
City Council

NOTICE OF MOTION

MM35.7	ACTION			Ward: 18
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Storage Space for Davenport-Perth Neighbourhood Centre and Dovercourt Boys and Girls Club at 35 Strachan Avenue - Councillor Giambrone, seconded by Councillor Pantalone

- *Notice of this Motion has been given.*
- *This Motion is subject to referral to the Government Management Committee. A two-thirds vote is required to waive referral.*
- *This Motion has been deemed urgent*

Recommendations

Councillor Giambrone, seconded by Deputy Mayor Pantalone, recommends:

1. That City Council authorize the Deputy City Manager, Cluster A, to enter into a licence agreement with each of Dovercourt Boys and Girls Club and Davenport-Perth Neighbourhood Centre, on terms and conditions acceptable to the Director of Real Estate Services and in a form satisfactory to the City Solicitor, to permit the use of vacant space at 35 Strachan Avenue for storage for up to five months at nominal value, commencing May 1, 2009; and further, if in the opinion of the Director of Real Estate Services, in consultation with the Ward Councillor, more time is required, extensions be granted on a month-by-month basis.

Summary

Dovercourt Boys and Girls Club (“B&G Club”) and Davenport-Perth Neighbourhood Centre (“DPNC”) have been occupying space at 21 Randolph Avenue (the “Property”) since October 1, 1997 pursuant to a sub-sublease. This space was provided to the City by the owner, Don Valley Storage Inc. (the “Landlord”), in accordance with By-Law 682-91, which requires the Landlord to provide not less than 718 square metres of space at the Property for community support services, free of rent, building operating expenses and municipal taxes. The City then subleased (the “Sublease”) the Property back to the Landlord with the proviso that the Landlord make the space available on the same terms and conditions to a community support group.

The Sublease provided that either the Landlord or the City or any subtenant had the right to terminate the agreement on 6 month's written notice after the expiration of the first 10-year period. This right was exercised by the Landlord on November 30, 2007. The City negotiated with the Landlord to allow the B&G Club and DPNC, then sub-subtenants, to continue leasing

on a month-to-month basis. The Landlord has now issued another notice of termination, and both organizations are required to vacate the Property by May 5, 2009.

B&G Club and DPNC provide a safe, supportive place where children and youth can experience new opportunities, overcome barriers, build positive relationships and develop confidence and skills for life. They have created a wide range of services and programs for those who are most vulnerable – low income children, teens, families, single mothers, refugees and immigrants, isolated adults, and seniors.

Neither group has successfully completed its search for a new location and they have now asked the City to provide temporary storage space for their office furniture and programming materials in the interim. B&G Club advised that it requires approximately 400 square feet, and DPNC advised that it requires approximately 150 square feet. In an effort to support both groups, City staff have identified a location to facilitate this temporary storage at 35 Strachan Avenue.

(Submitted to City Council on April 29, 2009 as MM35.7)