

Toronto Police Mounted Unit Headquarters, Horse Palace - Lease

(City Council at its regular meeting held on October 3, 4 and 5, 2000, and its Special Meetings held on October 6, 2000, October 10 and 11, 2000, and October 12, 2000, adopted this Clause, without amendment.)

The Administration Committee recommends the adoption of the following report (August 20, 2000) from the Board of Governors of Exhibition Place:

Purpose:

This report is submitted for the consideration of the Administration Committee at its meeting scheduled for September 12, 2000, and City Council at its meeting of October 3, 2000 to seek approval of a long-term lease between the Board of Governors of Exhibition Place and the Toronto Police Service – Mounted Unit for a designated area within the Horse Palace located at Exhibition Place.

Financial Implications and Impact Statement:

No implications on the capital or operating budgets of Exhibition Place.

Recommendations:

It is recommended that:

- (1) City Council approve a long-term lease with the Toronto Police Services – Mounted Unit for a designated area within the Horse Palace located at Exhibition Place, based on the terms and conditions outlined in this report; and
- (2) the appropriate Exhibition Place and City officials be authorized and directed to take the necessary action to give effect thereto.

Background:

At its meeting of June 25, 1999 the Board of Governors of Exhibition Place approved a three-year lease with the Toronto Police Services – Mounted Unit commencing on the 1st of January, 2000 and expiring on the of December 31, 2003.

At the same meeting, the Board of Governors also approved that, subject to City Council approval, the Toronto Police Services lease be extended to an initial period of five (5) years expiring on the 31st of December, 2005, with an option, subject to the approval of the Board in each case, to renew this Indenture for three (3) further periods of five (5) years each upon such terms and conditions as may be agreed.

Comments:

The following is an extract of the Background and Discussion portion of the aforementioned report, entitled "Toronto Police Mounted Unit Head Quarters – Horse Palace", which was considered by the Board of Governors of Exhibition Place at its meeting of June 25, 1999.

Background:

The Mounted Police Unit of Metropolitan Toronto has been using facilities within the Horse Palace to accommodate a unit of approximately twenty horses since February, 1994. In April, 1998, City of Toronto Council approved as part of the Police Services Capital Budget the relocation of the entire Mounted Unit from the Bayview site to Exhibition Place.

Discussion:

Since approval of the 1998 Capital Budget, staff of Exhibition Place have been in discussion with Police Services on plans for the relocation of the Mounted Unit to Exhibition Place. Prior to this date, all the horses for the Mounted Unit were housed in the Horse Palace however, the administrative offices for the Mounted Unit continued to be located at the Bayview site. The renovations of the Horse Palace as outlined in this report will bring these two areas together. The investment in the Horse Palace by Police Services is approximately \$1,000,000 and includes improvements to climate control (HVAC); repairs to existing stalls and construction of new stalls to accommodate approximately fifty (50) horses; construction of new offices and facilities for staff. In addition to the upgrades being made to the base building, Police Services will pay the Board for the cost of utilities; an annual maintenance fee recognizing its use of the building and exercise ring; and will employ the Board's unionized staff for cleaning services etc. As part of the project the Police also be replacing the dirt in the horse exercise ring and then maintaining it on a daily basis.

In a letter dated December 16, 1998, Heritage Toronto gave consent in principal to the plan to expand and upgrade facilities within the Horse Palace to accommodate the Mounted Unit Headquarters. Working within the prescribed guidelines of that letter, staff have been working closely with the design team appointed by Police Services to ensure that all work proposed within the plan meets or exceeds the general guidelines set forth.

Furthermore, staff have consulted with the Royal Agricultural Winter Fair, the Canadian National Exhibition and The Riding Academy to ensure that the plans under consideration will not impede or have a negative impact on the plans and planned uses of the balance of the Horse Palace by these organizations.

Construction would commence immediately following the 1999 CNE, breaking to allow for the use of the facility by the Royal Agricultural Winter Fair. Completion is tentatively set for April/May of 2000. Police Services would temporarily relocate the present unit to other facilities until construction was complete.

Terms and Conditions of Agreement

The Parties have agreed to the substantial terms and conditions of the proposed agreement outlined below.

(a) The Concept:

The expanded and renovated area of the Horse Palace will be used to accommodate the Toronto Polices Services Mounted Unit Headquarters, and will include approximately fifty (50) horse stalls, office and staff areas, and will have access to the exercise ring.

(b) Scope of Work:

Toronto Polices Services Facilities Management department will undertake approximately \$1,000,000 in capital repairs that include the removal and replacement of approximately twenty-five horse stalls, restorative repairs to 25 stalls in keeping with Heritage Toronto directives, facilities for grooming and exercising the horses, office and staff areas, and a climate-control system (HVAC).

(c) Construction Phase:

During the Construction Phase, Police Services will proceed promptly with the construction of the project at its own cost and complete the project, subject to force majeure no later than April, May 2000, and in particular will:

- (i) construct the leasehold and base building improvements as detailed in the concept plans approved by the Board, including but not limited to the removal and replacement of approximately twenty-five horse stalls, restorative repairs in keeping with Heritage Toronto directives to approximately twenty-five stalls, facilities for grooming and exercising the horses, office and staff areas, and a climate-control system (HVAC), electrical panel services distribution and connections, plumbing, etc.;
- (ii) ensure that construction proceeds in accordance with the approved construction schedule, project budget, plans and specifications, concept and site designs, building permits and appropriate approvals including but not limited to Heritage Toronto; and
- (iii) minimize disruption to the balance of Exhibition Place grounds, including its tenants and activities, and ensure the continuity of the Board's operations.

(d) Term:

Subject to City Council approval, the lease be extended to an initial period of five (5) years expiring on the 31st of December, 2005, with an option, subject to the approval of the Board in each case, to renew this Indenture for three (3) further periods of five (5) years each upon such terms and conditions as may be agreed.

(e) Rent and Additional Rent:

Police Services will pay no minimum (base) rent, but will responsible for all utilities, taxes, cleaning, maintenance and preventative maintenance costs. It is estimated that these costs will amount to approximately \$15,000.00 per annum.

(f) Use and Restrictions:

Police Services will use the leased premises solely for the purpose of providing a headquarters facility for the Toronto Police Services Mounted Unit.

(g) Special Conditions:

Police Services shall:

- (i) abide by all the terms and conditions of any binding labour agreements of the Board. The Board will supply Police Services with copies of all relevant agreements on a regular basis; and
- (ii) acknowledge that there will be limited access to the grounds during designated Special Events. These events include but are not limited to the Molson Indy and the CNE.

The Board shall:

- (i) provide a suitable parking area for the horse trailers and vehicles of the Police Services, not to exceed a total capacity of forty-five (45) vehicles. Discussions to date have located this parking within the TTC loop area, and the TTC have agreed to this use.

The expansion and upgrades provided for in the Design Plan allow for significant capital improvements to the Horse Palace. Furthermore, the use of the Horse Palace by the Mounted Unit of Toronto Police Services is consistent with the original intent and design of the Horse Palace and to its tenants - present and future.”

Conclusion:

This report recommends that City Council authorize a long-term lease between the Board of Governors of Exhibition Place and the Toronto Police Mounted Unit Head Quarters.

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