

# CHABAD LUBAVITCH OF AURORA

53 Colonial Crescent, Oak Ridges, Ontario L4E 3X3 • 905-313-8747 • www.chabadofaurora.com  
*Servicing Aurora, Oakridges and Newmarket*

August 1<sup>st</sup>, 2020

James Harvey/VP, Leasing & Valuation Services  
Infrastructure Ontario

Dear Vice President, James

I hope this letter finds you in good health.

Firstly, I would like to thank you for your time the other day. It was greatly appreciated.

As you may recall, Chabad Lubavitch of Aurora are currently the custodians for the property located at 12611 Yonge Street, Richmond Hill, Ontario L4E 1A4. This includes the frontage, parking lot and side lots.

I want to express my thanks to you/Infrastructure Ontario for all your help and assistance to permit Chabad of Aurora to use the sight for our vital work for the Community in the north York Region. We signed the lease with TRCA through IO, that has given us the opportunity, to be of great service to our Community and stay dedicated to our mandate.

Chabad Lubavitch of Aurora is a Jewish social agency dedicated to outreach offered to all indiscriminately. We help individuals and families with their spiritual needs. So too we host numerous humanitarian programs. Some of our programs include, group gatherings, Prayer service, Holiday awareness programs, adult education, and counselling. So too we package and deliver much needed food hampers to families primarily the elderly.

All our programs and projects are planned and executed at the above noted location. As custodians of the Site we have already invested tremendous resources to improve the upkeep of the facility and the surrounding space. This has come out of our organizations budget. A big expense for our Charity.

As a vital community organization, and as we continue to grow, many more families, businesses, and individuals, have come to rely on our helping hand. The need to expand our programs and efforts are paramount. To maximize our ability in helping the community we propose the following. **What we are asking for, Is a Win! Win! For all.**

As we look toward the future, **we would like to obtain an extension for 50 Years. A lease with no subclause that allows the province to cancel with notice.** Honouring the extension of the lease would be a Win! Win! For both parties.

ב"ה



**RABBI YOSEF HECHT,**  
*Director*

**SARA HECHT,**  
*Program Coordinator*

Synagogue Services

Preschool

Hospital Chaplaincy

Adult Education

Holiday Awareness Programs

Jewish Woman's Circle

Youth Zone

Chabad Oak Ridges  
Alef Bet Hebrew School

***"Where Judaism Comes Alive"***

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## **A Win! Win! Opportunity.**

1. Our organization (Chabad Lubavitch of Aurora) can continue its vital work for the community,
2. The building continues to be used for the community.
3. Safety Security of the building
4. NO cost to IO.
5. Long term Security will allow us to make much needed substantial leasehold improvements.

With blessings for continued success in all your endeavours,

I would be happy to speak with you regarding the above and look forward to hearing from you soon. I may be reached at 416-837-0962

Respectfully,

  
Rabbi Yosef Hecht, Executive Director

Chabad Lubavitch of Aurora, Chabad Oak Ridges  
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Renovations 12611 Yonge Street

1. Roof \$22,000 + \$30,000 at year 25
2. First floor room renovation for proper use \$35,000 + \$15,000 at year 25 for renewal
3. Gates- Cameras- Alarm- Security \$210,000 + \$100,000 at year 25 for renewal
4. Floors \$25,000 + \$15,000 at year 25 for renewal
5. Second floor room renovation \$95,000 + \$30,000 at year 25 for renewal
6. Basement- Fix all leaks- and foundation problems. \$85,000 + \$25,000 at year 25 for renewal
7. Basement renovation \$70,000 + \$25,000 at year 25 for renewal
8. Sorting all Electrical- Safely storing and arranging all Electrical \$50,000 + \$25,000 at year 25 for renewal
9. Fixing outside of the building, the building itself places where scraping is needed, fixing of holes around the building \$25,000 + \$15,000 at year 25 for renewal
10. Windows - full frame replacement \$30,000 + \$40,000 at year 25 for renewal
11. Wooden porch supports and flooring \$15,000 + \$10,000 at year 25 for renewal
12. Men's and Women's bathroom \$36,000 + \$20,000 at year 25 for renewal
13. Install Natural Gas for heating. To bring the natural gas pipes from the road (which exist) to the house and install proper furnace for natural gas heat. \$20,000 proper duct coordination \$10,000 + \$10,000 at year 25 for new furnace
14. Gardening Maintenance- Snow Plowing. \$6,600.00 \$525.00 Monthly, Per Year. \$165,000 over 25 years
15. Upkeep and maintenance for our water pump and piping. \$25,000-\$45,000.

From the items of the above list. 1-4, we already put a lot of money in for those renovations, more work still needs to be done. Since part of the facility is incredibly old, the work in that area needs to be done very carefully and with extreme sensitivity.

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For the rest of the list and renovations- estimates are outlined here for work that needs to be done. The work outlined above will get this facility up and running and really maximize the great potential this property has. **Which in turn will allow us the opportunity to better service the community.**

Looking forward 25 years, construction would have to be done again on a lot of the above estimating it at a 25% increase of labour and material.

The above is an approximate estimate of the lease hold improvements.

We can only start and **hopefully** put in the necessary work proposed once we are confident, we have the years secured for our lease. We understand and would like to point out, there can be changes in pricing and other unforeseen circumstances that can alter some things. However, the numbers outlined give a good indication of the work that needs to be done.