

November 5, 2010

To: Board of Governors of Exhibition Place

ACTION REQUIRED

From: Dianne Young
Chief Executive Officer

Subject: **Police Services Lease - 14 Division Sub-Station**

Summary:

This report recommends a lease with Toronto Police Services Board (TPSB) for use of 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 on the terms and conditions contained in this report. TPSB has been in this building since it was built in 1912 but there has never been a formalized lease entered between TPSB and the Board.

Recommendations:

It is recommended that the Board approve of a lease with TPSB for use of the 14 Division Sub-station at 275 Manitoba Drive for a three-year term with an option to extend for a further term of one year, based on the terms and conditions outlined in this report and any other terms that may be required by the Chief Executive Officer and City Legal.

Financial Implications and Impact Statement:

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

Decision History:

Pursuant to the By-Law No. 2-7, any agreement in excess of one year must be approved by the Board.

Issue Background:

The TPSB occupies the building located at 275 Manitoba Drive and operates 14 Division Sub-station, however given that Exhibition Place and TPSB have never entered into a formal lease for the use of the premises, it is in both parties' interests to formalize the arrangement through the establishment of a lease.

Comments:

The property being occupied by 14 Division Sub-Station is utilized as an administration and staff deployment area for TPSB. This particular Sub-Station is responsible and has jurisdiction over the 14 Division area which includes Exhibition Place, but not limited to, and its special events

such as Honda Indy, CHIN Picnic, Caribana and the CNE. TPSB also utilize the Sub-Station as the main location for its Motorcycle Unit.

It is to the advantage of the Board to have regular activity in 14 Division Sub-Station throughout the year as Police presence and response time benefits all Exhibition Place events, clients and tenants. During large summer events on the grounds, the 14 Division Sub-Station becomes the meeting location for special paid duties assignments. There may be as many as 50 to 75 police staff detailing events held at Exhibition Place (at any given time) and the fixed Sub-Station offers senior TPSB staff the ability to control and process staff quickly to ensure they are prepared and detailed for their applicable assignment (all in a timely fashion). Accordingly, staff recommends that, subject to the approval of the TPSB, Board which will consider this proposal at their upcoming meeting, the Board approve a lease with TPSB on the terms and conditions outlined below and any other such terms and conditions as may be required by the Chief Executive Officer and City Legal:

- a) Term: 3 years commencing January 1, 2011;
- b) Renewal Option: TPSB will have the option to extend the term of the lease for one year more on the same terms and conditions.
- c) Termination: TPSB will have the right to terminate the lease with 90 days notice to the Board.
- d) Leased Property: The building located at the corner of Quebec Street and Manitoba Drive and known as 275 Manitoba Drive.
- e) Rent and Additional Rent: TPSB will pay no minimum (base) rent but will responsible for all expenses associated with its use of the leased property, including but not limited to utilities, taxes, cleaning, maintenance, repair and capital costs. If at any time during the term it becomes apparent that the building requires capital repairs, and the tenant is not willing to undertake or pay for the necessary repairs, the Board will have the option to make the repair at its own expense or to decline to do the work and instead notify the TPSB that the lease will be terminated.
- f) Use and Restrictions: TPSB will use the leased premises solely for the purpose of the 14 Division Sub-Station and any other use must be approved by the Board;
- g) Special Conditions: TPSB shall 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
- h) The Parking, shared with the Fire Hall, lot (east of) adjacent to the 14 Division Sub-Station will be made available for TPSB staff parking and the applicable fee will be waived (which resembles present and past practice). Negotiations are ongoing for a long term lease of the Fire Hall, which will require some associated parking in the lot. The number of spaces to be made available for TPSB staff parking will be negotiated. Further, from time to time access to this lot may be limited due to various events on the grounds and provisional arrangements will be made in these circumstances.
- i) Compliance with Waterfront Policies: TPSB shall familiarize itself with the Central Waterfront Secondary Plan and/or the initiatives of the Toronto Waterfront Revitalization Task Force, and acknowledges that the Board may require that the use and occupation of the Site conforms with all policies and processes that City Council may adopt as a result of the

Waterfront Revitalization, except where such use may be specifically exempted by City Council.

Contact:

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Submitted by:

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