



Exhibition Place

Item No. 12

December 23, 2010

ACTION REQUIRED

To: Board of Governors of Exhibition Place

From: Dianne Young
Chief Executive Officer

Subject: **Amendment to the Lease of the Fire Hall**

Summary

Further to the report that was approved by the Board at its meeting of November 25, 2010, entitled "Police Services Lease of the Fire Hall" dated November 5, 2010, this report recommends a change in the tenant to the lease for the Exhibition Place building known as the Fire Hall. In the November report, Exhibition Place staff recommended a lease with the Toronto Police Services Board (TPSB), 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 5th report, the Fire Hall will be used by the TPSB as additional storage related to the TPSB occupation of the adjoining building (275 Manitoba Drive) as the 14 Division Sub-Station on a month-to-month basis commencing October 1, 2010. 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 known as the Fire Hall 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 a lease with TPSB for the Fire Hall.

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 Fire Hall, located at the corner of Quebec Street and Manitoba Road, use 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 and have been renting the Fire Hall on a month-to-month basis.

At its meeting of November 25, 2010, Exhibition Place staff recommended a further month-to-month agreement with TPSB for the Fire Hall on terms and conditions set out in that report. 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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