

Lease Request for Temporary Storage of Household Goods for Displaced Ukrainians – 321 Avenue C North

ISSUE

Administration has been approached by the Ukrainian Canadian Congress – Saskatoon Branch Inc., for the use of a portion of the City-owned building at 321 Avenue C North for the temporary storage of furniture and other household goods that would be distributed to displaced Ukrainians as they arrive in Saskatoon and area and find housing.

RECOMMENDATION

1. That the City of Saskatoon enter into a temporary Lease with the Ukrainian Canadian Congress – Saskatoon Branch Inc., for approximately 5,500 square feet of building space at 321 Avenue C North for the purpose of providing temporary storage of furniture and other household goods that would be distributed to displaced Ukrainian, based on the terms outlined in this report; and
2. That the City Solicitor be requested to prepare the appropriate agreements and that His Worship the Mayor and the City Clerk be authorized to execute the agreements under the Corporate Seal.

BACKGROUND

The Ukrainian Canadian Congress – Saskatoon Branch (UCC-SB) is a federation of organizations from within the Saskatoon Ukrainian Community. It assists the Saskatoon Ukrainian Community in maintaining, developing, and sharing its Ukrainian Canadian identity and aspirations.

The UCC-SB is affiliated with the Ukrainian Canadian Congress – Saskatchewan Provincial Council and the national body, the Ukrainian Canadian Congress.

Russia's invasion of Ukraine has resulted in millions of Ukrainians becoming displaced from their homes and country. Displaced Ukrainians have and continue to arrive in Canada, Saskatchewan, and Saskatoon. Many of the displaced Ukrainians arrive with little possessions and are faced with the challenge of finding accommodations, which are often unfurnished. As such the UCC-SB has approached the City of Saskatoon (City) with a request for temporary space to store household items such as furniture and appliances which will be provided to displaced Ukrainians. Based on the nature of the requirements of the UCC-SB, the Administration has identified the former Saskatoon Transit maintenance building at 321 Avenue C North as the most suitable location to provide this storage.

DISCUSSION/ANALYSIS

Discussions between Administration and the UCC-SB regarding the temporary use of a portion of the 321 Avenue C building (as shown on Appendix 1) for the temporary storage of furniture and other household goods have occurred. The UCC-SB has been arranging

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for donations of furniture and other household goods for displaced Ukrainians coming to Saskatoon and area and has run out of space for the storage of such items. The UCC-SB is seeking a larger space as the supply of donations for displaced Ukrainians has increased alongside the need from the displaced Ukrainians seeking goods in the Saskatoon area.

Administration and the UCC-SB have a tentative lease agreement in place which includes the following notable terms:

- Lease is subject to Council approval.
- Lease location is 321 Avenue C North, building area of 5,500 square feet.
- Lease term is five months (July 26, 2022 to December 31, 2022) with the option to extend at the sole discretion of the City.
- Nominal rent of \$10.00 for the term.
- UCC-SB would be responsible for general liability insurance.
- UCC-SB would be responsible for cleaning during the term of the lease.
- UCC-SB would be responsible for returning the space to its original state or better at the end of the lease term.
- City would be responsible for occupancy costs and utilities.
- Upon 30 days' notice, the City would have the right to terminate the lease in the event the building/space is needed for redevelopment or is required for a civic use.

The UCC-SB has indicated that pick-up and drop-off of the goods would be arranged on an appointment basis and would be facilitated through the doors fronting onto Avenue D. An overhead door would allow for vehicles to enter the space to load and/or unload.

Due to the proposed lease rate for the space being below market value, public notice under Bylaw 8171 – Public Notice Policy Bylaw, 2003 has been provided in the Saskatoon StarPhoenix on Saturday July 16, 2022 (Appendix 2) and also posted on the City's webpage and notice board in the lobby of City Hall.

This short-term lease is not expected to impact progress of the on-going redevelopment proposal for this site and buildings. Currently, the selected proponent for the South Caswell Redevelopment Project is in negotiations with Saskatoon Land and having on-going discussions with Administration in advance of land use amendment applications and the resulting community engagement process.

Given the redevelopment plans for the property/area, Administration has notified the Caswell Hill Community Association about the potential for this temporary use to occur in the building.

UCC's proposed use of the building is not expected to increase operating expenses significantly as the building requires electricity, natural gas, and water utilities regardless of UCC's occupancy.

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To accommodate the UCC-SB use of the space, some cleaning and minor modifications to the lighting and doors would be required at an estimated cost the City of \$3,000.00.

OTHER IMPLICATIONS

There are no privacy, legal or environmental implications identified.

NEXT STEPS

Should this request to lease be approved by City Council, the City Solicitors Office would have the lease agreement between the City and the UCC-SB signed by the Mayor and City Clerk. If at the end of the lease term the UCC-SB requests to extend the term, Administration would assess the request and only approve an extension if the building and/or property is not required for the South Caswell Redevelopment Project or a Civic need.

APPENDICES

1. Portion of 321 Avenue C North for Lease to UCC-SB
2. Public Notice Advertisement

REPORT APPROVAL

Written by: Scott McCaig, Real Estate Services
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