



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: Fernando Lamanna

Position: Clerk/Deputy CAO

Title / Subject: Devil's Fitness Expansion and Lease Agreement

Date of Report: December 6, 2021

Date of Meeting: December 13, 2021

Report No: 2021-GG-08

1.0 Issue / Origin

The proprietors of Devil's Fitness had written to Council requesting to expand their fitness facility into the "ice shed" area of the curling rink as well as asking Council for consideration in reducing the 2022 monthly lease rate.

At the Council meeting held on November 22, 2021 Council adopted the following resolution:

BE IT RESOLVED THAT Communication Number 1325/21 submitted by Devil's Fitness be received; and,

THAT Council forward the request to staff for consideration and a report back.

2.0 Background

Devil's Fitness assumed the vacant space previously occupied by the Cannington Curling Club, specifically the front of the building including the banquet area, kitchen, bar and lounge area and change rooms, totalling approximately 3,500 square feet.

The 2021 lease agreement is \$1,500 per month excluding all utilities and general maintenance.

3.0 Analysis

Following the Council direction from the meeting held on November 22nd, staff met with one of the owners of Devil's Fitness on site on Monday, November 29th to discuss the expansion plans into the "ice shed" area. The owner noted that they wish to utilize the first 50 feet of the floor area and would like to install a false wall that separates the rest of the unused "ice shed" and install a false floor over top of the existing sand floor. The total area is approximately 2,500 sqft and would be utilized for fitness classes.

The “ice shed” is currently in a state of disrepair as all the furniture and equipment abandoned by the Cannington Curling Club is stored in this area. Additionally, there is no hard-surface floor with the original cooling pipes laying within the sand floor, and there are 4 hanging gas heaters in the four corners of the “ice shed” that staff are uncertain of their current working condition.

Staff had advised the owner of Devil’s Fitness that the long-term use of the curling rink is unknown at this time and that any investment in the “ice shed” may not be financially viable for the Township.

Staff took the information away and further analyzed the expansion plans and determined that the cost to install what would ultimately be temporary construction (the false wall and floor), plus the work required to get the area heated, would be cost prohibitive.

As such, staff recommend that should Council grant permission to Devil’s Fitness to expand into the “ice shed”, that they assume all construction and permitting costs, and that a new lease agreement be prepared to incorporate the additional floor area.

4.0 Related Policies / Procedures

There are no related policies/procedures related to this report.

5.0 Financial / Budget Assessment

There are no proposed financial implications, however, should Council choose to grant permission for the expansion plans or offer a lease reduction, then staff can report back with an accurate cost analysis.

6.0 Climate Change Impacts

No specific climate change impacts related to this report.

7.0 Communications

Staff have discussed the report with the owners of Devil’s Fitness prior to publishing it on the agenda.

8.0 Conclusion

In regard to the proposed expansion of the gym into the “ice shed”, staff advise that the financial viability to install temporary construction would not lend to prudent investment in a municipal asset.

In response to the request to grant relief to the monthly lease payment, staff advise that the current monthly rate is lower than any commercial rental rates and the agreement favours Devil’s Fitness.

Council has the final decision with respect to the expansion of the gym or the rate reduction.

9.0 Recommendation

BE IT RESOLVED THAT report 2021-GG-08 entitled “Devil’s Fitness Expansion & Lease Agreement, be received; and

THAT Council _____ (grant or deny) the proposed expansion into the “ice shed”; and

THAT Council _____ (grant or deny) the monthly lease rate.