

Lease Agreement with Eva's Initiatives for Homeless Youth at 25 Canterbury Place

Date:	June 10, 2009
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	23 – Willowdale
Reference Number:	P:\2009\Internal Services\F&re\Gm09055F&re – (AFS 10228)

SUMMARY

The purpose of this Report is to obtain City Council authority to enter into a Lease Agreement with Eva's Initiatives for Homeless Youth (Eva's Initiatives), at 25 Canterbury Place. The proposed agreement will replace the existing agreement at 5248 Yonge Street.

The tenancy is for a term of five years commencing June 29, 2009 with one five-year renewal option. Eva's Initiatives is an existing service provider, and is prepared to take full responsibility for the operating and leasehold improvement costs, and would be required to maintain the property in a state of good repair.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council authorize the Chief Corporate Officer to enter into a Lease Agreement with Eva's Initiatives at 25 Canterbury Place, for a five (5) year term, with the option to renew for one five-year term based substantially on the terms and conditions set out in the attached Appendix "A", and any other terms and conditions acceptable to the Chief Corporate Officer, or his/her designate, and in a form acceptable to the City Solicitor; and

2. City Council authorize the Chief Corporate Officer to administer and manage the lease 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

Funding for both the Purchase of Service Agreement and the Lease Agreement with Eva's Initiatives Satellite at 25 Canterbury Place are included in the 2009 Approved Operating Budget for Shelter, Support and Housing Administration, and will result in no additional cost to the City. Funding for future years' contracts will be requested in the 2010-2014 Operating Budget Submissions for Shelter, Support and Housing Administration. Should the option to renew the Lease Agreement for one five-year term be exercised, funding for the Lease Agreement will be requested in the 2015-2019 Operating Budget Submissions for Shelter, Support and Housing Administration.

The substantial terms of the Lease Agreement will be consistent with the existing relationship at 5248 Yonge Street, currently occupied by the tenant, and all operating and leasehold improvement costs related to the building occupancy will be paid by the tenant.

In compliance with conditions settled with adjacent landowners and in accordance with the Ontario Municipal Board (OMB) decision, the maintenance obligations imposed by the easement on the south side of the property will be satisfied by the City at its cost. Funding for these costs is included in the 2009 City's Approved Operating Budget and will result in no additional cost to the City.

The Deputy City Manager & Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

Since 1999, City staff have been working with Eva's Initiatives to develop an alternative location to the youth shelter at 5248 Yonge Street. City Council, at its meeting of April 14, 15 and 16, 2003, approved the relocation of the youth shelter from 5248 Yonge Street to a new purpose-build structure on vacant City land at 25 Canterbury Place.

Listed below are prior Council decisions relating to the development of 25 Canterbury Place:

Eva's Initiatives - Shelter for Homeless Youth,
Canterbury Place (Ward 23, Willowdale) - April 14-16 2003
<http://www.toronto.ca/legdocs/2003/agendas/council/cc030414/cms3rpt/cl017.pdf>

Update on Supporting Communities Partnership Initiative - April 14-16 2003
<http://www.toronto.ca/legdocs/2003/agendas/committees/cms/cms030327/it025.pdf>

Grant of Easement to the Owners of 5306 to 5314 and 5318 Yonge Street Over Portions of 25 Canterbury Place (Ward 23-Willowdale) - May 21-22, 2003
<http://www.toronto.ca/legdocs/2003/agendas/council/cc030521/adm4rpt/cl016.pdf>

"Building on Successes: The Community Plan for the Supporting Communities Partnership Initiative (SCPI) in Toronto, 2003-2006" - September 22-25, 2003
<http://www.toronto.ca/legdocs/2003/agendas/committees/cms/cms030908/it020.pdf>

Declaration as Surplus - A Portion of 25 Canterbury Place (Ward 23- Willowdale) - May 23-25, 2006
<http://www.toronto.ca/legdocs/2006/agendas/council/cc060523/adm3rpt/cl011.pdf>

Update on the Redevelopment of Eva's Initiatives Satellite Shelter (Ward 23) - May 23-25, 2006
<http://www.toronto.ca/legdocs/2006/agendas/council/cc060523/cms3rpt/cl010.pdf>

The development of this shelter has been delayed by appeals to the OMB which placed certain conditions on the building. These conditions have been fulfilled through the registration of various easements and through the confirmation of maintenance obligations in the lease with the tenant.

ISSUE BACKGROUND

Eva's Initiatives has operated the Eva's Satellite shelter for homeless youth under a Purchase of Service (POS) Agreement with the City since 1998. Originally located in a space in the Sheppard subway station owned by the City, the shelter has operated in a City-owned building at 5248 Yonge Street since 1999.

Under a POS Agreement with the City, Eva's Initiatives currently operates three programs in the following locations; 11 Ordnance Street, 360 Lesmill Road, and 5248 Yonge Street. Eva's Initiatives has a proven record of providing quality youth shelter services, and is looking forward to the relocation of their 5248 Yonge Street youth shelter to the newly constructed youth shelter at 25 Canterbury Place.

COMMENTS

Eva's Initiatives is an existing tenant in a City-owned building. The proposed tenancy at this location, will allow for the continued delivery of valuable services provided to City residents by Eva's Initiatives. The property at 25 Canterbury Place was purpose-built to house the services offered at 5248 Yonge Street.

The recommendations in this report will allow Facilities & Real Estate to formally execute Council's intentions for this property to be used by Eva's Initiatives for the operation of Eva's Satellite youth shelter as reported to Council previously. The City will ensure compliance to all OMB conditions related to 25 Canterbury Place.

CONTACT

Joe Casali
Director, Real Estate Services
Tel: (416) 392-7202
Fax: (416) 392-1880
jcasali@toronto.ca

Chuck Donohue, P. Eng
Executive Director Facilities & Real Estate
Tel: (416) 397-5151
Fax: (416) 392-4828

SIGNATURE

Bruce Bowes, P. Eng.
Chief Corporate Officer

ATTACHMENTS

Appendix "A" Major Terms & Conditions – Eva's Initiative Satellite
Appendix "B" Location Map