

Attachment 1 - Lease and Licence Extensions and Amendments: Major Terms and Conditions

Premises: Emergency Shelter Hotels located at the following addresses:

1. 45 The Esplanade;
2. 65 Dundas Street East;
3. 335 Jarvis Street;
4. 92 Peter Street;
5. 30 Norfinch Avenue;
6. 56 Yonge Street;
7. 14 Roncesvalles Avenue;
8. 376 Dundas Street East;
9. 26 Gerrard Street East;
10. 60 York Street; and
11. 20 Milner Business Court

Extension Term: Four (4) months, commencing January 1, 2022 and expiring April 30, 2022.

Each of the Emergency Shelter Hotel lease/licence agreements were originally authorized under Delegated Approval Form, with full details of the terms and conditions available at <https://www.toronto.ca/business-economy/doing-business-with-the-city/real-estate-services-delegated-approval-forms/leases-and-licences/>

Except as listed below and in Confidential Attachment 1, the extensions will be on the same terms and conditions as set out in the existing agreements.

45 The Esplanade Amendments

In addition to the extension term, additional amendments are required to support the operational needs for this Emergency Shelter Hotel.

Landlord:	Silver Hotels (Vancouver) Ltd.
Additional Rooms:	Effective as of June 7, 2021 and throughout the Extension Term, the Landlord agrees that the City shall have the right to lease up to eight (8) additional rooms on the second floor of the Hotel (the "Additional Rooms") at a gross rent of \$80.00/room per day plus Harmonized Sales Tax (the "Additional Room Rate"), being a total of Six Hundred and Forty Dollars (\$640.00) per day plus Harmonized Sales Tax when all eight rooms are used, payable monthly on the 1st of each month. The City shall not be responsible for any costs for the Additional Rooms, other than the Additional Room Rate, arising from its used of the Additional Rooms or this Lease, including any operating costs, utilities or taxes, except as expressly set out herein. The City reserves the right to decrease the number of rooms on 7 days' notice.

<p>Permitted Use of the Additional Rooms:</p>	<p>The Additional Rooms shall be used for storage use, office space and/or security purposes, as determined by the City, at its sole discretion. However, the Additional Rooms will not be used for the purposes of overnight occupancy by S.S.H.A. clients.</p>
<p>Permitted Use:</p>	<p>The first sentence in the section entitled "Permitted Use" in the Offer shall be deleted, and replaced with the following:</p> <p>"The City shall use the Premises solely for the purposes of a temporary emergency shelter and other shelter needs, with such related services, programs or other assistance and any such ancillary use as are considered appropriate by the City from time to time, which may include integrated prevention and harm reduction services, and an Urgent Public Health Needs Site."</p>