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Date: August 26, 2025

To: Various

From: Priyadharsan Navaretnarasa, Manager, Property Management & Key Assets, Corporate Real Estate Management Division

Re: Food Service Opportunity at City Hall - Amendment 3

Please be advised of the following **Frequently Asked Questions (FAQs)** related to the Food Service Opportunity at City Hall Request for Expressions of Interest (REOI).

If you have any questions about this, please contact Priyadharsan Navaretnarasa at Priyadharsan.Navaretnarasa@toronto.ca

Question	Response
Q: What costs are included in the CAM charges?	A: Common Area Maintenance Costs at City Hall are calculated based on actual costs of cleaning, utility charges, security, and building operations. Where separately budgeted, one-time costs for special projects are excluded. The successful proponent will be required to pay a proportionate share of the CAM costs based on a cost per rentable square foot basis.
Q: Will financial information related to operations be shared?	A: We cannot share operating costs at this time. Estimates for CAM costs, realty taxes, and utilities will be provided when a Request for Proposals is posted.
Q: Which furniture and equipment will remain on-site after the current operator departs? Additionally, the REOI mentions that the successful applicant will collaborate with the City to finalize the restaurant design and assume responsibility for construction and fit-out. Could you provide any further details on this process?	A: REOI submissions should include fit-out costs based on a shell space. If any fixtures or chattels become available, they may be offered to the selected operator at market value. For tenant work under a lease, all construction and design drawings must be approved by the Director of Real Estate Services before any work begins, in addition

	<p>to meeting building permit requirements.</p> <p>Specifically for this site, designs must respect heritage features and align with the concept submitted in the REOI/RFP. Drawings should be suitable for the intended food and beverage use and comply with industry standards.</p>
<p>Q: What is the policy regarding playing music, at a reasonable level, both indoors and outdoors?</p>	<p>A: Playing music indoors is permitted, provided noise levels remain reasonable and all required approvals, such as SOCAN fees, are addressed. Outdoor music in the square is generally prohibited.</p>

Thank you,

Priyadharsan Navaretnarasa
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