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November 27, 2006

EXHIBITION PLACE

To: The Board of Governors of Exhibition Place

From: Dianne Young
General Manager & CEO

Subject: **Canada's Sports Hall of Fame Lease in Stanley Barracks**

Purpose:

This report recommends the renewal of the existing lease with Canada's Sports Hall of Fame ("CSHF") for part of Stanley Barracks on a month-to-month basis effective January 1, 2007.

Financial Implications & Impact Statement:

The proposed 2007 Operating Budget includes the grant to CSHF of \$53,200 and a utility recovery paid to Exhibition Place of \$18,700.

Recommendation(s):

It is recommended that the Board enter into a month-to-month lease with CSHF for use of part of Stanley Barracks to December 31, 2007, on same terms and conditions as the previous lease and such other terms as required by the City Solicitor.

Background:

At its meeting in September 9, 2005 the Board approved of the terms of a one-year lease renewal with CSHF for 2005 with an option to renew for 2006 and 2007 for a year-round exhibit and office space in the Halls of Fame Building.

At a special meeting of the Board on October 19, 2005, the Board approved of soccer stadium which would require the demolition of the Halls of Fame Building.

At its meeting of November 2006, the Board approved of a month-to-month lease with CSHF for use of part of Stanley Barracks for one year to December 31, 2006.

Comments:

The CSHF has been a tenant at the Halls of Fame Building since 1966. It operated a permanent exhibit in the east wing of the Halls of Fame, plus access to the lobby, theatre and public washrooms. CSHF is a not-for-profit organization, which honors Canadian athletes in all sport disciplines, and its exhibit is open to the public at no charge on a year-round basis. As well, it

operated an exhibition at no charge to the public during the annual CNE. The CSHF also undertakes an annual gala banquet inducting new members to the Canada's Sports Hall of Fame.

Notice of lease termination due to the soccer stadium was given to CSHF in October, 2005. However, because of the suddenness of this termination, staff discussed with CSHF a short-term solution for them which would allow CSHF to move their offices into Stanley Barracks along with their artifacts. CSHF accepted this option and over the last year has undergone a major project of cataloguing its asset in order to provide an updated website.

CSHF continues to see Stanley Barracks has a short-term solution which allows them a safe storage place for their artifacts, an ability to set up and operate their library/research services for both external and internal clients and carry on its office activities. The CSHF still hopes to establish a permanent home for their collection, however, at this time it is not feasible due to lack of funding from other levels of government.

At this time, the Board has no immediate plans for re-use or redevelopment of Stanley Barracks and the location of CSHF in Stanley Barracks assists in covering the cost of utilities and upkeep. There have been no issues over the last year with the tenancy by the CSHF in this building.

Accordingly, staff recommends the following terms and conditions for the month-to-month lease of part of Stanley Barracks:

- (a) Term: Month-to-month lease commencing January 1, 2007 and terminating December 31, 2007 or sooner on 30-days notice to the Tenant;
- (b) Rent: One dollar per annum plus payment of all utility costs, any other associated occupancy costs;
- (c) Permitted Uses: Office and library space and storage space all connected with the objects of Canada's Sports Hall of Fame;
- (d) Insurance: Property and liability insurance with limits of \$2 million in a form satisfactory to the City;
- (f) Rights to Terminate: Either party may, on thirty (30) days prior written notice, terminate the agreement.

Conclusion:

This report recommends a month-to-month agreement with CSHF commencing January 1, 2007 for some space within Stanley Barracks on the terms and conditions set out and such other terms required by the City Solicitor.

Contact:

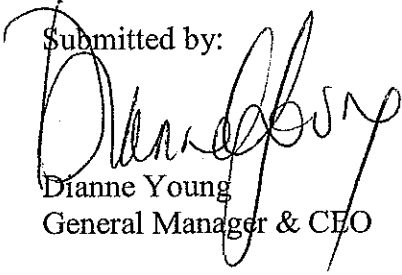
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Submitted by:

A handwritten signature in black ink, appearing to read "Dianne Young". The signature is written in a cursive style with a large initial "D".

Dianne Young
General Manager & CEO

