

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

TRACKING NO.: 2020-291

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Owen Bartley	Division:	Corporate Real Estate Management
Date Prepared:	October 23, 2020	Phone No.:	(416) 338-1297

Purpose	To obtain authority to enter into a license agreement with Scarborough Town Centre Holdings Inc. (the " Licensor ") with respect to the property municipally known as 410 Progress Avenue, Unit D3 for the purpose of running flu immunization clinics by Toronto Public Health (TPH) (the " Licence Agreement ").
Property	410 Progress Avenue, Unit D3, Toronto, Ontario, comprising approximately 5,040 sq. ft., as shown on the Location Map and outlined in red on the sketch in Appendix "B" (the " Licensed Area "). .
Actions	Authority be granted to enter into the Licence Agreement with the Licensor, substantially on the major terms and conditions set out in Appendix "A", and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.
Financial Impact	<p>The licence is for nominal consideration. Additional costs to the City for utilities in the unit is approximately \$3,603.74 (plus HST) or \$3,667.16 (net of HST recoveries).</p> <p>Funding is available in the 2020 Council Approved Operating Budget for Toronto Public Health under cost centre PH4081.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>
Comments	<p>Pursuant to a directive from the Medical Officer of Health for the City of Toronto, and as part of TPH's standard operations, TPH plans to hold public immunization clinics to administer the flu vaccine prior to this flu season. TPH has identified 4 locations to serve different geographic areas of the city, and will rotate staff between these locations over a 3 month period. This location at Scarborough Town Centre serves the east area of the city.</p> <p>This program is especially important this year and the National Immunization Advisory Committee recommends getting flu vaccine this year more than ever. Widespread flu immunization will decrease the burden on the health care system, reduce illnesses that could be confused with COVID-19, decrease the need for COVID-19 testing, and will reduce the probability of co-infection in individuals (both flu and COVID-19).</p>
Terms	See Appendix "A"

Property Details	Ward:	21 – Scarborough Centre
	Assessment Roll No.:	
	Approximate Size:	
	Approximate Area:	469.16 m ² ± (5,050 ft ² ±)
	Other Information:	

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2A. Expropriations Where City is Expropriating Authority:</p> <p>2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:</p> <p>3. Issuance of RFPs/REOIs:</p> <p>4. Permanent Highway Closures:</p> <p>5. Transfer of Operational Management to Divisions, Agencies and Corporations:</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/Licensors):</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><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</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 more senior positions.</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 checked="" 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 more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</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"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p><input type="checkbox"/> Issuance of RFPs/REOIs.</p> <p><input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to more senior positions.</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 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/Estoppel Certificates</p> <p><input type="checkbox"/> (f) Objections/Waivers/Cautions</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 each position 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 the Deputy City Manager, Corporate Services and any related documents.

Pre-Condition to Approval

Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

Consultation with Councillor(s)

Councillor:	Michael Thompson	Councillor:	
Contact Name:	Debbie Gedz, Office Supervisor	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> x E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	No Concerns (10/19/2020)	Comments:	

Consultation with Divisions and/or Agencies

Division:	Toronto Public Health	Division:	Financial Planning
Contact Name:	Ameeta Mathur, Manager Vaccine Preventable Diseases	Contact Name:	Patricia Libardo
Comments:	No Concerns (10/23/2020)	Comments:	No Concerns (10/23/2020)

Legal Services Division Contact

Contact Name:	Gloria Lee
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DAF Tracking No.: 2020-291	Date	Signature
Concurred with by: Manager, Real Estate Services Alex Schuler	Oct. 26, 2020	Signed by Alex Schuler
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Daran Somas	Oct. 26, 2020	Signed by Daran Somas
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services		X

Appendix "A" – Major Terms and Conditions of the Licence Agreement

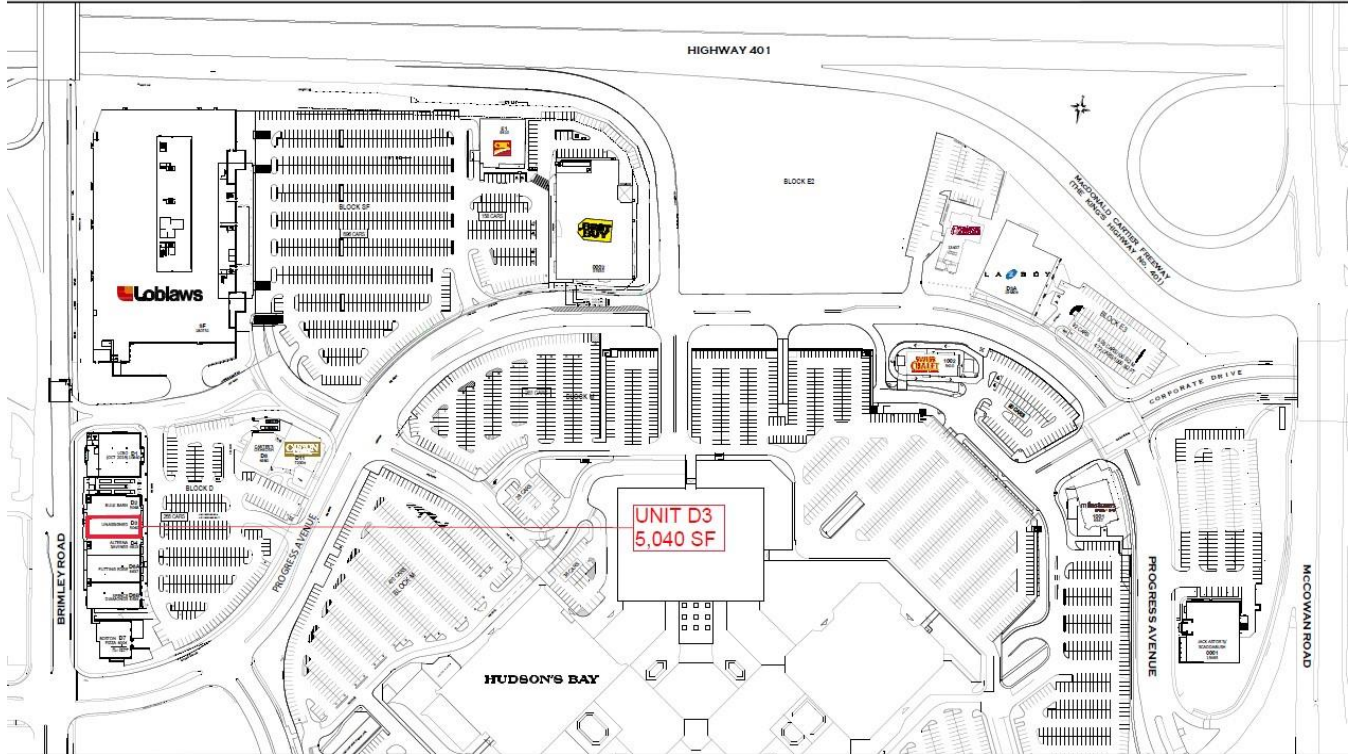
Licensor:	Scarborough Town Centre Holdings Inc.
Licensee:	City of Toronto
Licensed Area:	410 Progress Ave, Unit D3, Toronto, Ontario, comprising approximately 5,040 sq. ft.
Licence Fee:	\$0.00 per sq ft per year (plus HST)
Other Costs:	\$3,603.74 + HST utility fees
Term:	2 months and 5 days commencing October 27, 2020 and expiring December 31, 2020.
Use:	To hold public immunization clinics to administer the flu vaccine.
Insurance:	Licensee shall maintain, among other items, all risk property insurance in amounts sufficient to fully cover, on a replacement cost basis without deduction for depreciation, all leasehold improvements and all property, and liability insurance on an occurrence basis, against claims for bodily injury (including death), personal injury and property damage in or about the Licensed Area, contractual liability, tenant's or occupant's legal liability, non-owned automobile liability, and owner's and contractors' protective liability, on a comprehensive basis and in amounts which are from time to time acceptable to a prudent tenant or occupant in the community in which the Project is located in the Lands, but not less than \$5,000,000.00.

Appendix "B"

Location Map and Licensed Area

SCARBOROUGH TOWN CENTRE

Scarborough, Ontario



The outline of this plan is to identify the approximate location, size and dimension of the Lease premises in the Shopping Centre.
 This outline does not constitute a plan of survey, nor does it show the location of any other buildings and structures, other leased premises, and Common Area and Facilities, and the lease premises from their situation on the site.
 All information, dimensions, sizes and areas are approximate only and are to be verified on site.
 In particular, washroom locations are subject to verification.

parcel plan
 Oxford Shopping Centres • October 01, 2019