

## **The Somali Centre for Culture and Recreation - Supplementary Report**

**Date:** April 16, 2024

**To:** City Council

**From:** Executive Director, Corporate Real Estate Management

**Wards:** All

### **SUMMARY**

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The purpose of this supplementary report is to provide an overview of the milestones required to be achieved in the negotiation of a contractual agreement in support of the Somali Centre for Culture and Recreation, as directed by the Executive Committee on April 9, 2024.

### **RECOMMENDATIONS**

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The Executive Director, Corporate Real Estate Management recommends that:

1. City Council receive this report for information.

### **FINANCIAL IMPACT**

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There is no financial impact resulting from the adoption of the recommendation in this report.

### **DECISION HISTORY**

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On July 19, 2022, City Council directed the General Manager Parks, Forestry and Recreation, the Executive Director, Social Development, Finance and Administration, and the Chief Executive Officer, CreateTO to work with the Somali Centre for Culture and Recreation Steering Committee in Toronto and the impacted Councillors to explore potential partnerships for a new community cultural and recreation centre. This included supporting a feasibility study that would identify a location and funding opportunities for this centre.

## COMMENTS

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Table 1 below identifies the milestones required to be achieved in the negotiation of a contractual agreement that satisfies Federal and Provincial funding requirements. In this particular case, these are specific milestones required to be achieved in the negotiation of a land lease to support City Building projects, such as the Somali Centre for Culture and Recreation (the "Proponent").

**Table 1: Milestones for Land Leases to Support City-Building Projects**

Milestone
1. Submission of preliminary proposal the Proponent, including a draft survey of property requirements
2. Evaluation of the preliminary proposal to confirm alignment with City of Toronto strategic priorities and suitability of the City-property for the proposed City-Building project
3. Circulation of the City-property to internal stakeholders to ensure no municipal uses are identified prior to declaring the property as surplus
4. City and the Proponent negotiate and execute licence agreement through delegated authority to allow the Proponent to undertake site investigations and pre-construction due diligence
5. Approval of applications for Official Plan and Zoning By-law amendments (if applicable)*
6. Submission of a Development Plan by the Proponent (including an operations plan and a funding strategy)
7. Evaluation of the Development Plan by the City
8. City and the Proponent negotiate a Land Lease term sheet for the City-property
9. City seeks Council authority to enter into a Land Lease Agreement and Community Access Agreement
10. City declares the City-property surplus for the purposes of entering into a long-term land lease with the Proponent (if Land Lease is over 21 Years)
11. Finalization of a Land Lease Agreement, Community Access Agreement, and ancillary agreements.
12. City and Proponent executes the Land Lease agreement

Milestone
13. Site Plan Control application (if applicable) and Building Permit approvals
14. Proponent satisfies any conditions in the Land Lease Agreement (including demonstration of financing and construction securities)
15. Proponent commences construction of the City-Building project

\*After the City-property is confirmed, staff can assess if Official Plan and Zoning approvals can occur at a later stage of project development.

Staff will report back to City Council in June 2024 on a status update on the form of the contractual agreement with the Somali Centre for Culture and Recreation that satisfies Federal and Provincial funding requirements, including any details on anticipated timing of the above noted milestones.

## CONTACT

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Alison Folosea, Director, Transaction Services, Corporate Real Estate Management, 416-338-2998, [Alison.Folosea@toronto.ca](mailto:Alison.Folosea@toronto.ca)

Christina Beja, Vice President, Client and Stakeholder Enablement, CreateTO, 416-903-4869, [CBeja@createto.ca](mailto:CBeja@createto.ca)

## SIGNATURE

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Patrick Matozzo  
Executive Director