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December 23, 2010

## EXHIBITION PLACE

To: Board of Governors of Exhibition Place

**ACTION REQUIRED**

From: Dianne Young  
Chief Executive Officer

Subject: **Lease for 275 Manitoba Drive**

### Summary:

Further to the report that was approved by the Board at its meeting of November 25, 2010, entitled "Police Services Lease - 14 Division Sub-Station" dated November 5, 2010, this report recommends a change in the tenant to the lease of the Exhibition Place building known municipally as 275 Manitoba Drive. In the November report, Exhibition Place staff recommended a lease with the Toronto Police Services Board (TPSB) as the tenant, however, we have been informed by the TPSB that it does not have authority to enter into any leasehold interest and the tenant for this building should be the City of Toronto, on behalf of the TPSB. As stated in the November 5<sup>th</sup> report, the building will be used by the TPSB as the 14 Division Sub-Station for a 3-year term commencing January 1, 2011 with an option to extend the term for a further term of one year. All other terms and conditions will be the same as set out in the November 2010 Board approval remain the same.

### Recommendations:

**It is recommended that the Board approve of an amendment to the lease terms for the property municipally known as 275 Manitoba Drive to change only the named tenant from the Toronto Police Service Board to the City of Toronto.**

### Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

### Decision History:

At its meeting of November 25, 2010, the Board approved of the report entitled "Police Services Lease - 14 Division Sub-Station" dated November 5, 2010, which provided for a lease with the TPSB for the property municipally known as 275 Manitoba Drive to be used as a 14 Division Substation on the terms and conditions set out in that report

Issue Background:

Exhibition Place has been informed by the TPSB that the TPSB has no authority to enter into a leasehold interest with the Board and that the proper party to the lease agreement is the City of Toronto.

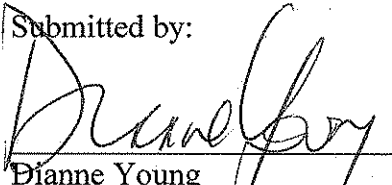
Comments:

The property which is the subject matter of the lease has been occupied by the TPSB since it was built in 1912 but there has never been a formalized lease entered between TPSB and the Board. In an effort to clarify the relationship between the TPSB and the Board, Exhibition Place recommended that a formal lease agreement be executed by the parties and recommended the terms and conditions of that lease to the Board at its meeting of November 25, 2010. Since that meeting, Exhibition Place staff have been informed that the TPSB has no authority to execute a lease agreement and that the City of Toronto must be the tenant. Accordingly, this report recommends this one change in the named tenant to the lease.

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Submitted by:



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