



STAFF REPORT ACTION REQUIRED

Licence Agreement at 666 Eglinton Avenue West

Date:	January 16, 2012
To:	Government Management Committee
From:	Chief Corporate Officer and Executive Director, Social Development, Finance and Administration
Wards:	21 – St. Paul's
Reference Number:	P:\2012\Internal Services\Re\Gm12005re (AFS#14963)

SUMMARY

The purpose of this report is to obtain City Council authority to permit Senior People's Resources in North Toronto Inc. ('SPRINT") on behalf of the residents of the Forest Hill Bridge Club, to use a vacant room within the City-owned building located at 666 Eglinton Avenue West in Ward 21 twice a week for 3 hours a day (6 hours total per week) for seniors' card games.

RECOMMENDATIONS

The Chief Corporate Officer and the Executive Director of Social Development, Finance and Administration recommend that City Council authorize:

1. The City to enter into a permit licence agreement with Senior People's Resources in North Toronto Inc. for a one (1) year term, substantially based 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 or her designate, and in a form acceptable to the City Solicitor.
2. The Chief Corporate Officer to administer and manage the permit licence 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.

3. The City Solicitor to complete the permit license agreement, deliver any notices, pay expenses and amend the commencement and other dates to such earlier or later dates, on such terms and conditions as she may, from time to time, determine.

Financial Impact

The permit licence for the use of the room for a total of six (6) hours per week will generate a total gross income of \$750.00 per annum. This amount represents \$12,225.00 less than the full cost to operate the room per annum.

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

DECISION HISTORY

The November 4, 2011 meeting of Community Development and Recreation Committee considered a letter from Councillor Joe Mihevc, Ward 21 St. Paul's, requesting that City Council Approve a space agreement with a community-based agency, SPRINT, to enable the Forest Hill Bridge Club to continue to use the former Forest Hill Council Chambers at 666 Eglinton Ave. W. for their social recreation activity two times a week. Through a recent review of the property, Real Estate Services discovered that the group of seniors had been using a room on the upper level for a number of years without authority. This room was previously occupied by Public Health for office use, but is currently vacant. On November 29, 2011 City Council ruled that this matter was under the mandate of the Government Management Committee and the Item CD8.7 was directed to the Government Management Committee for consideration.

<http://www.toronto.ca/legdocs/mmis/2011/cd/bgrd/backgroundfile-42183.pdf>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.CD8.7>

ISSUE BACKGROUND

The City-owned property municipally known as 666 Eglinton Avenue West is improved with a 2-storey building that has 30,179 square feet (2,804 square metres). It was acquired in 1967 and has been occupied by various tenants since that time. The lower level of the building is currently occupied by the Bloorview Nursery School and Municipal Licensing and Standards Division staff. The City is currently in the process of finalizing an agreement with a below-market rent (BMR) tenant, Don Valley Art Club, to occupy a portion of the lower space.

The western portion of the upper level of the building is occupied by the Forest Hill library. Public Health has previously occupied Meeting Room Nos. 1-4 on the eastern portion of the second floor containing an area of approximately 3,000 square feet from 1998 until January 2009. The space was circulated to determine whether or not there was interest from other ABCDs in occupying the space. No interest was expressed.

COMMENTS

The subject space is currently vacant. According to community residents, the Forest Hill Bridge Club, comprised of approximately 50 local seniors, has been informally using part of the facility for almost 40 years at no fee. The seniors have expressed an interest to continue using the space for a total of 6 hours per week for their bridge club activities. They have arranged with SPRINT, an eligible community-based seniors organization, to trustee the Forest Hill Bridge Club activities in the space, and have secured \$750.00 per year to contribute towards the use of the room. The prospective agreement is for a one-year term with an option to extend annually subject to the City's termination rights.

Real Estate Services Division consider the continued intermittent use of this space reasonable on an interim use basis, pending any needs of City ABCD's.

CONTACT

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SIGNATURE

Bruce Bowes, P. Eng.
Chief Corporate Officer

Chris Brillinger
Executive Director
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ATTACHMENTS

Appendix "A" – Major Terms and Conditions
Appendix "B" – Location Map and Floor Plan