

DELEGATED APPROVAL FORM
DIRECTOR, REAL ESTATE SERVICES
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2019-009

Approved pursuant to the Delegated Authority contained in Item EX27.12, as adopted by City Council on October 2, 3 & 4, 2017, as amended by Item GM27.12, adopted by City Council on May 22, 23 & 24, 2018 or, where applicable, in Item EX28.8, as adopted by City Council on November 7, 8 & 9, 2017.

Prepared By:	Daniel Di Biagio	Division:	Real Estate Services
Date Prepared:	February 5, 2019	Phone No.:	416-392-7130

Purpose	To obtain authority to enter into Lease Extension Agreements (the "Extensions") with the individual tenants (the "Tenant" or collectively, "Tenants") set out in Schedule "A" for premises located at the St. Lawrence Market South ("SLM") for a five (5) year period for retail uses set out in the Tenant's leases.
Property	Various store units (the "Leased Premises") at the St. Lawrence Market South at 91 Front Street East, Toronto (See Schedules "A", "B" and "C").
Actions	<ol style="list-style-type: none"> 1. Authority be granted to enter into Extensions for a five year term, commencing January 1, 2015 and ending December 31, 2019, with the Tenants set out in "Schedule A" of this form, subject to the rent escalations stipulated in "Schedule A" and on such other terms and conditions as may be satisfactory to the Director of Real Estate Services and in a form acceptable to the City Solicitor. 2. The Director of Real Estate Services or his or her designate shall administer and manage the Extensions including the provision of any consents, approvals, amendments, waivers, notices and notices of terminations provided the Director of Real Estate Services may, at any time, refer consideration of such matter to City Council for its determination and direction; and 3. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
Financial Impact	<p>The total revenue (Base Rent) to the City of Toronto for the term of five (5) years from all of the Tenants set out in Appendix "A" is \$381,851.54 (plus HST \$431,492.24). There is no further right to extend under the original leases.</p> <p>Annual revenue to the City (plus HST) is as follows: \$69,104 in 2015, \$72,560 in 2016, \$76,189 for 2017, \$79,998 for 2018 and \$83,998 for 2019.</p> <p>The Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.</p>
Comments	At its meeting on March 31, and April 1, 2010, City Council adopted report GM29.9 "St. Lawrence Market (South) – New Lease Agreements" providing approval for leases and extensions for sixty-five tenants at the SLM. The Tenants set out in Schedule "A" were all provided initial terms of two (2) years with one option to extend for five (5) years. The remaining majority of the tenants were given approval for five (5) year initial terms with an option to extend for five (5) years. Permitting the extensions set out in this form will ensure that all the leases end at the same time, December 31, 2019. SLM staff are in the process of analyzing the mix of uses currently existing at the SLM, together with tenant size and type, as well as future plans for the building in order to provide recommendations for the period beyond January 1, 2020.
Terms	As set out in Schedule "A" of this form.

Property Details	Ward:	13 - Toronto Centre
	Assessment Roll No.:	
	Approximate Size:	
	Approximate Area:	Various – Schedule "B"
	Other Information:	

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2. Expropriations:</p> <p>3. Issuance of RFPs/REOs:</p> <p>4. Permanent Highway Closures:</p> <p>5. Transfer of Operational Management to Divisions and Agencies:</p> <p>6. Limiting Distance Agreements:</p> <p>7. Disposals (including Leases of 21 years or more):</p> <p>8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:</p> <p>9. Leases/Licences (City as Landlord/Licensor):</p> <p>10. Leases/Licences (City as Tenant/Licensee):</p> <p>11. Easements (City as Grantor):</p> <p>12. Easements (City as Grantee):</p> <p>13. Revisions to Council Decisions in Real Estate Matters:</p> <p>14. Miscellaneous:</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p>Delegated to a more senior position.</p> <p>Delegated to a more senior position.</p> <p>Delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to a more senior position.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to a more senior position.</p> <p>Delegated to a more senior position.</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.</p> <p><input checked="" type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (u)).</p> <p><input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences</p> <p><input type="checkbox"/> (b) Releases/Discharges</p> <p><input type="checkbox"/> (c) Surrenders/Abandonments</p> <p><input type="checkbox"/> (d) Enforcements/Terminations</p> <p><input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppels/Certificates</p> <p><input type="checkbox"/> (f) Objections/Waivers/Caution</p> <p><input type="checkbox"/> (g) Notices of Lease and Sublease</p> <p><input type="checkbox"/> (h) Consent to regulatory applications by City, as owner</p> <p><input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title</p> <p><input type="checkbox"/> (j) Documentation relating to Land Titles applications</p> <p><input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds</p>

B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:

- Documents required to implement matters for which he or she also has delegated approval authority.
- Expropriation Applications and Notices following Council approval of expropriation (Manager, Transaction Services is only Manager with such signing authority).

Director, Real Estate Services also has signing authority on behalf of the City for:

- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Community Space Tenancy Leases approved by delegated authority by Deputy City Manager, Corporate Services and any related documents.

Consultation with Councillor(s)									
Councillor:	Kristyn Wong-Tam					Councillor:			
Contact Name:	Lisa Hoffman - Lisa.Hoffman@toronto.ca					Contact Name:			
Contacted by:	Phone	E-Mail	Memo	Other	Contacted by:	Phone	E-mail	Memo	Other
Comments:						Comments:			
Consultation with Divisions and/or Agencies									
Division:	Financial Planning					Division:			
Contact Name:	Patricia Libardo					Contact Name:			
Comments:	416-397-4217					Comments:			
Legal Division Contact									
Contact Name:	Gloria Lee and Jennifer Davidson								

DAF Tracking No.: 2019-009	Date	Signature
Concurred with by: Manager, Real Estate Services		
<input checked="" type="checkbox"/> Recommended by: Acting Manager, Real Estate Services Daniel Picheca	Feb. 15, 2019	Signed by Daniel Picheca
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Acting Director, Real Estate Services Nick Simos	Feb. 15, 2019	Signed by Nick Simos

General Conditions ("GC")

- (a) The local Councillor (or local Councillors if the subject property is located on a ward boundary or if the transaction involves an exchange of properties in more than one ward), will be consulted prior to the exercise of delegated Approving Authority by staff for all Acquisitions, Disposals, Land Exchanges and Leases. In the event of a vacancy in the Ward in which the subject property is located, the Mayor's office shall be consulted in the alternative.
- (b) Where approving power has been delegated to staff, the Deputy City Manager, Corporate Services, in consultation with any other applicable Deputy City Manager or the City Manager, may determine that such matter is of such special interest that same should be returned to the relevant Committee and Council for consideration and determination.
- (c) Exercise of delegated authority is subject to all applicable Council policies, statutes or other applicable law.
- (d) Authority to approve financial commitments/expenditures is subject to all amounts being available in an approved budget, or funding being available from third party sources, except for "Strategic Property Acquisitions" as set out in EX44.22 adopted by Council August 25, 26, 27 and 28, 2014, which identifies alternative funding mechanisms subject to additional approval requirements.
- (e) Property interests are to be based on appraised value, and no interest shall be granted at less than market value unless otherwise specifically authorized.
- (f) Authority to approve transactions at less than market value is subject to statutory anti-bonusing provisions.
- (g) Total compensation means the aggregate of all types of payments, including land value, estimated clean-up costs, potential arbitration awards, loss claims, etc., but exclusive of any applicable taxes and registration costs.
- (h) Authority to acquire property is conditional upon provision being made to bring the property into compliance with applicable MOE or other requirements such that it will be fit for its intended municipal purpose, except for property acquisitions of 50M² or less for transit shelter purposes.
- (i) Authority to initiate the permanent road closure process in **A.4** is conditional upon confirmation by the GM of Transportation Services that it is feasible to permanently close the highway.
- (j) Disposal authorities in **A.7** are subject to the property having been declared surplus, and the disposal policy complied with.
- (k) Land exchanges, except for those in **A.8**, may be authorized based on the delegated Approving Authority for disposals in **A.7**.
- (l) Approving Authority with respect to land located in the Designated Waterfront Area as defined in the *Toronto Waterfront Revitalization Corporation Act, 2002* is conditional upon the approval of the Director, Waterfront Secretariat.
- (m) Authority to approve an exchange of land in **A.8** is conditional upon confirmation by the Chief Planner and Executive Director of City Planning, and the GM of Parks, Forestry & Recreation, that the land being exchanged is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior green space utility.
- (n) Approving Authority in **A.9** Leases (City as Landlord) but not Licences (City as Licensor) is limited to periods (including options/renewals) of less than twenty-one (21) years, as leases of 21 years or more may be authorized based on the delegated Approving Authority for disposals in **A.7**.
- (o) Total compensation in leasing matters where the City is landlord (**A.9**) includes the value of tenant improvements if factored into tenant's rental payments.
- (p) Total compensation in leasing matters where the City is the tenant (**A.10**) includes the value of any tenant improvements to be paid by the City.
- (q) Where options/renewals are included in leases, if the renewal rent is to be determined at a date later than the original approval date, total compensation is to be calculated as though all options are exercised, estimating the renewal rent based on the highest rent payable in the first term of the lease.
- (r) Total compensation in leasing matters where the City is landlord (**A.9**) or tenant (**A.10**) is to be calculated from the date of approval pursuant to this delegation (ie. first allowing for the expiry of any prior approvals, whether by Council or a delegated authority).
- (s) Approving Authority in leasing matters includes authority to approve renewals/extensions within the parameters of the delegated Approving Authority.
- (t) Approving Authority includes authority for amendments within the parameters of the delegated Approving Authority, the cumulative total of which may not exceed the delegated financial limit.
- (u) Where proposed additional amounts in **A.13** exceed 10 per cent of the original decision, even if otherwise in compliance with all other conditions, then Approving Authority is transferred upwards to the next more senior level of Approving Authority having the relevant overall financial limit.
- (v) Approving Authority includes authority for all documents necessary to implement the authority, including ancillary agreements, on terms and conditions satisfactory to the Approving Authority, in consultation with the relevant operating Division(s).
- (w) Staff positions referred to in this delegation include successors from time to time.
- (x) Documents are to be in a form satisfactory to the City Solicitor (including indemnity and insurance provisions).
- (y) Delegated signing authorities in **B** are conditional upon the documents having received the City Solicitor's prior "Approval as to Form".
- (z) Authority to use land acquired by the City for parking purposes by the Toronto Parking Authority is conditional upon Council enacting a by-law designating such use.
- (aa) All residential leasing documents shall adhere to the *Residential Tenancies Act, 2006* and any successor legislation.
- (bb) Despite GC(n), Approving Authority in residential leasing matters is not limited to periods of less than twenty-one (21) years and total compensation in residential leasing matters where the City is landlord is to be calculated based on an assumed term of ten years unless the lease term expressly identified therein is longer.
- (cc) Where Approving Authority has been delegated to the Manager level, such authority shall be conditional upon the Manager first having secured the written concurrence of a second Manager within the Real Estate Services Division.
- (dd) Where the City is transacting with a public agency, and such agency requires that an unqualified environmental indemnity be granted by the City, the authority to acquire property includes authority to grant such an indemnity, provided that the Phase I and Phase II environmental site assessments undertaken on behalf of the City have identified no significant environmental impacts or human health threats, with no, or minor action required ("Low Risk").

Schedule "A"
Major Terms and Conditions of Extension Agreement

1. Tenants:

Store Name	Business Identity
A Bisket A Basket	A Bisket A Basket Inc.
The Toy Guy	Stephen Au Yeung
Anything Goes Accessories	Anything Goes Accessories Inc.
Bright Sky Jewellery	NIDHAL & FAISAL TARFY
Inti Taita Impressions	HIGINIA SILVIA NATOLI
Pasta Mia	KLEMENT HAVARAJ
Souvenir Market, The	JENNY HUANG

2. Extension Term: January 1, 2015 to December 31, 2019 with no option to extend
3. Semi-gross rent: Various rent per square foot per annum commencing on January 1, 2015, subject to a 5% increase on January 1st of each and every subsequent calendar year during the Extension Term as set out below:

Base Rent: As stipulated below (commencing January 1, 2015):

Store Name	Tenant	Store Location	Area (SQF)	Base Rent Per (SQF)	Base Rent Per (SQF) Full Term
A Bisket A Basket	A Bisket A Basket Inc.	LL29	140.09	\$52.14	\$ 40,360.75
The Toy Guy	Stephen Au Yeung	B16A	110	\$66.93	\$ 40,682.42
Anything Goes Accessories	Anything Goes Accessories Inc.	LL41	177.92	\$52.14	\$ 51,259.79
Bright Sky Jewellery	Nidhal & Faisal Tarfy	LL19	118.44	\$61.85	\$ 40,480.56
Inti Taita Impressions	Higinia Silvia Natoli	LL35	128.21	\$61.57	\$ 43,578.45
Pasta Mia	Klement Havaraj	LL23	350.65	\$52.14	\$ 101,024.31
Souvenir Market, The	Jenny Huang	UL23	194.57	\$59.96	\$ 64,465.26

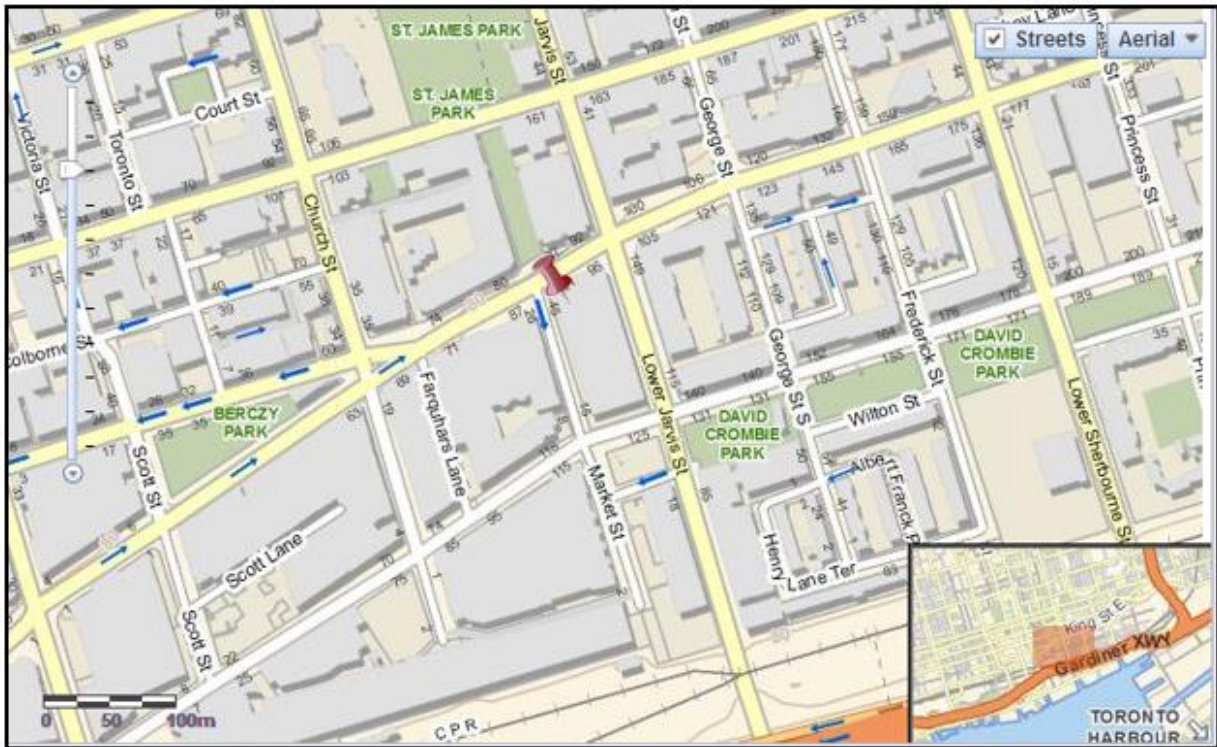
Total Base Rent over the Extension Term: as stipulated below:

Store Name	A Bisket A Basket	The Toy Guy	Anything Goes Accessories	Bright Sky Jewellery	Inti Taita Impressions	Pasta Mia	Souvenir Market, The
2015	\$7,304.28	\$7,362.49	\$9,276.73	\$7,325.96	\$7,886.07	\$18,282.85	\$11,666.59
2016	\$7,669.49	\$7,730.62	\$9,740.57	\$7,692.26	\$8,281.08	\$19,197.00	\$12,249.92
2017	\$8,052.97	\$8,117.15	\$10,227.59	\$8,076.87	\$8,695.20	\$20,156.85	\$12,862.41
2018	\$8,455.61	\$8,523.01	\$10,738.97	\$8,480.72	\$9,129.83	\$21,164.69	\$13,505.53
2019	\$8,878.40	\$8,949.16	\$11,275.92	\$8,904.75	\$9,586.26	\$22,222.92	\$14,180.81
TOTAL	\$40,360.75	\$40,682.42	\$51,259.79	\$40,480.56	\$43,578.45	\$101,024.31	\$64,465.26

Schedule "B"

Map of South St. Lawrence Market 91 Front St. E., Toronto, ON

Street View - Location Map



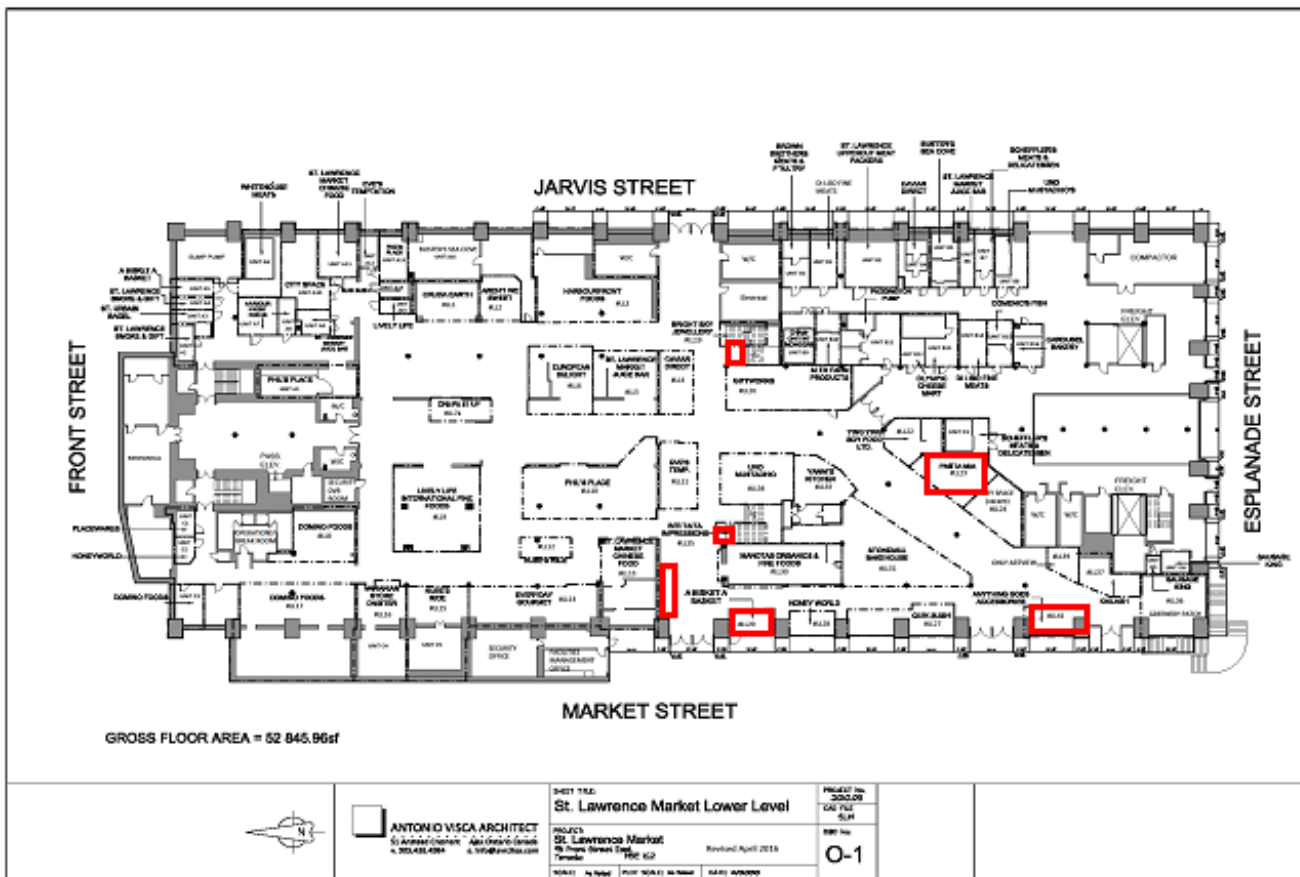
Aerial View



Schedule "C" Tenant Locations

Tenant	Store #	Area (SQF)
A Bisket A Basket	LL29	138.22
The Toy Guy	B16A	110
Anything Goes Accessories	LL41	177.92
Bright Sky Jewellery	LL19	112.19
Inti Taita Impressions	LL35	121.96
Pasta Mia	LL23	341.65
The Souvenir Market	UL23	194.57

Lower Level South Market



Upper Level South Market

