



**STAFF REPORT  
ACTION REQUIRED**

**License Renewal - 900 Dufferin Street (Dufferin Mall) -  
Social Services**

<b>Date:</b>	October 19, 2007
<b>To:</b>	Government Management Committee
<b>From:</b>	Chief Corporate Officer, Director of Real Estate, Facilities and Real Estate Division
<b>Wards:</b>	Ward No. 18 - Davenport
<b>Reference Number:</b>	P:\2007\Internal Services\F&re\Gm07105F&re – (AFS 6226)

**SUMMARY**

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The purpose of this Report is to obtain Council’s authority to renew the license agreement for the premises at 900 Dufferin Street (Dufferin Mall), having an area of approximately 1,076 sq.ft., for a term of two (2) years commencing March 1, 2007, for Social Services. The proposed lease renewal would be substantially on the terms and conditions outlined in Appendix “A” to this Report.

**RECOMMENDATIONS**

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**The Chief Corporate Officer recommends that:**

1. Council authorize the proposed license renewal for the premises at 900 Dufferin Street, with Her Majesty the Queen in Right of Canada, represented by Public Works and Government Services Canada (the “Landlord”), for a Two (2) Year Term commencing on March 1, 2007 and ending on February 28, 2009, for a license fee of \$4,775.50 per month, inclusive of taxes and operating costs (including heat, water, electrical power, air conditioning, garbage disposal and cleaning services), plus G.S.T., based substantially on the terms and conditions as set out in the attached Appendix “A” and in a form acceptable to the City Solicitor; and,

2. the Chief Corporate Officer be authorized to administer and manage the license agreement including the provision of any consents, approvals, notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction.

## **Financial Impact**

The total expenditure for the Two (2) year term of the lease is estimated to be approximately \$114,000.00, including Taxes and Operating costs, plus G.S.T. Funding is part of the Social Services annualized operating budget under Account #C01214-4530&4525. The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

Social Services entered into a license agreement for the premises at 900 Dufferin Street with Her Majesty the Queen in Right of Canada, represented by Public Works and Government Services Canada which commenced on July 1, 1998 and ended on December 31, 1998 and included the right to renew. DAF No. 99-103 approval was received to allow Social Services to renew for an additional six (6) months commencing January 01, 1999. Subsequently Social Services requested and was granted by DAF approval # 2000-177 a second Six (6) month renewal agreement commencing July 1, 1999. Thereafter authority was granted by DAF authority to enter in additional renewals for one year terms at fair market rental rates covering the periods between January 01, 2000 and December 31, 2006.

## **COMMENTS**

Facilities & Real Estate staff have valued the license fee and consider it to represent market value. The terms and conditions are acceptable to Social Services, Community and Neighbourhood Services.

As lease renewals of the Facilities & Real Estate portfolio are negotiated, staff are addressing the status of the property as a Municipal Capital Facility. In this instance staff will be applying to MPAC for a change in status to tax exempt.

The rental of this space will enable Social Services to deliver welfare services.

## **CONTACT**

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## **SIGNATURE**

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Bruce Bowes, P. Eng.  
Chief Corporate Officer

**ATTACHMENTS:** Appendix "A"  
Appendix "B" (location map)