



160

September 13, 2004

To: The Board of Governors of Exhibition Place

From: Dianne Young
General Manager & CEO

Subject: Mounted Police Head Quarters Lease Renewal, Horse Palace

Recommendation(s):

It is recommended that the Board approve a five (5) year renewal of the lease with the Toronto Police Service Board (TPSB) for premises located within the Horse Palace occupied by the Toronto Mounted Police Unit on the same terms and conditions except for the amendments noted below.

Background:

In July 1999, the Board approved the terms of a lease for an area within the Horse Palace to be built and occupied by the Mounted Police Headquarters for an initial term of five (5) years, expiring on December 31, 2004, with an option, subject to the approval of the Board in each case, to renew for three (3) further periods of five (5) years each. City Council subsequently approved of the lease term and renewal terms at its meeting of October 3, 4 and 5, 2000 and its special meetings held on October 6, 10 and 11, 2000 by Clause No. 49 of Report No. 19 of the Administration Committee.

Discussion:

Following approval of the initial lease extensive renovations and leasehold improvements valued at approximately \$1.0M were completed to an area approximately 18,000 sf located in the northwest corner of the Horse Palace. All renovation and leasehold improvement costs were paid by the TPSB and the Mounted Police Unit moved their Headquarters (previously located on Bayview Ave) into this facility in January 2000.

Given the previous approval of City Council, City Legal has advised that only approval of the Board not City Council is required for this 5-year renewal. Accordingly, staff recommends that the Board approve a renewal term of five (5) years to expire on December 31, 2009 on the same terms and conditions of the present lease, except for the addition of following three clauses, two of which deal with waterfront redevelopment and the Front Street extension:

- a) Compliance with the Board's Protocol for Regular Maintenance of the Exercise Ring: TPSB will make every effort to comply with the Board's Protocol for Regular Maintenance of the Exercise Ring

- b) 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 leased premises 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.
- c) Front Street Extension: TPSB acknowledges that the Front Street extension project may be proceeding, and if it proceeds, it will have an impact on Exhibition Place and the leased premises and access to Exhibition Place and the leased premises, and specifically the TPSB parking compound presently located under the Gardiner Expressway. If the TPSB parking compound is displaced by the Front Street Extension, the parties, acting reasonably, will cooperate in determining an alternative location for parking for the TPSB vehicles and horse trailers.

Conclusion:

This report recommends that the Board approve a five (5) year renewal of the lease with the TPSB expiring December 31, 2009 for the premises within the Hose Palace presently occupied by the Toronto Police Mounted Unit Head Quarters, substantively on the terms and conditions of the existing lease and the additional terms contained in this report.

Contact:

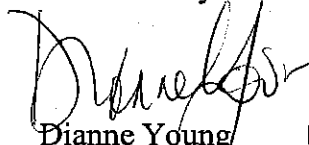
Kathryn Reed-Garrett, Director of Business Development

Tel: 416-263-3606

Fax: 416-263-3690

Email: kreed-garrett@explace.on.ca

Submitted by:


Dianne Young
General Manager & CEO