

EXHIBITION PLACE

June 11, 1999

To: The Board of Governors of Exhibition Place

From: Kathryn Reed-Garrett
Director of Business Development

Subject: Toronto Police Mounted Unit Head Quarters - Horse Palace

Recommendations:

It is recommended that the Board, subject to the approval of City of Toronto Council, enter into a long term lease agreement with Toronto Police Services - Mounted Unit for a designated area within the Horse Palace on the terms and conditions outlined in this report and such terms and conditions as are satisfactory to the Interim General Manager and City Solicitor.

Background:

The Mounted Police Unit of Metropolitan Toronto has been using facilities within the Horse Palace to accommodate a unit of approximately twenty horses since February, 1994. In April, 1998, City of Toronto Council approved as part of the Police Services Capital Budget the relocation of the entire Mounted Unit from the Bayview site to Exhibition Place.

Discussion:

Since approval of the 1998 Capital Budget, staff of Exhibition Place have been in discussion with Police Services on plans for the relocation of the Mounted Unit to Exhibition Place. Prior to this date, all the horses for the Mounted Unit were housed in the Horse Palace however, the administrative offices for the Mounted Unit continued to be located at the Bayview site. The renovations of the Horse Palace as outlined in this report will bring these two areas together. The investment in the Horse Palace by Police Services is approximately \$1,000,000 and includes improvements to climate control (HVAC); repairs to existing stalls and construction of new stalls to accommodate approximately fifty (50) horses; construction of new offices and facilities for staff. In addition to the upgrades being made to the base building, Police Services will pay the Board for the cost of utilities; an annual maintenance fee recognizing its use of the building and exercise ring; and will employ the Board's unionized staff for cleaning services etc. As part of the project the Police also be replacing the dirt in the horse exercise ring and then maintaining it on a daily basis.

In a letter dated December 16, 1998, Heritage Toronto gave consent in principal to the plan to expand and upgrade facilities within the Horse Palace to accommodate the Mounted Unit Headquarters. Working within the prescribed guidelines of that letter, staff have been working closely with the design team appointed by Police Services to ensure that all work proposed within the plan meets or exceeds the general guidelines set forth.

Furthermore, staff have consulted with the Royal Agricultural Winter Fair, the Canadian National Exhibition and The Riding Academy to ensure that the plans under consideration will not impede or have a negative impact on the plans and planned uses of the balance of the Horse Palace by these organizations.

Construction would commence immediately following the CNE this year, breaking to allow for the use of the facility by the Royal Agricultural Winter Fair. Completion is tentatively set for April/May of 2000. Police Services would temporarily relocate the present unit to other facilities until construction was complete.

Terms and Conditions of Agreement

The Parties have agreed to the substantial terms and conditions of the proposed agreement outlined below.

a) The Concept

The expanded and renovated area of the Horse Palace, as outlined on Drawing "A", attached, will be used to accommodate the Toronto Police Services Mounted Unit Headquarters, and will include approximately fifty (50) horse stalls, office and staff areas, and will have access to the exercise ring.

b) Scope of Work

Toronto Police Services Facilities Management department will undertake approximately \$1,000,000 in capital repairs that include the removal and replacement of approximately twenty-five horse stalls, restorative repairs to 25 stalls in keeping with Heritage Toronto directives, facilities for grooming and exercising the horses, office and staff areas, and a climate-control system (HVAC).

c) Construction Phase

During the Construction Phase, Police Services will proceed promptly with the construction of the project at its own cost and complete the project, subject to force majeure no later than April, May 2000, and in particular will:

- i) construct the leasehold and base building improvements as detailed in the concept plans approved by the Board, including but not limited to the removal and replacement of approximately twenty-five horse stalls, restorative repairs in keeping with Heritage Toronto directives to approximately twenty-five stalls, facilities for grooming and exercising the horses, office and staff areas, and a climate-control system (HVAC), electrical panel services distribution and connections, plumbing, etc.;
- ii) ensure that construction proceeds in accordance with the approved construction schedule, project budget, plans and specifications, concept and site designs,

building permits and appropriate approvals including but not limited to Heritage Toronto; and

- iii) minimize disruption to the balance of Exhibition Place grounds, including its tenants and activities, and ensure the continuity of the Board's operations.

d) Term

The Term of the lease shall be for five (5) years, commencing at the beginning of the Construction Period, with three (3) options to renew for five (5) years each upon approval of the Board.

e) Rent and Additional Rent

Police Services will pay no minimum (base) rent, but will be responsible for all utilities, taxes, cleaning, maintenance and preventative maintenance costs. It is estimated that these costs will amount to approximately \$15,000.00 per annum.

f) Use and Restrictions

Police Services will use the leased premises solely for the purpose of providing a headquarters facility for the Toronto Police Services Mounted Unit.

g) Special Conditions

Police Services shall:

- i) abide by all the terms and conditions of any binding labour agreements of the Board. The Board will supply Police Services with copies of all relevant agreements on a regular basis; and,
- ii) acknowledge that there will be limited access to the grounds during designated Special Events. These events include but are not limited to the Molson Indy and the CNE.

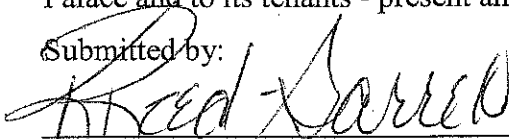
The Board shall:

- i) provide a suitable parking area for the horse trailers and vehicles of the Police Services, not to exceed a total capacity of forty-five (45) vehicles. Discussions to date have located this parking within the TTC loop area, and the TTC have agreed to this use.

Conclusion:

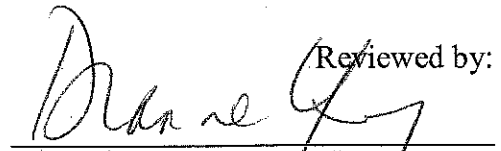
The expansion and upgrades provided for in the Design Plan allow for significant capital improvements to the Horse Palace. Furthermore, the use of the Horse Palace by the Mounted Unit of Toronto Police Services is consistent with the original intent and design of the Horse Palace and to its tenants - present and future.

Submitted by:



Director of Business Development

Reviewed by:



Interim General Manager

The foregoing report was reviewed by the Executive Committee at its meeting held on June 18, 1999 and is recommended to the Board of Governors for APPROVAL.

