROM:** Recreation and Culture

**DATE:** April 12, 2022

**SUBJECT:** **Oakville Rangers Hockey Club License Agreement in Sixteen Mile Sports Complex – April 25, 2022**

**LOCATION:** 3070 Neyagawa Boulevard

**WARD:** Ward 7

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#### **RECOMMENDATION:**

1. That a license agreement for office space in Sixteen Mile Sports Complex with Oakville Rangers Hockey Club be approved and executed in accordance with By-law 2013-057.
2. That the Director of Recreation and Culture be authorized to execute renewals and amendments to the license agreement, subject to such renewals and amendments having been negotiated and prepared to the satisfaction of the Town Solicitor.

#### **KEY FACTS:**

The following are key points for consideration with respect to this report:

- Staff released an expression of interest for the use of office space in the Sixteen Mile Sports Complex for community not-for-profit sports organizations.
- Oakville Rangers Hockey Club was the only organization to submit a proposal for the space.
- The office space is currently underutilized and use of this space by the Club will provide another source of income for the Town while complementing the recreation focus of the community centre.
- Staff are recommending entering into a 3 year license agreement with the Club on the terms set out in this report with fees consistent with the Council approved rates and fees.

**BACKGROUND:**

Oakville Rangers Hockey Club (the “Club”) approached Town staff seeking the use of office space in the Sixteen Mile Sports Complex (“SMSC”) for their administrative staff offices. This location would serve as the head office location for the Club. Minor sports organizations housing offices in town facilities has proven to be beneficial to clubs, the town, and residents, and this approach follows similar successful models currently in place with Skate Oakville and the Oakville Blades at SMSC, as well as the Oakville Hornets at Joshua’s Creek Arenas.

SMSC has a vacant office room that formerly housed an on-site pro shop. Pro shop services have proven to be unreliable and transient in recent years. This office space is in an ideal location for a minor sports organization office, located at the entry to the main dressing room corridor in the Town’s busiest arena facility. The agreement with this Club is attractive to staff as a more reliable use of the space, generating consistent rental income. Should demand and interest in pro shop services surface in the future, there are additional locations within SMSC where that can be accommodated.

Staff released an expression of interest to see if there were any other community not-for-profit sports organizations interested in renting this space. The expression of interest was posted on the Town’s website for 30 days. The only proposal received for the space was from the Club.

**COMMENT/OPTIONS:**

A copy of the proposed license agreement is available for review in the Legal department. The key terms of the proposed agreement are as follows:

- The license fee will be consistent with the current Council approved rates and fees for this type of space throughout the term.
- The premises is 745 square feet and the 2022 annual rate for this space would be \$21.98 per square foot (including HST and all utilities).
- The term is to commence on June 1, 2022 and run for three years with an option for a further 3 year term.
- The Club will be permitted to occupy the premises rent-free for two months to get the space ready.
- Both parties will have a termination right on 60 days’ notice if the arrangement is not working out.
- The Club will be responsible for providing its own equipment, maintaining, and cleaning the premises.

Staff are recommending entering into this license agreement with the Club for office space in SMSC. Staff believe that licensing this space to the Club will not only provide for an additional revenue opportunity, but it will also complement the

recreation focus of the community centre. This agreement will make productive use of the room, which may otherwise remain vacant or underutilized. Recreation and Culture staff confirmed that they have no other program uses planned for this room.

**CONSIDERATIONS:**

**(A) PUBLIC**

Notice of this licensing opportunity was posted on the Town's website for 30 days to give other potential clubs a chance to express interest. The selection of the Club was through a public transparent process.

**(B) FINANCIAL**

The rent received under the license agreement will be consistent with the Council approved rates and fees for this type of space. The income generated from the agreement will be deposited into the individual named facility rental account.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The agreement and this report have been developed in consultation with the Legal Department.

**(D) CORPORATE STRATEGIC GOALS**

This report addresses the corporate strategic goal to be the most livable Town in Canada.

**(E) CLIMATE CHANGE/ACTION**

N/A

**APPENDICES:**

None

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