

November 17, 2009

ACTION REQUIRED

To: The Board of Governors of Exhibition Place

From: Dianne Young
Chief Executive Officer

Subject: **License Agreement with City of Toronto for Fleet Street Parking Lot**

Summary:

This report recommends that the Board enter into a two-year License renewal agreement with the City on the terms and conditions set out in this report for the use of the lands known as 800 Fleet Street to be operated as an additional parking area.

The lot at 800 Fleet Street provides an additional 250 parking spaces that are regularly used as overflow parking during high-attendance events at the Direct Energy Centre, BMO Field and RICOH Coliseum.

Recommendations:

It is recommended that the Board approve a two (2) year License renewal Agreement commencing November 1, 2009 with the City of Toronto for the use of the lands known as 800 Fleet Street for the purpose of operating these lands as an additional parking area, on the terms and conditions as detailed in this report and any other terms as may be required by the CEO and the City Solicitor.

Financial Implications:

The 2010 Parking Revenue Budget includes \$24,000 in net event and miscellaneous parking income attributed to use of this lot and resulting from the adoption of this report.

Decision History:

In 2007, the Board approved the terms for a two-year license renewal agreement with the City for the parking lot located at 800 Fleet Street. That agreement expired October 31, 2009.

Issue Background:

The parking lot at 800 Fleet Street, which is owned by the City, had historically only been used during the CNE period by Toronto Parking Authority. Parking Services began operating the lot in January 2002 for both monthly permit parking and as overflow parking for major events. In 2008, annual (gross) income was \$32,647, of which \$29,872 was earned from parking for shows and events. Of this amount, 50% of net profits (\$10,052) were remitted to the City.

Comments:

Staff recommends that the Board enter into a two (2) year license agreement with the City on the terms and conditions outlined below and any other terms as may be required by the CEO or the City Solicitor:

- a) The Board shall lease the property for a term of two years commencing November 1, 2009 and ending on October 31, 2011.
- b) Early Termination: The City has the right to terminate the lease upon giving 30 days written notice.
- c) Leased Premises: 8,107.4 sq. m. of vacant land at 800 Fleet Street.
- d) Rent: 50% of net profits from lot operation is to be paid to the City
- e) Permitted uses: The Board will use the property for commercial parking purposes only for the entire term excluding the period of operation of the CNE, at which time it will be used and operated by the Toronto Parking Authority.
- f) Insurance: The Board will take out and keep in full force and effect Commercial General Liability insurance with limits of not less than Five Million Dollars per occurrence.

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Submitted by:

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