

Authority: Executive Committee Item EX29.5, as adopted by City of Toronto Council on December 5, 6, and 7, 2017

CITY OF TORONTO

Bill 1405

BY-LAW -2017

To amend City of Toronto Municipal Code Chapter 63, Exhibition Place, Governance, to amend the delegated real estate approval process.

Whereas Council has authorized changes to Municipal Code Chapter 63, Exhibition Place, Governance, to establish new provisions with respect to the delegated real estate approval process for real estate transactions at Exhibition Place.

The Council of the City of Toronto enacts:

1. Municipal Code Chapter 63, Exhibition Place, Governance, is amended as follows, by:

A. Adding the following as a new definition in § 63-1:

REAL ESTATE APPROVAL PROCESS - The real estate service delivery model and delegated authority approval process as set out in Item EX27.12, adopted by Council at its meeting of October 2, 3 and 4, 2017, including any amendments as approved by Council from time to time.

B. Deleting subsection 63-4(E).

C. Deleting subsections 63-6(F) and (G).

D. Adding a new subsection 63-6.1 as follows:

§ 63-6.1. Delegated real estate authority.

A. The Board may approve and execute licences and leases in relation to areas or facilities on Exhibition Place lands (other than licences for consumer and trade shows and conferences and events set out in Subsection B) on terms acceptable to the Board, including insurance and indemnification provisions, and in a form satisfactory to the City Solicitor, provided that:

- (1) the term of the arrangement, including all licences and leases and rights of extension or renewal granted in relation thereto, is
 - (a) for a total period of one (1) year or less; or
 - (b) where the arrangement relates to only a portion of an existing building or structure, for a total period of four (4) years or less, and
 - (c) subject to a right of termination in favour of the Board, exercisable upon not greater than 90 days' prior notice;

- (2) the total licence or rental fee payable to the Board pursuant to such arrangement does not exceed \$50,000;
- (3) the start date for the use shall not be later than six (6) months from the date the licence or lease was issued; and
- (4) the fee or rent payable to Exhibition Place in relation to such licence or lease shall conform with the requirements of Chapter 441, Fees and Charges, or, if not specified in Chapter 441, in accordance with Council approval, or otherwise reflects fair market value.

- B. Exhibition Place shall be authorized to enter into single-year or multi-year licence agreements for consumer and trade shows and conferences and events that are less than 20 days' duration in any one year provided such multi-year agreements are for a term of 10 years or less.
- C. Where a proposed transaction does not meet the criteria set out in Subsections A or B, the transaction shall be directed through the Real Estate Approval Process.
- D. Where Exhibition Place wishes to proceed with a transaction that falls outside of the scope of authority delegated by Council pursuant to the Real Estate Approval Process, the CEO shall seek Council approval for such transaction by way of a joint report to Council together with the Deputy City Manager, Internal Corporate Services.
- E. Exhibition Place shall assist in the implementation of transactions proposed by the Deputy City Manager, Internal Corporate Services with respect to property under the jurisdiction of the Exhibition Place, as requested by the Deputy City Manager, Internal Corporate Services.

2. This by-law shall come into force on January 1, 2018.

Enacted and passed on December , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)