

Clause embodied in Report No. 10 of the Administration Committee, as adopted by the Council of the City of Toronto at its Special Meeting held on July 30, 31 and August 1, 2002.

**23**

**Lease of Community Services and Facilities  
Space at 1029 King Street West  
(Ward 19 - Trinity-Spadina)**

*(City Council at its Special Meeting held on July 30, 31 and August 1, 2002, amended this Clause in accordance with the following recommendations embodied in the communication dated July 23, 2002, from Councillor Joe Pantalone, Trinity-Spadina:*

*“It is recommended that the terms and conditions of the proposed lease between St. Christopher House and the City of Toronto for the community space (‘the space’) at 1029 King Street West, as recommended by the Administration Committee, be amended by adding the following clauses:*

- (1) the uses of the space are to be as follows:
  - (a) operation of a Toronto Public Library book deposit;*
  - (b) operation of a Meals on Wheels program to deliver meals (lunch) to elderly and/or disabled shut-ins. The meals will not be prepared at 1029 King Street West;*
  - (c) operation of a computer and Internet access and training program with staff and/or volunteer instructors; and*
  - (d) ancillary uses such as a program worker who will oversee the facility and art programs for local pre-school children;**
- (2) any significant proposed changes in use must be reported to the City of Toronto and the Condominium Corporation at 1029 King Street West;*
- (3) the leased space shall be smoke-free;*
- (4) any signage erected shall be in accordance with the Condominium Declaration;*
- (5) no loading and unloading shall take place outside of the hours that the space is open to the public and shall be done via the Douro Street entrance as far as practicable;*
- (6) the space shall not be open to the public earlier than 9:00 a.m. or later than 9:00 p.m.;*

- (7) *in the event that live music is performed in the space, St. Christopher House shall take appropriate measures to ensure compliance with the City of Toronto Noise By-law;*
- (8) *St. Christopher House staff shall be present in the space at all times when it is open to the public;*
- (9) *St. Christopher House shall not install or consent to the installation of public pay phones inside or outside the space;*
- (10) *residents of 1029 King Street West shall be encouraged to become members of St. Christopher House, enjoying the same rights and privileges and subject to the same obligations and restrictions as other members;*
- (11) *in the event that the lease with St. Christopher House is terminated or expires without renewal, any future long-term lease of the space shall be subject to approval by Toronto City Council after consultation with residents; and*
- (12) *the following uses shall be prohibited: needle exchange facility, drug counselling centre, drug rehabilitation centre, methadone facility, community mental health centre, psychiatric facility, halfway house, parole office, crisis care facility, hostel, homeless shelter.”)*

**The Administration Committee recommends the adoption of the report (June 6, 2002) from the Commissioner of Corporate Services.**

The Administration Committee reports, for the information of Council, having requested Councillor Joe Pantalone, the local ward Councillor, to contact representatives of St. Christopher House requesting that they outline their intention with respect to the exact uses for the site; and that Councillor Pantalone be requested to report thereon directly to Council for its meeting scheduled to be held on July 16, 2002.

**The Administration Committee submits the following report (June 6, 2002) from the Commissioner of Corporate Services:**

Purpose:

To seek authority to enter into a lease of the Community Services and Facilities Space at 1029 King Street West.

Financial Implications and Impact Statement:

The City will not receive any net revenue from this lease. However, The St. Christopher House will be responsible for all operating and realty tax costs. In addition, The St. Christopher House will fund the closing costs for the transfer of the subject property to the City.

Recommendations:

It is recommended that:

- (1) the City lease the subject property to The St. Christopher House for a twenty-year term at a nominal rent and in accordance with the terms and conditions as outlined herein;
- (2) the City Solicitor be authorized to use the funds described below to pay for the closing costs for the transfer of the subject property to the City by the developer; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Background:

By the adoption of Clause No. 57 of Report No. 2 of The Downtown Community Council on March 6, 7 and 8, 2001, City Council authorized and directed the City Solicitor to secure legal title to approximately 465 square metres (5,005.4 square feet) of ground floor space in the proposed condominium building at 1029 King Street West. This space would be leased to The St. Christopher House for a nominal sum to be used for community services and facilities space operated by The St. Christopher House with participation by the Toronto Public Library and in cooperation with the Economic Development, Culture and Tourism Department. This report also recommended that Council support applications made by The St. Christopher House to secure funds to operate the programming of the space at 1029 King Street West.

Council further supported this initiative by adoption of Clause No. 1 of Report No. 5 of The Toronto East York Community Council on April 16, 17 and 18, 2002, wherein the developer was required to enter into agreements pursuant to Section 37 of the Planning Act to implement matters referred to in Section 3 of the draft Zoning By-law including provision of funds by the developer in the amount of \$70,000.00, prior to the issuance of a building permit for a new building at 1005 King Street West, to be used for operating expenses of the community space to be secured by the City at 1029 King Street West. Also, by a Notice of Motion J(13) moved by Councillor Pantalone and seconded by Councillor Ootes at Council's meeting held on April 16, 17 and 18, 2002, it was resolved that City Council authorize an agreement between St. Christopher House and the City of Toronto, to be prepared by the City Solicitor, in consultation with the Commissioners of Urban Development Services, Corporate Services and Economic Development, Culture and Tourism, detailing the expenditure of an amount, not to exceed \$184,000.00 to be used for start-up costs for the community space and such funds be made available from the Capital Project CUR014-2.

Comments:

In view of the imminent completion of the building at 1029 King Street West, I have been requested to assist in the leasing of the subject property to The St. Christopher House. Negotiations have been conducted with Ms. Maureen Fair, Director of Community Response and Advocacy, The St. Christopher House, 588 Queen Street West, 2nd Floor, Toronto, Ontario, M6J 1E3. Agreement has been reached to enter into a long-term lease on the following terms and conditions:

(1) Leased Premises:

Unit 23, Level 1, of the Condominium Corporation at 1029 King Street West and adjacent patio;

(2) Area and Location of Leased Premises:

Approximately 465 square metres (5,005.4 square feet) of space located on the ground floor of the condominium building at 1029 King Street West;

(3) Use:

- (a) the Tenant shall occupy and use the Leased Premises to provide services and facilities to the community;
- (b) the Tenant shall ensure that its occupation and use of the Leased Premises complies at all times with all Applicable Laws (“Applicable Laws” meaning all Municipal, Provincial and Federal laws, by-laws, zoning codes, building codes, fire codes, rules and regulations) and with all Condominium Requirements (“Condominium Requirements” meaning the Condominium Act and the Condominium Corporation’s Declaration, by-laws, rules and regulations) and shall perform and comply with the obligations of the “owner” set out in the Condominium Requirements, as if it were the owner of the Leased Premises;
- (c) the Tenant shall deliver to the Condominium Corporation all information as may be reasonably required by the Condominium Corporation;
- (d) the Tenant shall keep and maintain books and records of account with respect to the Leased Premises and shall allow the City Treasurer and/or Auditor to examine such books and records as may be required from time-to-time;
- (e) the Tenant shall ensure that nothing is done or kept on the Leased Premises which is or may be considered by the Landlord, acting reasonably, to be a nuisance or hazardous or which causes damage to or interferes with the normal usage of any adjoining properties; and
- (f) no storage or use of hazardous or environmentally sensitive materials will be permitted on the Leased Premises;

(4) Lease Term:

Twenty (20) years commencing as soon as possible following the Landlord obtaining title to the Leased Premises;

(5) Basic Net Rent:

\$2.00 per annum net;

(6) Additional Rent:

It is intended that the proposed Lease Agreement shall be fully net and carefree to the Landlord. The Tenant, at its sole expense, shall pay all applicable taxes and operating expenses, including but not limited to: realty taxes, business taxes, GST, condominium fees applicable to the Leased Premises (including but not limited to common expenses, insurance deductibles, reserve fund contributions and special assessments), landscaping costs, water rates, hot water heater rental charges, heating and air-conditioning costs, hydro, cleaning and janitorial services, garbage disposal costs, maintenance and repair of electrical, mechanical, plumbing, alarm, fire safety, heating, ventilation and air-conditioning equipment and systems. The Tenant shall submit proof of payment of Additional Rent, as may be required from time to time by the Commissioner of Corporate Services (hereinafter the "Commissioner");

(7) Deposit and Fees:

In addition to Basic Net Rent and Additional Rent, the Tenant shall be responsible for:

- (a) all fees for permits, licences, consents and approvals as may be required for the Tenant's occupancy and use of the Leased Premises;
- (b) all reasonable fees for renewals, extensions, amendments, consents to assignments and any other matters relating to this proposed Lease Agreement as may be determined by City Authorities from time to time;
- (c) a legal administration fee of \$300.00 for the proposed Lease Agreement;
- (d) the Tenant agrees to pay to the Landlord a non-refundable amount equal to the closing costs required for the transfer of the Leased Premises to the Landlord; and
- (e) the Tenant shall perform all of its covenants and agreements in the proposed Lease Agreement at its sole expense;

(8) Leasehold Improvements, Maintenance and Repair:

- (a) the Tenant accepts the Leased Premises in "as is" condition and must satisfy itself, at its sole expense, that the Leased Premises is suitable and fit for the Tenant's intended use, and the Tenant's intended occupation and use of the Leased Premises and any leasehold improvements, renovations or major repairs complies with all Applicable Laws and all Condominium Requirements and the Tenant shall obtain all necessary permits, licences, consents and approvals that may be required and shall save the Landlord harmless from any liability or cost suffered by the Tenant or the Landlord as the result of the Tenant's failure to so comply. At the request of the Commissioner, the Tenant shall submit proof of such compliance. The Tenant acknowledges having received a copy of the Condominium Corporation's Declaration, by-laws and rules. The Tenant's acceptance of the Leased Premises shall be a release to the City from any claims relating to the state of construction, repair, renovation, improvement and maintenance thereof;

- (b) the Tenant, at its sole expense, may improve, renovate or repair the Leased Premises to suit its intended occupation and use of the Leased Premises subject to prior written approval of the Commissioner and any applicable Condominium Requirements;
- (c) the Tenant, at its sole expense, shall obtain all consents and approvals necessary under applicable Condominium Requirements prior to carrying out any leasehold improvements, renovations and major repairs;
- (d) the Tenant, at its sole expense, shall provide, prior to the commencement of any leasehold improvements, renovations or major repairs, detailed plans and specifications outlining the nature and scope of the work to the Commissioner for written approval. All work shall be performed by qualified and reputable contractors and personnel;
- (e) all leasehold improvements and fixtures on the Leased Premises shall become the property of the Landlord at the time they are affixed to the Leased Premises. At the Landlord's sole discretion, and provided that the Tenant is not in default and has obtained all necessary approvals or consents from the Condominium Corporation, the Tenant, at its sole expense, may, at the expiry or other termination of the Lease Agreement, remove all leasehold improvements, fixtures, equipment, materials and debris and shall repair any damages caused by its occupation and use of the Leased Premises as the Commissioner may require and shall restore the Leased Premises to its original condition, if required, all to the satisfaction of the Commissioner;
- (f) the Tenant, at its sole expense, shall keep the Leased Premises, leasehold improvements, fixtures, equipment and systems in a neat and tidy condition and a state of good repair, subject to reasonable wear and tear, and shall, as if it were the owner of the Leased Premises, repair and/or replace leasehold improvements, fixtures, equipment and systems as necessary under the Condominium Requirements or as required by the Commissioner, acting reasonably;
- (g) the Tenant, at its sole expense, shall provide all garbage disposal and janitorial and cleaning services to the Leased Premises;
- (h) the Tenant, at its sole expense, shall be responsible for the upkeep and maintenance of any patio, yard, walkways and/or driveways including the clearing of obstructions, snow and ice; and
- (i) the Tenant may affix a sign within the sign band located above the entrance door to the Leased Premises. The sign shall be tasteful and of a quality in keeping with the overall appearance and integrity of the development;

(9) Maintenance and Repair by Landlord:

If the Tenant fails to comply with its obligations to maintain and repair the Leased Premises in accordance with the Lease within thirty (30) days of the Landlord having delivered notice of default to the Tenant in respect of such obligations (or such longer period as may reasonably be required under the circumstances to cure such default if the Tenant is proceeding diligently with such cure), the Landlord and any of its employees, agents and contractors shall have the right to enter the Leased Premises to effect the required repairs or maintenance at the Tenant's sole expense, provided that all reasonable expenses incurred by the Landlord in effecting such repairs or maintenance shall, upon demand by the Landlord, be deemed to be rent in arrears and provided further and notwithstanding the foregoing, the Landlord may enter the Leased Premises in the case of an emergency to effect such repairs or maintenance without notice to the Tenant;

(10) Liability:

- (a) during the term of the Lease Agreement or any extension or renewal thereof, the Tenant, at its sole expense, shall comply with all Condominium Requirements and with all Applicable Laws and shall obtain all necessary permits and licences that may be required for the occupancy and use of the Lease Premises and shall save the Landlord harmless from any liability or cost suffered by the Tenant or the Landlord as a result of the Tenant's failure to so comply. At the request of the Landlord, the Tenant shall submit proof of such compliance;
- (b) the Tenant shall, at all times, indemnify and save harmless the Landlord from and against any and all manner of actions, claims, charges, costs, damages, demands, expenses, losses and any other proceedings whatsoever (including but not limited to those under or in connection with the Workplace Safety and Insurance Act or any successor legislation) made or brought against, suffered by or imposed on the Landlord or its property in respect of any loss, damage or injury (including fatal injury) to any person or property (including without restriction, employees, agents, contractors and property of the Landlord or of the Tenant) directly or indirectly arising out of, resulting from or sustained as a result of the Tenant's occupancy or use of the Leased Premises or any operation or work or any fixtures or chattels thereon;
- (c) the Tenant shall, at all times, indemnify and save harmless the Landlord from and against any and all manner of actions, claims, charges, costs, damages, demands, expenses, losses and other proceedings whatsoever (including but not limited to those under or in connection with the Construction Lien Act or any successor legislation) in connection with any work done for the Tenant at or on the Leased Premises and shall promptly see to the removal from the registered title to the Leased Premises of every claim for lien and/or certificate of action having to do with such work or supply of services and/or materials for such work; and

- (d) the Tenant hereby releases, waives and forever discharges the Landlord and its officers, agents, servants, contractors, representatives, employees, elected and appointed officials, successors and assigns of and from all claims, demands, damages, costs, expenses, actions and causes of actions, whether in law or equity, in respect of death, injury, loss or damage to the person or any property of the Tenant or others howsoever caused, arising or to arise by reason of the permission granted pursuant to this agreement, or any of the terms and conditions hereof;

(11) Insurance:

- (a) the Tenant, at its sole expense, shall obtain and maintain throughout the term of the Lease Agreement adequate insurance coverage of all types in an amount and form satisfactory to the City Solicitor and/or Chief Financial Officer and Treasurer with the City of Toronto shown as an additional insured, containing Cross Liability and Waiver of Subrogation clauses and providing for thirty (30) days' advance written notice of any material changes or cancellation. Certificate(s) of such insurance shall be provided to the Landlord upon execution of the Lease Agreement;
- (b) the Tenant shall not undertake any action, operation or work or install or store any fixtures, improvements, equipment or materials on the Leased Premises so as to increase the insurance risk;

(12) Termination by the Landlord:

- (a) the Tenant covenants that it shall remain a non-profit organization during the term of the Lease Agreement or any extension or renewal thereof. In the event that the Tenant ceases to be a non-profit organization, the Landlord, at its sole option, may terminate the Lease Agreement on thirty (30) days' prior written notice;
- (b) in all other circumstances, the Landlord shall have the right to terminate the Lease Agreement on at least three (3) months' prior written notice;
- (c) in the event the Landlord elects to terminate the Lease Agreement, the Termination Date shall be stipulated in the Termination Notice. The Tenant shall deliver vacant possession of the Leased Premises to the Landlord by the Termination Date in accordance with all applicable provisions of the Lease Agreement;
- (d) the Tenant shall be responsible for the payment of Basic Net Rent, Additional Rent and all other charges up to and including the Termination Date and subsequently adjusted and billed after the Termination Date; and
- (e) in the event of termination of the Lease Agreement by the Landlord, the Landlord shall have no further obligations or liabilities to the Tenant for payment or compensation of any kind or amount or for any losses, costs or damages whatsoever and howsoever caused that may be suffered by the Tenant as a result of such termination of the Lease Agreement;



(13) Termination by the Tenant:

- (a) the Tenant may terminate the Lease Agreement at any time upon at least three (3) months' prior written notice to the Landlord;
- (b) in the event that the Tenant elects to terminate the Lease Agreement, the Termination Date shall be stipulated in the Termination Notice. The Tenant shall deliver vacant possession of the Leased Premises to the Landlord by the Termination Date in accordance with all applicable provisions of the Lease Agreement;
- (c) the Tenant shall be responsible for the payment of Basic Net Rent, Additional Rent and all other charges up to and including the Termination Date and subsequently adjusted and billed after the Termination Date;
- (d) in the event of termination of the Lease Agreement by the Tenant, the Landlord shall have no further obligations or liabilities to the Tenant for payment or compensation of any kind or amount or for any losses, costs or damages whatsoever and howsoever caused that may be suffered by the Tenant as a result of such termination of the Lease Agreement; and
- (e) the Tenant shall execute and deliver all documents and other assurances as reasonably required by the Landlord in connection with termination of the Lease Agreement;

(14) Assignment and Sublease:

The Tenant shall not assign the Lease Agreement or sublet the Leased Premises without the prior written consent of the Commissioner, which may be arbitrarily withheld;

(15) Commission:

The City shall not pay any fees or real estate commissions associated with this transaction;

(16) Documentation:

All documentation shall be in the Landlord's standard form and notwithstanding any terms and conditions contained or not contained in this proposal, the Lease Agreement shall be in a form and content satisfactory to the City Solicitor and the Tenant's solicitor; and

(17) Approvals:

This proposal is subject to the approval of relevant City of Toronto Authorities.

Conclusions:

The St. Christopher House is a proven provider of community services. The long-term lease of this space will allow The St. Christopher House, with the cooperation of the developer, the Toronto Public Library and the Economic Development, Culture and Tourism Department, to provide information, training, recreation and economic development opportunities to this rapidly growing community.

Contact:

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Position: Valuator-Negotiator  
Telephone: 416-398-1297  
Fax: 416-392-1880  
E-Mail: vaustin@city.toronto.on.ca

List of Attachments:

Location Map.

(A copy of the location map attached to the foregoing report was forwarded to all Members of Council with the June 25, 2002, agenda of the Administration Committee and a copy thereof is also on file in the office of the City Clerk, City Hall.)

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The following persons appeared before the Administration Committee in connection with the foregoing matter:

- Mr. Sergio Bertolo;
- Ms. Chrissy Pappas; and
- Mr. Bill MacKay.

The following Members of Council also appeared before the Administration Committee in connection with the foregoing matter:

- Councillor Joe Pantalone, Trinity-Spadina; and
- Councillor Michael Walker, St. Paul's.

*(City Council on July 30, 31 and August 1, 2002, had before it, during consideration of the foregoing Clause, the following communication (July 23, 2002) from Councillor Joe Pantalone, Trinity-Spadina:*

*Purpose:*

*To recommend amendments to the terms and conditions of the proposed lease between the City of Toronto and St. Christopher House with respect to space at 1029 King Street West as a result of extensive community consultation.*

*Financial Implications and Impact Statement:*

*There are no financial implications resulting from these recommendations.*

*Recommendations:*

*That the terms and conditions of the proposed lease between St. Christopher House and the City of Toronto for the community space ("the space") at 1029 King Street West, as authorized by the Administration Committee in Clause 10(23) on June 25, 2002, be amended by adding the following clauses:*

- (1) the uses of the space are to be as follows:
  - (a) operation of a Toronto Public Library book deposit;*
  - (b) operation of a Meals on Wheels program to deliver meals (lunch) to elderly and/or disabled shut-ins. The meals will not be prepared at 1029 King Street West;*
  - (c) operation of a computer and Internet access and training program with staff and/or volunteer instructors; and*
  - (d) ancillary uses such as a program worker who will oversee the facility and art programs for local pre-school children;**
- (2) any significant proposed changes in use must be reported to the City of Toronto and the Condominium Corporation at 1029 King Street West.*
- (3) the leased space shall be smoke-free.*
- (4) any signage erected shall be in accordance with the Condominium Declaration.*
- (5) no loading and unloading shall take place outside of the hours that the space is open to the public and shall be done via the Douro Street entrance as far as practicable.*
- (6) the space shall not be open to the public earlier than 9:00 a.m. or later than 9:00 p.m.*
- (7) in the event that live music is performed in the space, St. Christopher House shall take appropriate measures to ensure compliance with the City of Toronto Noise by-law.*

- (8) *St. Christopher House staff shall be present in the space at all times when it is open to the public.*
- (9) *St. Christopher House shall not install or consent to the installation of public pay phones inside or outside the space.*
- (10) *residents of 1029 King Street West shall be encouraged to become members of St. Christopher House enjoying the same rights and privileges and subject to the same obligations and restrictions as other members.*
- (11) *in the event that the lease with St. Christopher House is terminated or expires without renewal, any future long term lease of the space shall be subject to approval by Toronto City Council after consultation with residents.*
- (12) *The following shall be prohibited: needle exchange facility, drug counselling centre, drug rehabilitation centre, methadone facility, community mental health centre, psychiatric facility, halfway house, parole office, crisis care facility, hostel, homeless shelter.*

Background:

*The Administration Committee, at its meeting of June 25, 2002, requested me to contact representatives of St. Christopher House requesting that they outline their intention with respect to the exact uses for the site and to report directly to Toronto City Council about the uses of the community space at 1029 King Street West. This report complies with that request.*

*On July 3<sup>rd</sup>, 2002, I mailed the attached communication, clarifying certain misconceptions, to all residents of 1029 King Street West as well as to others in the neighbourhood who had contacted my office. Furthermore, a well-attended meeting was held on Thursday, July 11, 2002 with myself and a representative of St. Christopher House being present. As a result and in order to further reach out to community concerns, I am proposing the above mentioned additions to the lease terms and conditions. These changes also have the support of City staff and St. Christopher House. Additional City consent will not be required for ancillary uses that are compatible with the proposed uses already mentioned (e.g. ESL classes).*

*Previously on March 6, 7, 8, 2001, City Council authorized the City to accept conveyance of a 465 m<sup>2</sup> ground floor space in the new condominium development at 1029 King Street West. The space is to be dedicated for community services and facilities, to meet the needs of the neighbourhood developing on the former Massey Harris lands and the surrounding area. The space is to be leased at a nominal rent to St. Christopher House, which will operate a number of community programs and services out of the space. St. Christopher House is a multi-service social agency with a long history of providing excellent programs in this area of the City.*

*Thank you for your consideration in this matter.*

*(Communication dated July 3, 2002  
from Councillor Joe Pantalone, Trinity-Spadina.)*

*Dear Resident / Owner of 1029 King Street West*

*Re: Terms of Lease and Uses by St. Christopher House of Community space at 1029 King Street West.*

*As your City Councillor, I am writing to bring you up to date and to clarify what the uses will be in the City of Toronto owned community space that will be operated by St. Christopher House on the street level of 1029 King Street West.*

*Despite extensive communications and a resident – organized meeting on June 17, 2002, resident and owner representatives made a presentation to the City of Toronto Administration Committee on June 25, 2002 at City Hall. At that time it became clear that the allowed proposed uses are not clear to residents. Therefore, I, as your City of Toronto Councillor, was asked to clarify the situation to residents and to City Council.*

*The 5,000 square feet will be managed by St. Christopher House, which is a well-regarded charitable community organization.*

*The uses will be as follows:*

- (1) a Toronto Public Library book deposit of 1000 books with volunteer staffing;*
- (2) a Meals on Wheels program with 4 staff and a team of community volunteers who will deliver meals (lunch) to about 130 elderly and/or disabled shut-ins. The meals will not be prepared at 1029 King Street West;*
- (3) a computer and Internet access and training program with 4 computers stations and volunteer instructors; and*
- (4) ancillary uses such as a program worker who will oversee the facility and art programs for local pre-school children.*

*The space will be closed from 10:00 p.m. to 7:00 a.m. The community centre will be open to the public from 9:00 a.m. to 9:00 p.m.*

*Since concerns have been expressed, you should know that certain uses are legally prohibited by the terms under which the City of Toronto acquired the ownership for a nominal amount of this space from Urbancorp. The prohibited uses are: needle exchange facility, drug counselling centre, drug rehabilitation centre, methadone facility, community mental health centre, psychiatric facility, halfway house, parole office, crisis care facility, hostel, homeless shelter.*

*As you can see, what is allowed (and what is not) is designed to reflect not only the needs of this new and exciting neighbourhood, but also fits with the rightful aspirations of the residents of 1029 King Street West for a quiet and peaceful building.*

*I hope that this communication provides you with the information you require. I am sure you will agree that the community space to be run by St. Christopher House will add to the sense of community for 1029 King Street West and the neighbourhood as a whole. Of course, I will closely monitor the situation and my office is always available for additional future consultation.)*

*(City Council also had before it, during consideration of the foregoing Clause, a communication (July 29, 2002) from Elizabeth Quance, Secretary, Niagara Neighbourhood Residents' Association, regarding the leasing of the Community Services Facilities space at 1029 King Street West to St. Christopher House.)*