

**Attachment 1 – Confidential Information – made public on
July 16, 2010**

**Property Rental Requirements to Meet Toronto Police
Service Operational / Security Obligations for the 2010
G8/G20 Summits**

Date:	March 8, 2010
To:	Government Management Committee
From:	Chief Corporate Officer

COMMENTS

Property at 629, 633 & 675 Eastern Avenue is a former film studio property comprised of several buildings within an 18 acre fenced area and has been selected as TPS's primary temporary operations site for the 2010 G8/G20 Summit. The office and studio buildings on this property have not been decommissioned and are acceptable and available to the TPS and G8/G20 Planning Team for Summit security operations.

Because the Federal Government announcement of the downtown location for the 2010 G8/G20 Summit was made only on February 19, 2010, TPS received short notice to plan, secure and organize security operations for a meeting of this size. It became urgent to lease this strategic property no later than April 1, 2010 for TPS security preparations.

In order to move forward, an initial one month lease of this property to the City was authorized by the Chief Corporate Officer in accordance with Council's delegated approval authority given to him (DAF #2010-049) commencing April 1, 2010.

In this Report, Council authority is being sought to extend the initial one month lease for a further three month period to accommodate the following schedule of the 2010 G8/G20 Planning Team:

- two (2) months (April & May) – to construct, install, and fit-up improvements to the lands and buildings for the purposes of these operations
- one (1) month (June) – training of Integrated Security forces and operations
- one (1) month (July) – decommissioning
- Option for one (1) month – in case of delays on decommissioning.

This report further recommends that authority also be delegated to the Chief Corporate Officer to approve additional short term lease(s) to the City that may also be required because, at this time, TPS is still in the process of preparing its operational security plans for the 2010 G8/G20 Summit and these plans may identify the need for other secondary sites to be leased to the City to support TPS security operations on short notice.

Appendix “A”
Major Terms and Conditions
Short Term Rental Agreement for 629, 633 & 675 Eastern Avenue

- Landlord:** Rose Eastern Strata Inc. and Eastern Avenue Developments Limited
- Tenant:** City of Toronto
- Premises:** Collectively, being the whole of the property known municipally as 629, 633 and 675 Eastern Ave. which includes lands comprised of approximately eighteen and one-half (18 ½) acres of land and approximately two hundred sixty-five thousand (265,000) square feet of multiple building area.
- Commencement Date:** The Commencement Date shall be on or after April 1st, 2010.
- Term:** The Term of the Rental Agreement shall be One (1) month, commencing on or after April 1, 2010 with separate options to extend for: one (1) further Three (3) month term for May, June and July; and one (1) further One (1) month term for August, subject to Council Approval.
- Financial Implications:**
- All costs related to security for Federal Agencies, Boards and Commissions are to be paid by the Federal Government, as they related to the G20 Summit. The financial implications to the City of Toronto with regards to this Rental Agreement are recoverable.
- Monthly Rent for the initial one month term is \$400,000 plus Utilities (\$40,000/month) and Realty Taxes (\$44,850/month).
- If Council authorizes the extension of the initial one month lease, the Monthly rent for the extension options is: May - \$400,000, June - \$400,000, July - \$225,000 and August - \$200,000; plus, in each extended month, Utilities (\$40,000/month) and Realty Taxes (\$44,850/month).
- Use:** To be used for a temporary police operations facility for the 2010 G8/G20 Summit or any other lawful use relative to a policing operation.
- Insurance:** The Tenant is to provide, prior to the commencement of the term of this Lease, proof of insurance in accordance with the Landlord's insurance requirements outlined in the Letter of Understanding. This includes Commercial General Liability insurance and All Risks insurance.

Appendix “B”
Location Map – 629, 633 & 675 Eastern Ave.

