



10

July 5, 2007

To: The Board of Governors of Exhibition Place

From: Dianne Young
Chief Executive Officer

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

Purpose:

This report recommends the renewal of the existing three-year lease with Toronto Police Services Board (TPSB) for use of the Fire Hall by the 14 Division Sub-station.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendation:

It is recommended that the Board renew the three-year lease with 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 Chief Executive Officer and City Legal.

Background:

At its meeting of September 2004, the Board approved of a three-year agreement with the TPSB for the Firehall which lease expires on September 30, 2007.

Comments:

The Fire Hall is located at the corner of Quebec Street and Manitoba Road and is vacant except for brief periods during the year (eg. During the CNE and the Steelback Grand Prix) when it is operated by Fire Services either as a base station for active operations or as a display/public information exhibit.

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.) continues to be in need of additional space for storage and for the last three years have worked cooperatively with Fire Services 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, 2007 and expiring September 30, 2010;
- 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) The Board will reserve the right to rent and retain revenues from third party rentals i.e. film shoots, etc. that may be scheduled from time to time during the term working cooperatively with the TPSB; and,
- f) 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.

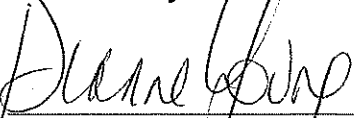
Conclusion:

This report recommends, subject to the approval of the TPSB, that the Board enter into a three (3) year lease with TPSB for the Fire Hall located at Exhibition Place.

Contact:

Arlene Campbell
 General Manager, Sales & Events
 Tel: 416-263-3030
 Fax: 416-263-3019
 Email: ACampbell@directenergycentre.com

Submitted by:



Dianne Young
 Chief Executive Officer