



EXHIBITION PLACE

17

September 13, 2004

To: The Board of Governors of Exhibition Place

From: Dianne Young
General Manager & CEO

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

Recommendation(s):

That the Board approve of a three-year lease with Toronto Police Services Board (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.

Background:

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

Discussion:

The Fire Hall is located at the corner of Quebec Street and Manitoba Road and is vacant except for brief periods during the year (i.e.: the CNE and the Molson INDY, etc.) when it is operated by Fire Services either as a base station for active operations (i.e.: the Molson INDY) or as a display/public information exhibit (i.e.: the CNE). The TPSB 14 Division sub-station (located on Manitoba Road and next door to the Fire Hall) has expanded its operations (i.e.: bicycle patrols, etc.) and is in need of additional space for storage.

Staff has been in discussion with both TPSB and Fire Services to determine the viability of working cooperatively to share the use of the Fire Hall. As Fire Services do not use the facility except during large events, they are in agreement of having the property used by the TPSB during the "off-season" and the TPSB has agreed to vacate the property during the times of the year when it is required by Fire Services.

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. Accordingly, staff recommends that subject to the approval of the Toronto Police Services Board (which will review this proposal at their September Board meeting), the Board approve the terms of a three (3) year lease with TPSB on the terms and conditions below and any other such terms and conditions as may be required by the General Manager and City Legal:

- a) Term: Three (3) years commencing October 1, 2004 and expiring September 30, 2007;
- 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) 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; and,
- f) Front Street Extension: TPSB acknowledges that the Front Street extension project may be proceeding, and if it proceeds, it may have an impact on Exhibition Place and the Fire Hall and access to Exhibition Place and the Fire Hall.

Conclusion:

It is recommended that, subject to the approval of the TPSB, the Board enter into a three (3) year lease with TPSB for the Fire Hall located at Exhibition Place on the terms and conditions contained in this report and any other terms that may be required by the General Manager and City Legal.

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Submitted by:


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