
City Council

MOTION WITHOUT NOTICE

MM35.8	ACTION			Ward: 28
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St. Lawrence Market – Authorization to Extend Leases - Councillor McConnell, seconded by Councillor Rae

•This Motion has been deemed urgent by the Chair. Council has added this Motion to the agenda for debate.

Recommendations

Councillor McConnell, seconded by Councillor Rae, recommends:

1. That Council authorize lease extensions of the 64 South St. Lawrence Market leases, set out in Schedule “A”, on the same terms and conditions presently in place, for a further one year term ending on December 31, 2009, in a form acceptable to the City Solicitor.
2. That City Staff be authorized and directed to take the necessary steps to give effect thereto.

Summary

The City of Toronto has 64 tenants in the South St. Lawrence Market where the 5 year lease terms ended December 31, 2008. The leases are currently on overhold. City staffs undertook a market rent and lease strategy study and are prepared to start negotiations. However, given the nature of the businesses and current economic conditions, it is important that tenants be given more time to review and evaluate the impact of the new lease proposals with City staff.

Further, the City Manager’s office is currently undertaking a review of the governance structure of the Market Precinct which will necessarily impact upon the terms and conditions of the subject leases. The completion and implementation of this study should be considered a pre-requisite before undertaking a significant change in the lease structure. A one-year extension of the leases to the end of 2009 would enable both City staff and the impacted tenants to properly negotiate the terms of new leases with a more complete knowledge of rent conditions and a new market governance structure in place.

Accordingly for the reasons herein provided, it is recommended that lease extension for the affected tenants be approved.

Attachment - Schedule "A"

(Submitted to City Council on April 30, 2009 as MM35.8)