

January 11, 2010

To: Board of Governors of Exhibition Place

ACTION REQUIRED

From: Dianne Young
Chief Executive Officer

Subject: **Canadian Bureau for the Advancement of Music – Agreement to Lease**

Summary:

This report recommends entering into a further lease with the Canadian Bureau for the Advancement of Music (“CBAM”) for part of Stanley Barracks on a month-to-month basis effective January 1, 2010.

CBAM has a 30-year history on site and have requested a new lease. The Board has no plans for the immediate use of the space in Stanley Barracks and CBAM’s occupancy will assist in covering the cost of utilities and the upkeep of the space.

Recommendation:

It is recommended that the Board enter into a month-to-month lease with CBAM for use of part of Stanley Barracks ending on December 31, 2010 on the terms and conditions outlined in this report along with the same terms and conditions in the existing lease, and such other terms as required by the CEO and City Solicitor.

Financial Impact:

The proposed 2010 Operating Budget includes a rent from CBAM equal to \$2,700.00 for the year.

Decision History:

At its meeting of December 2008, the Board approved entering into a month-to-month lease with CBAM for use of two rooms in the Stanley Barracks for period commencing January 1, 2009 to December 31, 2009.

Issue Background:

CBAM has had a presence at Exhibition Place for over 30 years. Throughout this time CBAM have delivered music lessons to music teachers teaching in the GTA, as well as providing instruction and conducting annual music examinations (primarily in piano).

At its meeting of November 26, 1999, the Board entered into a one-year lease agreement with CBAM for the rental of office space located in the Hall of Fame Building, which was successively updated on several occasions. Notice of lease termination due to the Soccer Stadium was given to CBAM in October, 2005 and CBAM attempted to locate useable and

affordable space in Toronto but was unable to find any. Since Canada's Sports Hall of Fame was relocating its operations in Stanley Barracks, CBAM requested if they could use two offices in this building. Both CBAM and the Sports Hall of Fame have worked well together in the Halls of Fame.

Comments:

Staff recommends that a further lease be entered into with CBAM on the terms and conditions outlined below and any other terms as may be required by the CEO or the City Solicitor.

- (1) Term: Month to month lease commencing January 1, 2010 and terminating December 31, 2010 or sooner on a 30-days notice to the Tenant for use of two rooms within Stanley Barracks.
- (2) Net Rent: Two hundred and twenty-five dollars (\$225.00) a month.
- (3) Permitted Uses: Office space for use in keeping with the objects of CBAM.
- (4) Insurance: Property and liability insurance with limits of \$2 million in a form satisfactory to the City.
- (5) Rights to terminate: Either party may, on thirty (30) days prior written notice, terminate the agreement.