

November 5, 2010

ACTION REQUIRED

To: Board of Governors of Exhibition Place

From: Dianne Young
Chief Executive Officer

Subject: **Police Services Lease of the Fire Hall**

Summary:

Toronto Police Services Board (TPSB) has had a lease to use the Fire Hall for storage purposes related to its use of the adjacent premises for the 14 Division Sub-station. The current lease for the Fire Hall has expired. Exhibition Place is presently negotiating to lease the Fire Hall for other purposes, which will be the subject matter of a separate report to the Board in due course. This report recommends that the Board approve an extension of the current lease with TPSB on a month-to-month basis starting October 1, 2010 on the terms and conditions contained in this report and any other terms that may be required by the CEO and City Legal. The month-to-month term will permit Exhibition Place to terminate the TPSB lease when the new lease is to start and the new tenant requires possession of the Fire Hall.

Recommendation:

It is recommended that the Board approve of a month to month lease extension with TPSB for use of the Fire Hall by the 14 Division Sub-station on the terms and conditions contained in this report and any other terms that may be required by the General Manager and City Legal.

Financial Impact Statement:

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

Decision History:

At its meeting of July 13, 2007, the Board approved a lease with TPSB for the Fire Hall which term expired in October 2010.

Issue Background:

Exhibition Place is currently in the process of negotiating a long term lease with the City of Toronto Fire Services Department for use of the Fire Hall accordingly Exhibition Place staff are recommending to continue on a month-to-month basis the lease with TPSB.

Comments:

The Fire Hall is located at the corner of Quebec Street and Manitoba Road and used to be vacant except for a brief period during the year (the CNE) when it is operated by Fire Services either as

a base station for active operations or as a display/public information exhibit. When the TPSB 14 Division sub-station (located on Manitoba Road and next door to the Fire Hall) expanded its operations (i.e.: bicycle patrols, etc.) they needed additional space for storage.

It is to the advantage of the Board to have regular activity in the Fire Hall throughout the year both in terms of security, pest and rodent control and responsibility/payment of utility costs. Previously staff recommended and the Board approved a lease with the TPSB and staff are now recommending that this lease be continued on a month-to-month basis on the terms and conditions below (all of which, other than the term, are contained in the current lease), and any other such terms and conditions as may be required by the General Manager and City Legal:

- a) Term: monthly, commencing October 1, 2010. Either the Board or the TPSB can terminate the Lease with 30 days' prior written notice.
- b) Rent and Additional Rent: TPSB will pay no minimum (base) rent but will be responsible for all expenses associated with its use of the Firehall, including but not limited to utilities, taxes, cleaning and maintenance costs;
- c) Use and Restrictions: TPSB will use the leased premises solely for the purpose of providing storage facilities for its on-going operation of the 14 Division Sub-Station and any other use must be approved by the Board;
- d) Special Conditions: TPSB shall (i) abide by all the terms and conditions of any binding labour agreements of the Board. The Board will supply TPSB with copies of all relevant agreements on a regular basis; and (ii) work cooperatively with the Board and Fire Services with respect to its scheduled use and occupation of the Fire Hall;
- e) The Board will reserve the right to rent and retain revenues from third party rentals e.g. film shoots, etc. that may be scheduled from time to time during the term working cooperatively with the TPSB.

Following completion of negotiations with City of Toronto Fire Services Department for full-time use of the Fire Hall, Exhibition Place staff will report back to the Board on the proposed lease with Fire Services and the termination of the lease with TPSB.

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Submitted by:

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