

City Council

Motion without Notice

MM23.20	ACTION			Ward: 6
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Renewal of Below Market Rent Lease Agreement with Toronto Azzurri Soccer Club - by Councillor James Pasternak, seconded by Councillor Anthony Perruzza

** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.
* This Motion is subject to referral to the General Government Committee. A two-thirds vote is required to waive referral.
* This Motion has been deemed urgent by the Chair.*

Recommendations

Councillor James Pasternak, seconded by Councillor Anthony Perruzza, recommends that:

1. City Council authorize the Executive Director, Corporate Real Estate Management, in consultation the General Manager, Parks, Forestry and Recreation and the General Manager, Toronto Water, to negotiate and execute a 10-year nominal lease renewal on terms and conditions satisfactory to the Executive Director, Corporate Real Estate Management, the General Manager, Parks, Forestry and Recreation, the General Manager, Toronto Water, and the City Solicitor, commencing on July 1, 2025, and ending on June 30, 2035, in respect of 4995 Keele Street, originally dated January 1, 2006, and as amended by a lease amending agreement dated June 1, 2008, between the Toronto Azzurri Soccer Club, as tenant, and the City of Toronto, as landlord, to permit the tenant to operate and maintain their field house, and to operate and maintain the soccer field.
2. City Council authorize the Executive Director, Corporate Real Estate Management, to prepare and execute any related documents on behalf of the City of Toronto, as required.

Summary

Toronto Azzurri Soccer Club is a Below Market Rent not for profit tenant of a City-owned property located at 4995 Keele Street in Ward 6. On January 1, 2006, the Tenant entered into a 20-year Below Market Rent lease agreement for the Property.

As of January 1, 2006, the Tenant began occupying the Property and has constructed an on-site field house and has operated and maintained the field house and the outdoor soccer field at the Property. The Tenant also operates recreational, competitive, and special needs soccer programs on the Property.

A lease amendment was executed on June 1, 2008 to increase the area of the Leased Premises, to construct and maintain an environmentally friendly parking lot and to expand the use of the facility to include cricket and other sports and recreational activities.

The operating and maintenance cost of the clubhouse and the field will continue to be the responsibility of the Tenant. The forgone revenue is not fully known given the status of the existing nominal lease arrangement.

The Property is under the jurisdiction of Toronto Water as Keele Reservoir expansion lands. The expansion lands will be used by Toronto Water in future to increase the size of the current drinking water reservoir located onsite. The expansion of the reservoir is currently not scheduled in the 10-year Toronto Water capital plan. The proposed 10-year lease term better aligns with Toronto Water capital planning activities for the Property.

Securing authority for this lease renewal agreement is time-sensitive by virtue of the Tenant needing a confirmation of renewed tenancy to be able to secure grants to continue to deliver their community programs.

Background Information (City Council)

Member Motion MM23.20

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-250281.pdf>)