



REPORT FOR ACTION

Police Services Board Mounted Unit Occupancy Arrangement - 15 Nova Scotia (Horse Palace)

Date: June 10, 2020

To: Board of Governors of Exhibition Place

From: Don Boyle, Chief Executive Officer

Wards: All

SUMMARY

This report recommends that the Board approve a five (5) year occupancy arrangement with The City of Toronto for the Police Services Board ("PSB") for its Mounted Unit commencing on January 1, 2020 and expiring on December 31, 2024; for the premises within the Horse Palace which is presently occupied by the Toronto Police Service Mounted Unit Head Quarters, substantively on the terms and conditions of the existing lease and the terms outlined in Appendix A of this report.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve a five (5) year occupancy arrangement with the City of Toronto for the Police Services Board's Mounted Unit commencing on January 1, 2020 and expiring on December 31, 2024; for the premises located within the Horse Palace occupied by the Toronto Police Service Mounted Unit on the same terms and conditions as the existing lease and the terms outlined in Appendix A of this report.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report. As with other City Department operations that have been extended continuously, the annual lease rent is nominal, however PSB will be responsible for the full cost of all services delivered to by Exhibition Place at cost, plus an administrative mark-up of 12%. The PSB Unit also pays for the cost of maintaining the horse ring and footing (dirt) in the Horse Palace which cost they share with the Exhibition Place tenant, Riding Academy at the Horse Palace.

DECISION HISTORY

The 2017 – 2019 Strategic Plan has a business development goal to enhance and sustain our dynamic and diverse public assets, and integrate these assets into the urban fabric for the benefit of the community.

At its meeting of June 25, 1999, the Board approved the terms of a lease for an area within the Horse Palace to be built and occupied by the Mounted Police Headquarters for an initial term of five (5) years, expiring on December 31, 2004

<https://www.explace.on.ca/files/file/5cffbe4ec89dc/Item-11---Toronto-Police-Mounted-Unit-Head-Quarters---Horse-Palace.pdf>

At its meeting of September 24, 2004, the Board approved a renewal term of 5 years that expired on December 31, 2009.

<https://www.explace.on.ca/files/file/5cfab8fb259da/Item-16---Mounted-Police-Head-Quarters-Lease-Renewal-Horse-Palace.pdf>

At its meeting of September 3, 2010, the Board approved the staff recommendation of a further 5 year term that expired on December 31, 2014

<https://www.explace.on.ca/files/file/58c6c49773bb7/Item-9-Mounted-Police-Unit.pdf>

At its meeting of February 6, 2015, the Board approved a renewal term of 5 years that expired on December 31, 2019.

<https://www.explace.on.ca/files/file/58c6c4881b190/Item-16-Mounted-Unit.pdf>

COMMENTS

Following approval of the initial lease with the PSB, extensive renovations and leasehold improvements valued at approximately \$1.0 million were completed to an area approximately 18,000 sq. ft. located in the northwest corner of the Horse Palace. All renovations and leasehold improvement costs were paid by the PSB and they moved their Headquarters (previously located on Bayview Avenue) into this facility in January 2000.

The tenancy of the PSB within the Horse Palace has been very positive for Exhibition Place. PSB has upgraded and added value to the Horse Palace building, and has also participated in events on the grounds whenever asked by Exhibition Place management.

Attached as Appendix A to this report is the Term Sheet with the proposed terms and conditions of the occupancy arrangement.

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SIGNATURE

Don Boyle
Chief Executive Officer

ATTACHMENTS

Appendix A - Term Sheet - Terms and Conditions