



City of Toronto

Request for Expressions of Interest (REOI) Application Information Package

—Community Space Tenancy Program—
Keele Community Hub
1652 Keele Street

Questions?

We encourage you to contact Craig Cal, Project Manager, Community Infrastructure Unit, Social Development Division at communityspace@toronto.ca

APPLICATION DEADLINE

Friday, Sept 12, 2025, 11:59 PM Eastern Standard Time (EST)

**Application Deadline for Indigenous or Black led organizations is
Friday, Sept 26, 2025, 11:59 PM Eastern Standard Time (EST)**

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A. OVERVIEW

The City of Toronto (“City”) has a history of providing Community Space to not-for-profit community and cultural organizations at below-market rent. Organizations are important partners in furthering the City’s strategic objectives through programs and services to Toronto residents that meet community needs.

In 2017, Toronto City Council adopted the [Community Space Tenancy Policy](#) (“CST Policy” – amended in 2020) which replaced the previous policy for leasing space to non-profit organizations at below-market rent. The CST Policy provides Toronto City Council and City staff with a process for leasing City-owned and managed space (“Community Space”) in a consistent, fair, accountable, and transparent approach, guided by the following principles:

Fairness and Equity: The City of Toronto will apply fair and equitable criteria for the determination of eligibility of the organization(s) for Community Space Tenancies.

Openness and Transparency: The City of Toronto will make information about the allocation of Community Space Tenancies, including the evaluation processes, publicly accessible.

Accountability: The City of Toronto will make information about the allocation of space available to the public and make decisions regarding the allocation of such space in public.

This Request for Expressions of Interest (REOI) is for qualified Not-For-Profit organizations interested in entering into a below-market rent lease agreement under the Community Space Tenancy Policy, with the City of Toronto.

An approximately 1,200 square foot (111 square metre) community space is available for lease on the second floor of the Keele Community Hub, located at 1652 Keele Street. The [Keele Community Hub](#) (“Hub”) is a 20,000+ square foot, multi-service City owned facility within Keelesdale - Eglinton West, a social planning neighbourhood designated as a Neighbourhood Improvement Area (NIA) through the Toronto Strong Neighborhoods Strategy.

The Hub has been in operation for almost 20 years and has undergone a series of renovations over that time. The Hub now contains accessible entrances, a lift, elevator and vestibules on the ground floor. There are also several shared meetings rooms, multi-purpose rooms, a shared community kitchen, and accessible washrooms spread across the two upper floors and basement level. The Hub site also contains a 31-space surface parking lot, including 4 accessible parking spaces. The parking lot is for use by tenants and clients on a first come, first serve basis. The Hub also maintains a community garden.

The successful applicant will integrate services to complement the four existing tenants currently occupying the Keele Community Hub. Current tenants of the Hub are eligible to apply for this REOI.

Current tenants include:

- Midantya Community Services;
- For Youth Initiative (FYI);
- York Hispanic Centre; and
- WomanACT

Each tenant operates their own exclusive leased space(s) in the Hub, through which they conduct their administrative tasks and individual programming. The City of Toronto’s Social Development division manages the Hub through an onsite Hub Coordinator.

Existing Hub tenants and the Hub Coordinator engage in monthly partner meetings to share updates on their individual work, programs and events, discuss ideas and issues such as the use of shared spaces,

review grant opportunities, and/or challenges encountered within the space. Partner agencies have a shared mission and vision of the space with the objective of providing a holistic approach to services in response to the local needs of the community. All building repairs, work orders and room bookings are directly shared with the Hub Coordinator via e-mail on an as-needed basis.

Each tenant pays a basic rent of \$2.00 a year. Each tenant also pays their proportionate share of additional rent and common area maintenance costs, which are estimated to range from \$10.00 to \$20.00 per square foot. Note: this amount is subject to change based on ongoing analysis of the Hub's current operations.

If preferred, the successful applicant is able to make leasehold improvements to their exclusive space, subject to approval by the City of Toronto's Corporate Real Estate Division and Toronto Buildings (if required). Conservative estimates for leasehold improvements range from \$210 to \$260 per square foot. The approximately 1,200 square foot space was formerly tenanted and includes several office dividers for the tenant to use if desired, along with two small rooms and an exclusive washroom.

Applicant due diligence for leasehold improvements and costs must reflect the applicant's planned finishes, layout, and program-specific space needs. The successful applicant must demonstrate they are capable of the capital commitment required to finish and furnish their individual space to an operational level that suits their organization and provide an ongoing operational fiscal plan per the CST Policy.

B. KEY DATES

The following schedule is subject to change at the sole discretion of the City, and appropriate written notice of any changes will be provided where feasible.

ACTION	DATE
Request for Expression of Interest Issued	Friday, May 23, 2025
Mandatory Online Information Session(s)	Friday, June 13, 2025, or Friday, June 27, 2025
Optional Site Visit	Friday, June 11, 2025
Deadline To Apply	Friday, September 12, 2025, 11:59 PM
Deadline To Apply for Indigenous Led and Black Led Organizations	Friday, September 26, 2025, 11:59 PM
Evaluation of Applications	Fall 2025
Selection of Preferred Organization(s)	Fall 2025
City Council Lease Approval	Estimated Q1 2026 (Jan to March)
Lease Offer & Service Agreement Completion	Estimated Q1 2026 (Jan to March)
Occupancy Date	Estimated Q1 2026 (Jan to March)

Register your interest to attend the optional site visit or one mandatory online information session by emailing communityspace@toronto.ca.

C. SERVICE PRIORITIES & AREA DEMOGRAPHICS

In recognition of the diversity of the various communities within this area, priorities have been identified for area-wide programs and/or services to be offered by a local organization or group of organizations within the Community Space. Priorities were determined by assessing the community services and facilities in the surrounding neighbourhood, analyzing Census 2021 demographic data, and based on the service needs expressed by the community through the 211 [Helpline](#). Listed below are those deemed significant for this community.

Key Demographic Information

For more information or demographic information about the area, visit the City's [Neighbourhood Profile webpage](#).

- Median household income is \$77,000, 8% lower than the citywide average;
- Unemployment is higher than the city average at 15%, and the population's participation rate is 60%, which is 4% lower than the city average;
- 25% receive income from government transfers, 9% higher than the city average;
- 24% of seniors (65 years and over) and 21% of youth (under 18 years) live below the low-income measure;
- 53% of the population is first-generation Canadian, with Portugal, Philippines, Italy and other place of birth in America selected as the top places of birth for recent immigrants;
- 18% of the population identify as refugees, higher than the city average of 13%;
- 25% of seniors aged 65-84 live alone, and 50% of seniors age 85+ live alone, equal or higher than the city average of 25% and 32%, respectively;
- 41% of households are renters, with 28% living with unaffordable housing;
- 76% of the population has a high school diploma or equivalent, 9% lower than the city average;
- Higher three (18%) and four (16%) person households compared to city average (15% and 13% respectively);
- 24% of families are single-parent households, higher than the city average of 21%;
- 42% of the population identifies as a visible minority, with 53% being immigrant;
- Over half (56%) of the population has a mother tongue that is not English, and 38% do not speak English at home, with both percentages are higher than citywide averages (45% and 28% respectively), with top languages spoken being Portuguese, Spanish Italian and Tagalog.

Key Service Priorities

The applicant(s) must respond to the identified service priorities and demonstrate that they have a track record of effective service delivery and are familiar with the unique demographic needs of the Keele area. The applicant(s) must be able to deliver services that support some or all of the following categories, as listed below, and demonstrate their capacity to address the diverse needs of the surrounding community. These categories, derived from the [Canadian AIRS Needs Categories](#)¹, include:

- **Health Service:** such as diagnostic services, disease control and prevention, health inspections, health-related support groups, general/ specialized health care service;
- **Housing Assistance:** such as crisis, emergency, domestic violence, elder abuse, sexual assault, youth, homeless drop-in; tenant readiness education programs; housing expense assistance;
- **Community Supports:** such as service navigation, material goods; discount buying programs; furniture; office equipment and supplies; adult, baby, school, maternity, and children's clothing; diapers; shoes; winter clothing; food preparation facilities; computer repair;
- **Food Security:** such as emergency food; food banks; formula/baby food; crop disaster aid

¹ These service categories are based on the Canadian AIRS Needs Categories, a comprehensive framework developed by the *Alliance of Information and Referral Systems (AIRS)* to classify community needs and service offerings. The categories are designed to help identify and address the diverse range of services required by individuals and families within communities, ensuring effective delivery of resources and support.

- programs; community gardening; low-cost meals; home delivered meals; school breakfasts/lunches;
- **Income Support:** such as money management programs, public assistance programs, childcare expense assistance, health insurance, temporary financial assistance, and employment programs for stable, long-term, advancement-oriented jobs;
- **Family Services:** such as individual and family support services, mentoring programs, home repair programs, parenting education, and support groups—with a specific focus on youth and older adult populations;
- **Mental Health and Addiction Services:** such as mental health and dependencies support groups, counselling and therapy, mental health care facilities, crisis intervention hotlines, mental health evaluation and treatment;
- **Legal and Public Safety:** such as legal education and information, crime victim support, crime prevention services, and diversion programs;
- **Settlement & Immigration Services:** such as citizenship programs, programs for immigrants and refugees, and language interpreter programs—tailored to existing (and projected) cultural demographics, and/or
- **Cultural Services:** such as arts and cultural programming, community arts initiatives, cultural education and workshops, support for culturally specific organizations, heritage preservation projects, and programs fostering intercultural exchange and community storytelling.

All applicants must demonstrate the ability to effectively meet the needs of some or all of these categories within the Keele Community Hub area while ensuring compliance with the use expectations outlined in the CST Policy.

Alignment to City of Toronto Strategies

Providing accessible Community Space is a key component to building strong neighbourhoods. Applicant(s) must demonstrate how their proposals respond to City and Divisional priorities such as:

- [Reconciliation Action Plan](#)
- [Toronto Action Plan to Confront Anti-Black Racism](#)
- [Toronto Poverty Reduction Strategy](#)
- [Toronto Newcomer Strategy](#)
- [Toronto Youth Equity Strategy](#)
- [Toronto Seniors' Strategy](#)
- [SafeTO, Toronto's Community Safety and Wellbeing Plan](#)
- [Toronto Resilience Strategy](#)
- [Toronto Strong Neighbourhoods Strategy](#)

D. THE REOI APPLICATION

The initial phase of the application process is to complete the REOI form and submit it to the Social Development staff by the deadline. Social Development will assess each application to determine eligibility for the designated Community Space Tenancy under the [Community Space Tenancy Policy](#).

To be eligible for this Community Space opportunity, organizations must also qualify for a Community Space Tenancy lease or sublease with the following criteria.

A qualifying organization or group of organizations must:

- A. All must be incorporated as a not-for-profit corporation and may not be a subsidiary or related entity of a for-profit corporation or a for-profit social enterprise;
- B. Provide services to Toronto residents that are eligible under the CST Policy and:
 - 1. Provide service(s) that meet community need(s);
 - 2. Address the Vision of the Keele Community Hub as referenced in this document;
 - 3. Propose an integration of services that support local community members;
 - 4. Are consistent with the strategic directions or objectives of the City Council and/or a City Division; and
 - 5. These will be the only services and functions provided in the Community Space and will be available to the public.
- C. Demonstrate that it is in good financial standing, is not in default under any existing lease, service agreement, or other agreement with the City, and has limited risk of insolvency or bankruptcy.
- D. Satisfy the City by reasonably demonstrating the ability to amass the capital funds necessary for the final fit-out of the facility in 2025 construction dollars;
- E. Satisfy all requirements outlined in the Request for Expressions of Interest (REOI), the CST Policy and comply with all applicable laws and policies of the City.

Applications submitted by organizations or organizations that do not propose programming for the entire space and the ten-year term will not be accepted.

The successful applicant(s) will reach a satisfactory recommendation with the City of Toronto for a lease reflecting the investment. Contingent upon the successful applicant(s) demonstrating the security of funds required for the final fit-out of the facility, a pre-lease commitment will be established 3-6 months before the land/space is conveyed to the City of Toronto.

Social Development, in consultation with CREM, will forward the recommendation to Toronto City Council to authorize staff to execute the agreement(s) under the CST Policy. All CST organizations must have initial Council approval to be tenants in a City-owned or managed Community Space. The successful applicant(s) will be required to enter into two mandatory agreements with the City: (1) a Service Agreement with Social Development and (2) a Lease Agreement with Real Estate Services. More information about these agreements is provided below.

Application Form

The application form will be provided to interested organizations following attendance at one mandatory information session. For any questions regarding the application process or inquiries about this

opportunity, please contact communityspace@toronto.ca or visit the City's community space webpage at www.toronto.ca/CommunitySpace.

How To Submit Your Application

Completed applications must be submitted by **11:59 PM** on **Friday, September 12, 2025**.

Applications from Indigenous-led and/or Black-led Organizations must be submitted by **11:59 PM** on **Friday, September 26, 2025**.

The application form is provided upon request after attendance at the mandatory information session. It will be completed online through the City's secure Medallia platform.

Application Requirements

Complete the REOI Application, ensuring all required materials are attached and submitted based on the checklist provided. Only one submission per organization will be accepted. Late or incomplete applications will not qualify. Any questions related to the application may be directed to communityspace@toronto.ca

Special Needs

Accommodation of special needs (e.g. documents in alternate formats, sign-language interpreters, off-hour meetings) is available to ensure groups can fully participate in the process. For accommodations for special needs, please contact communityspace@toronto.ca.

Application evaluation results are the property of the City of Toronto and are subject to the [*Municipal Freedom of Information and Protection of Privacy Act*](#) (the Act). Evaluation results may be subject to public release under the Act. City Council and individual members of the City Council have the right to view the responses, provided that their requests have been made under the Act.

E. ONLINE INFORMATION SESSION (MANDATORY)

Participation in **one (1)** online information session is mandatory for all interested organizations. The convener will confirm attendance. Organizations that do not participate in the information session will automatically be removed from the list of applicants for the Community Space Tenancy, and their applications will not be accepted.

Session 1	Session 2
Date: Friday June 13, 2025 Time: 10:00 AM to 11:30 AM (1.5 Hours) Location: Online (Microsoft Teams) Deadline To Register: Thur, June 12, 2025	Date: Friday, June 27, 2025 Time: 1:30 PM to 3:00 PM (1.5 Hours) Location: Online (Microsoft Teams) Deadline To Register: Thurs, June 26, 2025

Register your interest to attend one mandatory information session by emailing communityspace@toronto.ca.

F. REOI EVALUATION PROCESS

Review Panel

Social Development will review all REOI applications in consultation with CREM. As appropriate, a local community representative, City Planning and/or other City divisions may also be on the panel. The evaluation criteria set out in the REOI will be applied. By responding to an REOI, interested applicant(s) agree that the decisions of the Review Panel are final and binding.

Eligibility Assessment Scores

The eligibility assessment scores applications based on their ability to meet the CST Policy eligibility criteria, align with City Services, and meet Community Space service priorities. The application will be marked based on an evaluation rubric. A mark of at least 75% is required to pass the eligibility assessment. Upon conclusion of the evaluation process, a final selection recommendation will be made by the Review Panel to senior management for approval.

1. Organizational Strength

- Strong organizational and operational structures;
- Governed by a Board that is actively recruited and is made up of at least 50% local community members;
- The Board has functional expertise in key areas to ensure program and service delivery objectives;
- Recruitment and utilization of volunteers to advance the mission;
- Adherence to City policies of providing a workplace and program and/or service space that is free from harassment and discrimination;
- Effective governance and strategic direction; and
- Demonstration or knowledge of working with other service providers for co-location and integrating services and/or facilities for the public.

2. Financial Resiliency

- Financial sustainability for the entire 10-year lease term;
- Required financial documents as submitted through the application;
- Revenue mix, cash position, operating reserve, asset/liability mix, and debt-reduction strategies;
- Endowments and relationships with any parent organizations; and
- Information on how the Board assures good financial governance.

3. Alignment to City Objectives and Community Needs

- Capacity to deliver programs and/or services that are relevant to identified community needs;
- Alignment with the [City's strategic](#) objectives;
- Ability to demonstrate engagement and/or partnerships with other organizations present in the community; and
- Ability to ensure programs and/or services are accessible to participants and community members.

4. 10-Year Plan for Community Space Criteria

- Plans for fitting up the space;
- Financial plan to finish space and purchase/supply necessary equipment needed to actively program space; and
- A financial plan demonstrating a capacity to manage all projected occupancy costs.

G. COMMUNITY SPACE TENANCY AGREEMENTS

Service Agreement

A mandatory Service Agreement will need to be signed between Social Development and the successful applicant(s), which will outline the following:

- (a) lay out the programs and services offered by the organization or group of organizations:
 - (b) the conditions for offering the space so that the activities and programs of the organization(s) remain consistent with City and divisional priorities:
 - (c) the eligibility criteria to be maintained, and
 - (d) criteria of annual reports to be submitted to Social Development.
 - (e) A Co-location Agreement between the City and Community Hub Tenant(s)
1. The organization shall continue to meet the eligibility criteria under the CST Policy.
 2. The organization will notify the City of any changes in the organization(s) that may result in it being ineligible.
 3. The Service Agreement commences and terminates on the exact date as the Lease Agreement. Thus, the Service Agreement shall automatically terminate upon termination of the Lease Agreement.
 4. The organization or group of organizations will provide the City with annual detailed updates on its services and programming to assist the City in determining its ongoing eligibility for the Community Space.
 5. The Service Agreement does not create or lead to any partnership or joint venture between the parties (the City and the organization or group of organizations).

Terms of the Lease Agreement

The Lease Agreement between the City and the successful applicant(s) will set out the conditions for using the Community Space and financial obligations. These include, but are not limited to:

1. The Tenant agrees to fulfill the covenants, representations and warranties under the CST Policy.
2. Commencement and termination dates of the lease.
3. Condition of leased premises, correct to terminate, liability for failure to vacate, and leasehold improvements and trade fixtures.
4. Rent, including additional/occupancy costs, security deposit, late payment and other related matters.
5. Defines the Tenant's tax obligations, specifically the Tenant's taxes, sales taxes and contribution to realty taxes.
6. Services and Common Facilities: responsibilities in the operation of Community Space, including shared facilities, utilities, janitorial and other services.
7. Use and Occupancy of Leased Premises: This section contains further stipulations about what the Tenant can/cannot or should/should not do while in the Community Space.
8. The successful applicant(s) shall notify the City of any occurrences related to bankruptcy, dissolution, merger, or liquidation of the Organization.
9. Alterations and other tenant work, including required City Council approval.
10. Maintenance and repair of Building structure, external components and Common Facilities are covered by the landlord. The leased premises, all leasehold improvements in good condition and repairs, including any Building damage done by tenant, are covered by the Tenant.
11. Insurance and Liability.

Co-location Agreement (Hub Partners)

A Co-location Agreement to be signed between SOCIAL DEVELOPMENT and Community Hub Tenant(s), which will outline the following:

- Service responsibilities to ensure intentional service and program integration
- Hub Vision, Mission & Mandate,
- Guiding Principles,
- Co-Location Principles,
- Governance, Decision-Making & Conflict Resolution,

- Shared Responsibilities & Facilities,
- Administration Fees,
- Non-Compliance & Forfeiture, and
- Hours of Operation.

The awarding of any agreement will be at the absolute discretion of the City. The selection of the organization(s) will not obligate the City to negotiate or execute an agreement with that preferred organization. Any award of an agreement(s) resulting from this REOI will be under the City's by-laws, policies, and procedures and approved by the City Council. The City has the right to negotiate on such matter(s) as it chooses with the selected organization without obligation to negotiate with other organizations. The City shall incur no liability to other organizations because of such negotiation. As a net and carefree lease to the City, any obligation not stated to be that of the landlord, as per the CST Policy, shall be the Tenant's responsibility.

H. REOI PROVISIONS

Any Respondent submitting a response to this Request for Expressions of Interest (REOI) does so fully accepting the following provisions:

This is an REOI only; it is not a call for proposals. The information contained in this REOI is intended for information purposes only to assist interested parties in assessing whether or not to respond to such requests. No representation or warranty express or implied is made by the City of Toronto or any of its agents, as to the accuracy or completeness of such information. Neither the City of Toronto nor its agents will be responsible for, and hereby expressly disclaim, all liability for any errors, omissions or inaccuracies in connection therewith. In its response to this REOI, the Respondent must disclose to the City of Toronto any potential conflict of interest that might compromise this process if such a conflict of interest does exist. The City of Toronto may, at its discretion, refuse to consider the response in question.

The Respondent must also disclose whether it is aware if any City of Toronto employee or member of the Board of Directors has a financial interest in the Respondent and the nature of that interest. If such an interest exists or arises at any point leading to the selection of the successful Respondent, The City of Toronto may, at its discretion, refuse to consider the response, or proceed with the Respondent any further in this process unless and until the matter is resolved to City of Toronto's sole satisfaction. All information provided by or obtained at any time from the City of Toronto or its agents in any form in connection with this REOI that is not publicly available (i) must be treated in a highly confidential manner; (ii) is not to be used for any other purpose other than responding to this REOI; (iii) must not be disclosed to any other person without the prior written authorization of the City of Toronto; and (iv) shall be returned to the City of Toronto immediately upon the request.

This exercise is not a request for tenders. This is a request for information only and no legal obligations will arise here under any circumstances. The City of Toronto reserves the right to amend the scope of this REOI, and to carry out discussions with one or more prospective Respondents at any time, or from time to time, to attempt to finalize an acceptable agreement, at all times without recourse against The City of Toronto and its agents, should no such agreement be concluded.

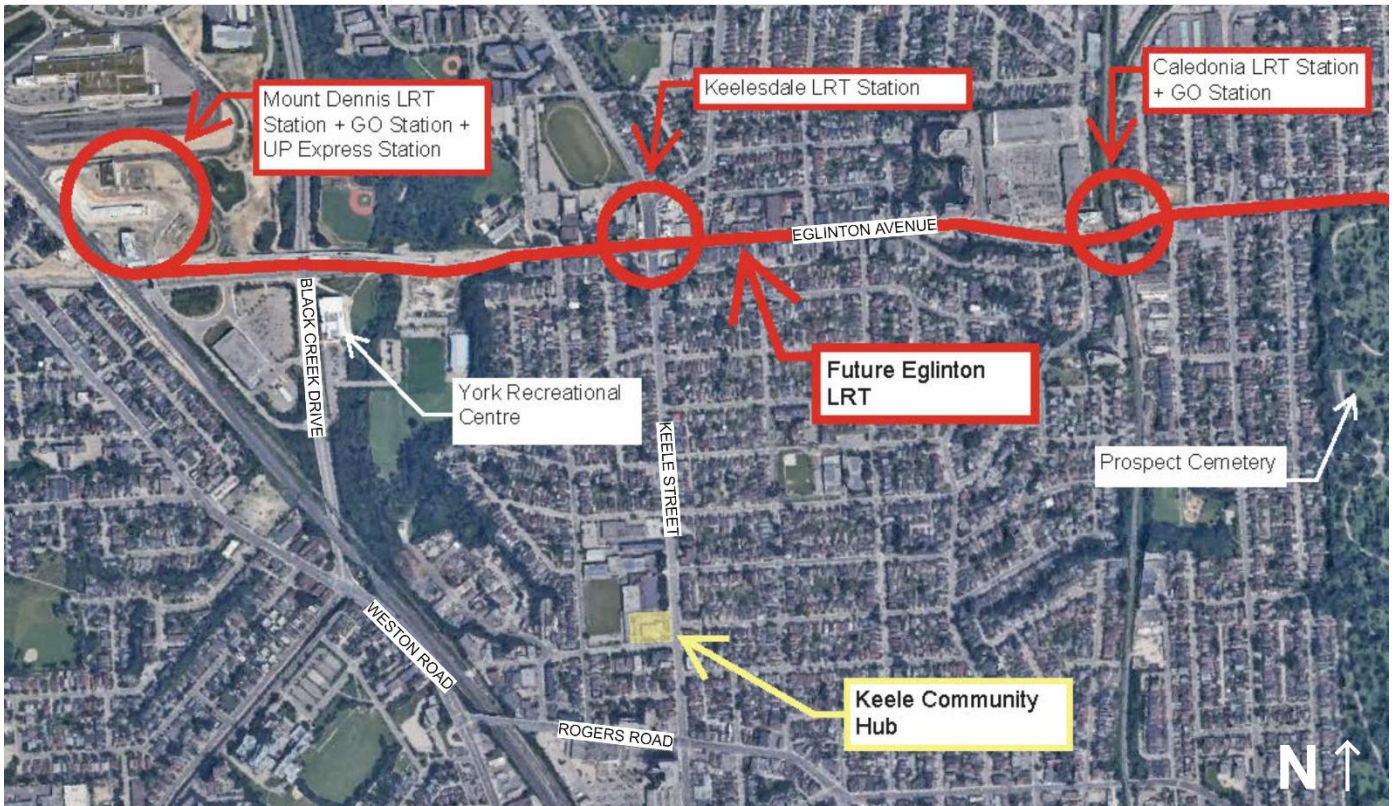
The City of Toronto may proceed as it determines in its sole discretion, including to discontinue or invalidate this REOI and including to re-issue or proceed with a further REOI and The City of Toronto will not be responsible for any losses or costs incurred by any Respondent as a result thereof. If one or more selected tenants do not enter into the required Lease and Service Level Agreements, the City of Toronto may issue a new REOI to fill any remaining vacancies.

The City of Toronto has the right not to respond to any report or request made by a Respondent and not to distribute copies of any reports or requests received from a Respondent and responses thereto, to the other Respondents. Where The City of Toronto, at its discretion, considers that such report or request necessitates a change to this REOI, The City of Toronto will prepare and issue an appropriate addendum to this REOI. The City of Toronto reserves the right to terminate this REOI at any time for any reason.

APPENDIX A:
COMMUNITY SPACE PROSPECTUS

Address	1652 Keele Street
Intersection	Northwest corner of Keele St. and Nashville Ave.
Neighbourhood	Keele-Eglinton West (110)
Ward	York South-Weston (5)
Community Hub Space	<p>The Hub includes 4 existing tenants and office space for City of Toronto staff</p> <ul style="list-style-type: none"> - The Hub is approximately 22,000 square feet in total size. The building is 2 storeys above ground with basement level. - There are two accessible entrances, one at the main entrance with a ramp, and the other at the rear with an accessible lift. The main entrance is on Keele Street which takes you to the ground floor. An accessible entrance is also located on the west side of the building from the surface parking lot - 31 space parking lot, including 4 accessible parking spaces - Several meeting rooms of various sizes will be available for tenant bookings, including a community Kitchen, boardroom, community room, small meeting room and multi-purpose room - The Hub also contains a community garden
Occupancy Date	Projected to be Q1 2026. To be confirmed.
Lease Term	The lease term will be 5 years. Organizations must request lease renewal 6-9 months before the lease expiration date.
Basic Rent	Community Hub Tenant: \$2.00 per annum per organization will be paid upfront and in full for the 5-year lease term.
Additional Rent	<p>Additional Rent is estimated to be at \$10 to \$20 per square foot. An estimated increase at a rate of 5% per annum should be projected.</p> <p>Additional rent includes all operating costs, utilities, property taxes for the leased premises, and the Tenant's proportionate share of common area costs. The Tenant will pay the estimated additional rent, which will be reconciled at the end of each year. Tenants may experience a debit or credit resulting from the reconciliation, depending on the variance between actual operating costs and the budgeted rate paid.</p>
Fit-Up Costs	The Tenant is solely responsible for fit-up and/or leaseholder improvement costs to prepare the space for initial occupancy and ongoing operations. The City estimates this cost to be \$210 to \$260 per square foot for the available REOI space. These costs will need to be confirmed through the Tenant's due diligence. Note: Contingencies have not been included in either of the estimates.
Common Areas	Each organization has its own dedicated space but may share some common areas (i.e., meeting rooms, washrooms, kitchens, reception areas and other multi-purpose spaces). Tenant organizations pay both the additional rent for their dedicated leased space and a proportionate share of the common area costs.

APPENDIX B:
AERIAL CONTEXT MAP

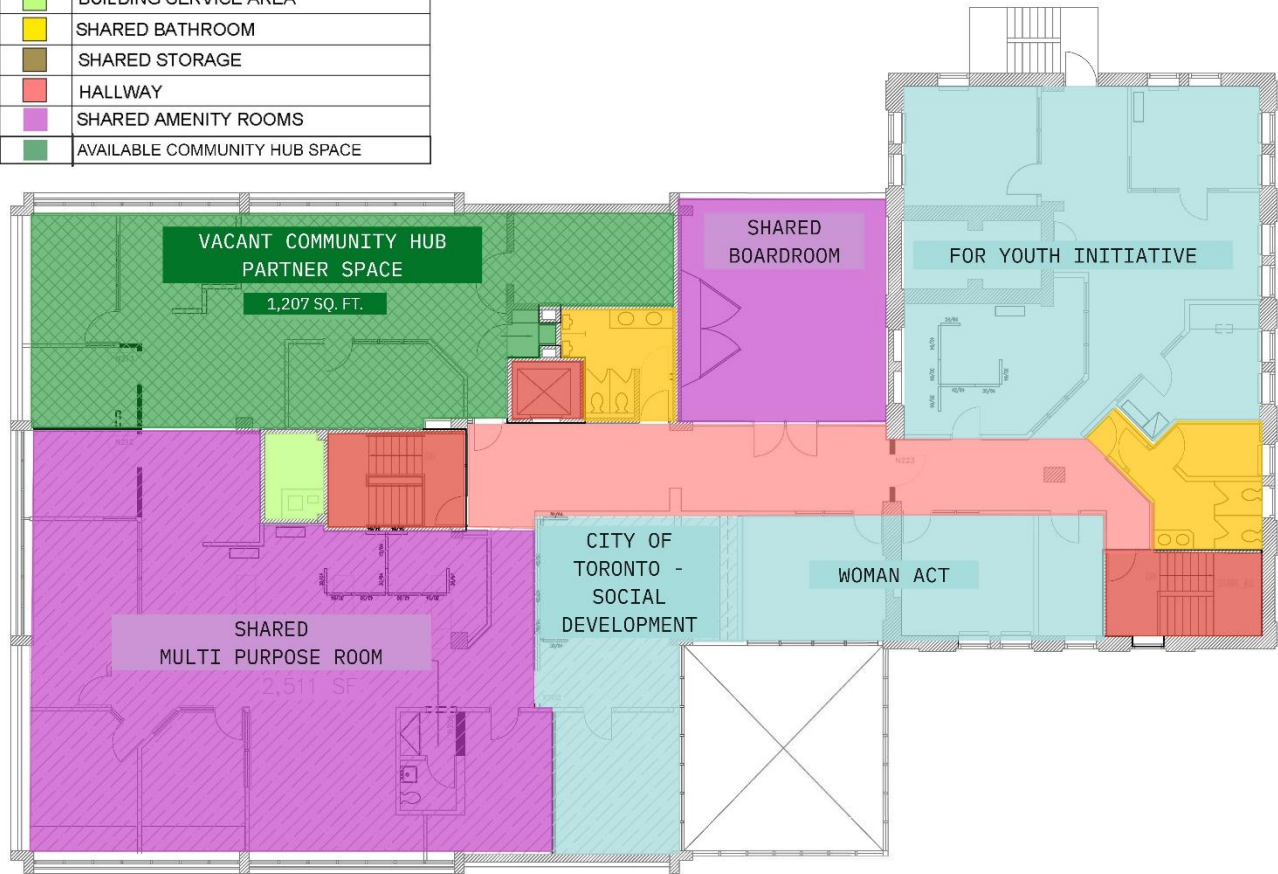


APPENDIX C:
AERIAL CONTEXT MAP – BLOCK SCALE



APPENDIX D: COMMUNITY HUB FLOOR PLAN – SECOND FLOOR

LEGEND	
	OCCUPIED BY TENANT
	STORAGE AREA
	SHARED STAIRWELL OR ELEVATOR
	BUILDING SERVICE AREA
	SHARED BATHROOM
	SHARED STORAGE
	HALLWAY
	SHARED AMENITY ROOMS
	AVAILABLE COMMUNITY HUB SPACE

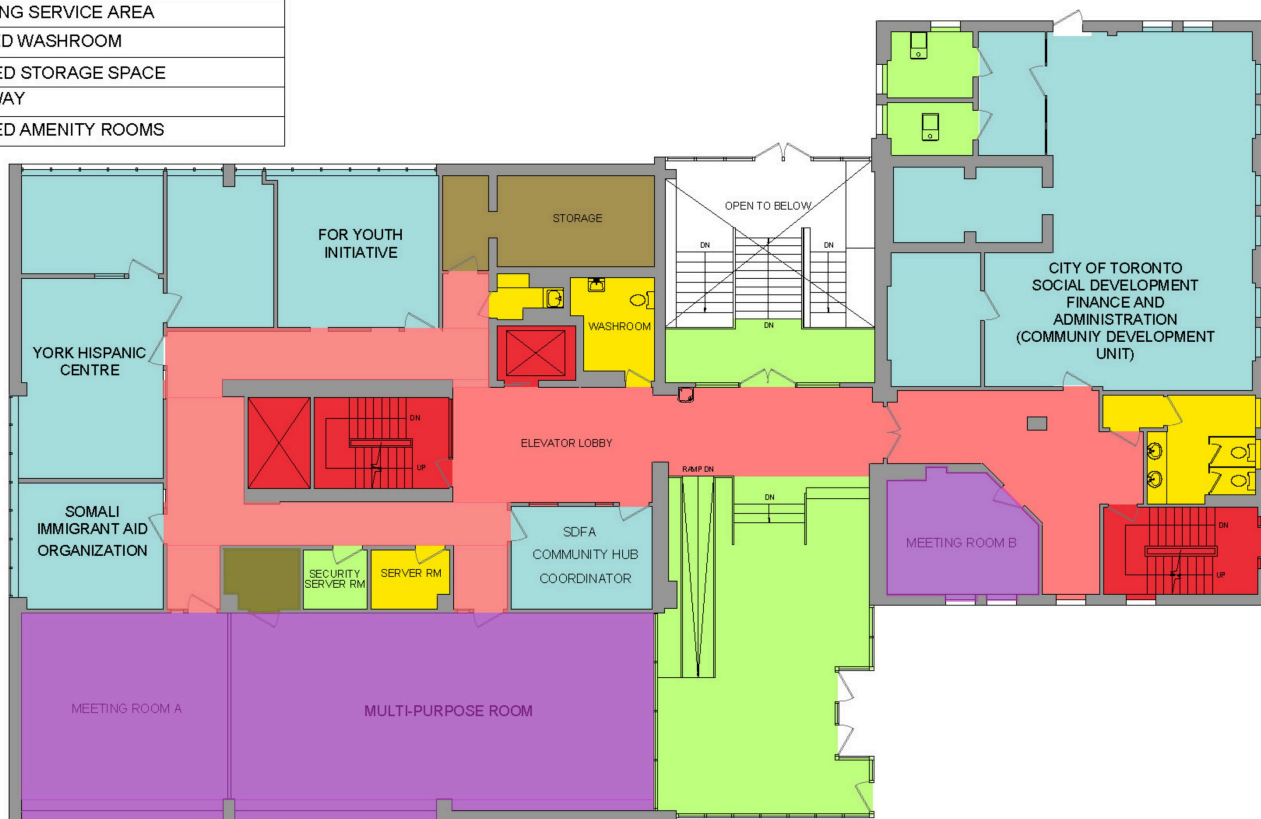


NOTE: The floor plan is not to scale and is subject to change.

APPENDIX E: COMMUNITY HUB FLOOR PLAN – GROUND FLOOR

LEGEND

	OCCUPIED BY TENANT
	STORAGE AREA
	SHARED STAIRWELL OR ELEVATOR
	BUILDING SERVICE AREA
	SHARED WASHROOM
	SHARED STORAGE SPACE
	HALLWAY
	SHARED AMENITY ROOMS



NOTE: The floor plan is not to scale and is subject to change.

