

Overall Checklist of Requirements for the Motorsports Park at YBL

From August 22, 2017 letter from Elle Brovold with completed requirements noted

- Prepare a Feasibility Study which includes a preliminary capital and operating budget with projected expenses and revenues (see attached) - **COMPLETE**
- Conduct a Noise Assessment and Control Study - **COMPLETE**
- Conduct a Traffic/Parking Impact Study
- Conduct an Environmental Site Assessment, including Riparian Area Assessment (fish-bearing stream and wetland are nearby the site location) - **COMPLETE**
- Prepare a Business Plan which includes a Capital and Operating Budget with projected expenses and revenues for the first 5 years of the project (see attached) - **COMPLETE**
- Prepare a formal Request to Council to approve the proposal as submitted (Feasibility Study and Business Plan) - **COMPLETE**
- If approved, proceed to application to amend the Zoning Bylaw to allow for a motorsports use in the A-1 Zone (or a particular parcel within the A-1 Zone), with a definition of a “motorsports park” added, and move to public hearing process
- If approved, City staff proceed with drafting a Memorandum of Understanding, based on the approved operating model and will then execute a land lease agreement
- Meet funding milestones (80% of funds are raised or guaranteed in writing prior to commencing construction)
- Begin Construction

The noise assessment & control study and the environmental site assessment were marked as complete when we received this. I've indicated the requirements we feel are complete as well.

DRAFT Checklist of Requirements for the Motorsports Park at YBL

From May 2, 2018 email from Ron Bowles

- Prepare a Feasibility Study which includes a preliminary capital and operating budget with projected expenses and revenues (see attached)
- Conduct a Noise Assessment and Control Study
- Conduct a Traffic/Parking Impact Study
- Conduct an Environmental Site Assessment, including Riparian Area Assessment (fish-bearing stream and wetland are nearby the site location)
- Prepare a Business Plan which includes a Capital and Operating Budget with projected expenses and revenues for the first 5 years of the project (see attached)
- Prepare a formal Request to Council to approve the proposal as submitted (Feasibility Study and Business Plan)
- If approved, City staff proceed with drafting a Memorandum of Understanding, based on the approved operating model and will then draft a land lease agreement
- Obtain Permissions from other agencies (i.e. Transport Canada)
- Meet funding milestones (100% of funds + contingency (%) are raised or guaranteed in writing prior to commencing construction)
- If approved, proceed to application to amend the Official Community Plan and move to public hearing process
- If approved, proceed to application to amend the Zoning Bylaw to allow for a motorsports use in the A-1 Zone (or a particular parcel within the A-1 Zone), with a definition of a “motorsports park” added, and move to public hearing process
- Execute Land Lease agreement
- Development Permit Application (servicing, etc.)
- If approved, Begin Construction

Please indicate the items that are complete from your point of view.

Questions regarding the two checklists.

1. The second checklist heading starts with “Draft”. Is this final?
2. The requirements “Obtain Permissions from other agencies (i.e. Transport Canada)” has been added. Are there any other agencies that could be involved, and if yes, please let us know who they are?
3. A Nav Canada Land Use Proposal Submission Form was included in your email. Who will do this submission, and is there information that we need to supply for the submission?
4. The original checklist had no mention of the need to amend the Official Community Plan. Is this necessary and if yes, can it be done concurrently with the Zoning Bylaw amendment?
5. The original checklist says, “Meet funding milestones (80% of funds are raised or guaranteed in writing prior to commencing construction)”. The new checklist indicates 100% plus contingency. Our business case has contingency built into it. Can we go back to the original 80% as agreed and discussed in the past?