



## For Action with Confidential Attachment

### 1 Yorkdale Road – Office Space Lease

**Date:** April 14, 2022  
**To:** TTC Board  
**From:** Chief Capital Officer

#### Reason for Confidential Information

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This report is about a proposed or pending land acquisition or disposition of land for municipal or local board purposes.

#### Summary

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The purpose of this report is to seek the Board's approval to enter into a new lease to extend the TTC's occupancy at 1 Yorkdale Road for five years with an option to extend the space for an additional term of three years.

#### Recommendations

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It is recommended that the Board:

1. Authorize staff to request the City of Toronto, Corporate Real Estate Management, to negotiate and enter into a new lease agreement with Yorkdale Shopping Centre Holdings Inc., on TTC's behalf, for the use of Suite 201 at 1 Yorkdale Road, on terms and conditions summarized in this report, in a form acceptable to the TTC's General Counsel; and
2. Approve the confidential recommendation attached in Confidential Attachment 1; and authorize its public release when the new lease for 1 Yorkdale Road is executed.

#### Implementation Points

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In accordance with Corporate Policy 6.5.1 Authorization for Expenditures and Other Commitments, Paragraph 3.7.9, leasing contracts having a term over 10 years require Board approval.

#### Financial Summary

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Sufficient funds for this expenditure have been included in TTC's 2022-2031 Capital Budget and Plan, as approved by the TTC Board on December 20, 2021 and by City Council on February 17, 2022.

The financial details are included in Confidential Attachment 1.

The Chief Financial Officer has reviewed this report and agrees with the financial impact information.

## **Equity/Accessibility Matters**

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The TTC is committed to establishing and maintaining reliable, safe, accessible and inclusive transit services for all our employees and customers, as highlighted as a cornerstone of the TTC's Corporate Plan 2018-2022. The leased space currently offers barrier-free access, which connects street and surface level parking lots to the ground floor of the building by means of accessible doors and elevators. With future construction plans scheduled, this construction office space is necessary to carry out work in continuing to plan for and carry out reliable transit services. Extending the lease in question would allow the TTC to continue to provide accessible and barrier-free transit for all customers in the years to come.

## **Decision History**

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Board approval was not required to enter into the original Lease for 1 Yorkdale Road in 2009 as the terms fell within the authority delegated to staff under Corporate Policy 6.5.0 Authorization for Expenditures and Other Commitments.

On May 27, 2015, the Board approved the extension of this agreement for five years up to August 31, 2019 with one option to extend for five years.

[https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2015/May-27/Reports/BR\\_Lease\\_Extension\\_for\\_Construction\\_Office\\_1\\_Yorkdale\\_Road.pdf?rev=766e8fc390784259be7dd3f525ba64bb&hash=CFB372D826102C35F3674D7B1E50ACC4](https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2015/May-27/Reports/BR_Lease_Extension_for_Construction_Office_1_Yorkdale_Road.pdf?rev=766e8fc390784259be7dd3f525ba64bb&hash=CFB372D826102C35F3674D7B1E50ACC4)

## **Issue Background**

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The TTC has leased a construction office located at 1 Yorkdale Road for approximately 12 years. The site is located in the northwest quadrant of Toronto and is in a desirable location given its proximity to the subway system (Yorkdale Station on Line 1) and Highway 401 access. Based on the schedules for future construction projects, there will be a continued need for an office located in this area for at least the next five years.

Due to changes in the municipal code in 2018, the City enters into leases on the TTC's behalf and a new lease is required to be entered into by the City on behalf of the TTC to extend occupancy for this additional period.

The City has confirmed that no surplus office space within their office portfolio met the necessary criteria.

## **Comments**

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Staff recommends entering into a new lease to extend occupancy at 1 Yorkdale Road on the terms and conditions summarized in the confidential attachment, as a cost effective means of providing suitable office space for a construction office located in this area.

## **Contact**

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## **Signature**

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Gary Downie  
Chief Capital Officer

## **Attachments**

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Confidential Attachment 1

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