

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

TRACKING NO.: 2020-233

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

Prepared By:	Mark Gunaratnam	Division:	Corporate Real Estate Management
Date Prepared:	October 19, 2020	Phone No.:	416-392-2598

Purpose	To obtain authority for the City of Toronto (the " City ") to extend a ground lease (the " Lease ") on behalf of the Shelter Support and Housing Administration ("SSHA") with Gulfdream Limited Partnership, (the " Landlord ") or any other corporate name of the Landlord, for approximately 53,000 square feet of land to continue operating a temporary respite at the property municipally known as 351 Lake Shore Blvd E, Toronto.
Property	351 Lake Shore Blvd E, Toronto (the " Property ") as shown on the location map attached as Appendix "B". The premises to be leased to the City is approximately 46,937 square feet of land, or the "Rentable Area".
Actions	1. Authority be granted to extend the Agreement for a term of one (1) year, substantially on the terms and conditions set out below with such revisions thereto and any other or amended terms and conditions as may be determined by the Director of Real Estate Services, and in a form acceptable to the City Solicitor.
Financial Impact	The total cost to the City for the one (1) year term, with a gross lease inclusive of rent, operating cost and realty tax, will be \$288,564.00 (plus HST) or \$293,642.73 (net of HST recoveries) commencing November 1, 2020 and expiring October 31, 2021. Funding is available in the 2020 Council Approved Operating Budget for Shelter, Support & Housing Administration under cost center FH5351. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information
Comments	Through DAF 2018-282, CREM, on behalf of SSHA, entered into a lease with a commencement date of October 17, 2018 and with an expiry date of October 31, 2020. SSHA has been operating a temporary emergency respite and refugee services site, through the installation of a 10,000sf semi-permanent tent. Approximately 100 clients received services from this location pre COVID and approximately 50 clients are receiving services from this location presently. Clients are provided with meals, counselling, beds to sleep and showers. At the time the initial lease was entered into, it was anticipated that an additional extension would be required but the landlord was unable to confirm given uncertainties around the timing of the proposed redevelopment of the site. The landlord has confirmed that an additional 1-year extension, on the same terms and conditions as the initial lease, is available. This one year extension commencing on November 1, 2020 and expiring on October 31, 2021 will allow SSHA to continue providing year-round emergency respite and refugee services from this location. At the end of the term, SSHA anticipates to renew the lease for another year and SSHA will continue renewing the lease every year, for a number of years as long as landlord is willing to renew the lease. If landlord is not willing to renew this lease next year or in the years to come, than CREM will have to secure an alternate location for this semi-permanent tent. Also, the clients will need to be moved to another location temporarily for 4 months while this semi-permanent tent is being re-located to the new location. However, if permanent housing is secured for all the clients prior to the relocation of the semi-permanent tent than clients will not be required to be re-located temporarily to a new location. There is a chain link fence shown in green to the east of the building which shall be moved by the Landlord, at the Landlord's expense, to the location slightly west of the current chain link fence and as shown in red. Please see Appendix "B". Real Estate Services staff consider the proposed Agreement to be fair and reasonable to both parties.
Terms	Please see page 4: Appendix "A"

Property Details	Ward:	10 – Spadina/Fort York
	Assessment Roll No.:	
	Approximate Size:	
	Approximate Area:	4,360.65 m ² ± (46,937.65 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 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 checked="" 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:	Joe Cressy	Councillor:	
Contact Name:	Bushra Mir	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 objection (Aug 21, 2020)	Comments:	

Consultation with Divisions and/or Agencies

Division:	SSHA	Division:	Financial Planning
Contact Name:	Loretta Ramadhin	Contact Name:	Patricia Libardo
Comments:	No objection (Jun 15, 2020)	Comments:	No objection (Sep 1, 2020)

Legal Services Division Contact

Contact Name: Michele Desimone (Aug 20, 2020)

DAF Tracking No.: 2020-233	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Daran Somas	Oct. 19, 2020	Signed by Daran Somas
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Oct. 27, 2020	Signed by Alison Folosea

Appendix "A"- Term Sheet

Tenant: City of Toronto (on behalf of the SSHA)

Landlord: Gulfdream Limited Partnership

Rentable Area of Premises: 46,937 sf of land (approximatley)

Use: Emergency Respite

Extension Date: November 1, 2020

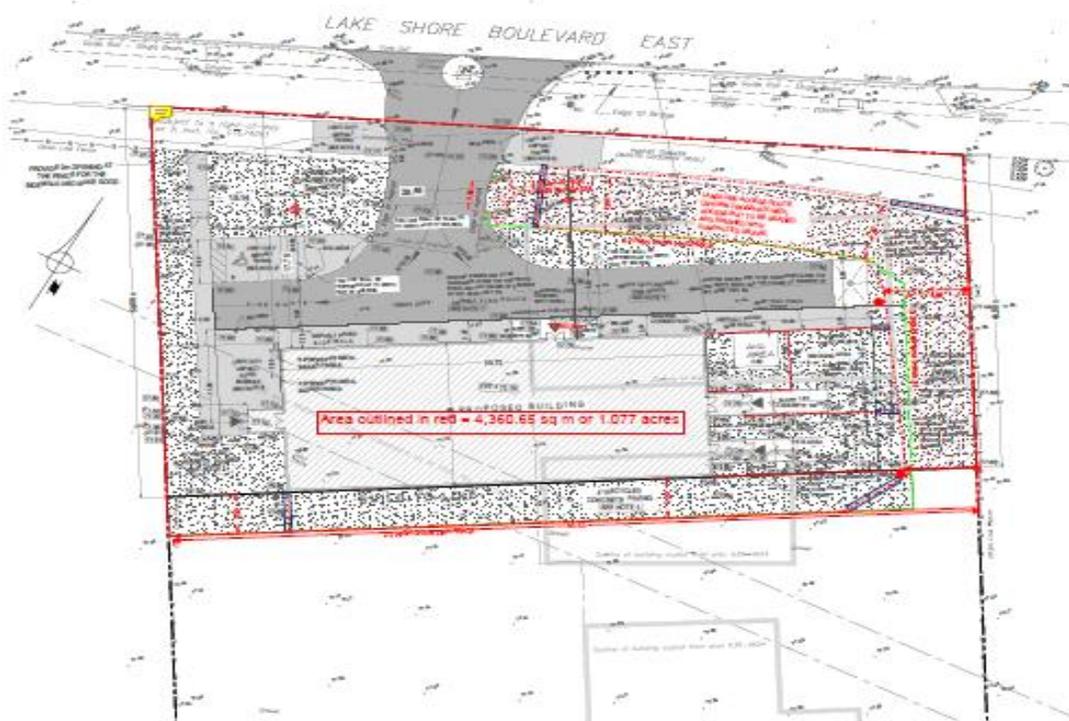
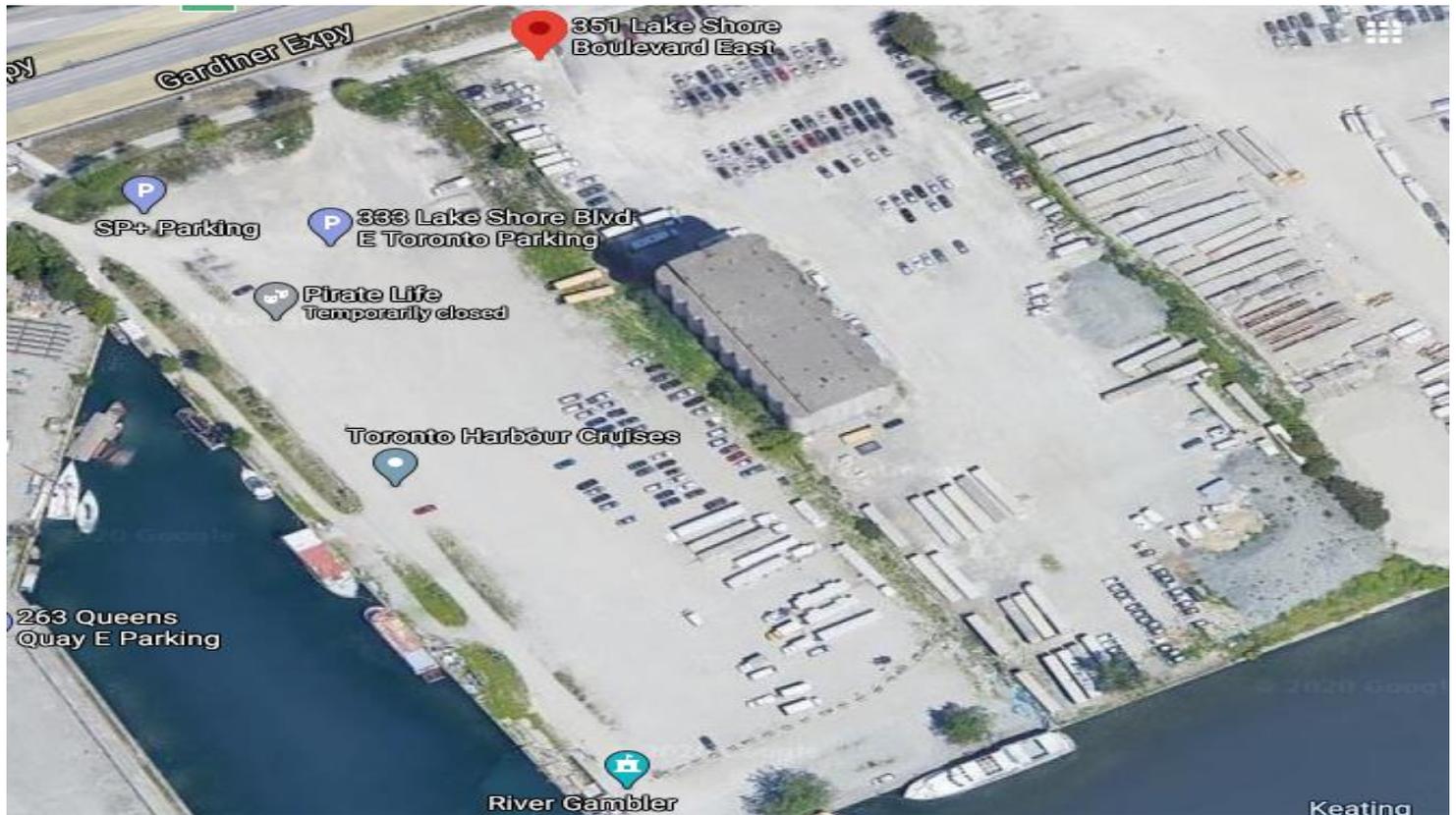
Term: One (1) year, November 1, 2020 – October 31, 2021

Gross Rent: \$288,564 per annum

Terms and Conditions: Extension of existing agreement

Appendix "B"

Location Map:



- NOTE 1:**
- HEAVY DUTY ASPHALT PAVEMENT SHALL BE:
- 40 MM H.F.S.
 - 30 MM GRANULAR A
 - 30 MM GRANULAR B
 - GRANULAR BASES SHALL BE UNIFORMLY COMPACTED TO 98% OR + OF ITS MAXIMUM STANDARD PROCTOR DRY DENSITY.
- NOTE 2:**
- LIGHT DUTY ASPHALT PAVING SHALL BE:
- 40 MM H.F.S.
 - 30 MM GRANULAR A
 - 30 MM GRANULAR B
 - GRANULAR BASES SHALL BE UNIFORMLY COMPACTED TO 98% OR + OF ITS MAXIMUM STANDARD PROCTOR DRY DENSITY.
- NOTE 3:**
- IF THICK RECYCLED CONCRETE PAVING SHALL BE COMPACTED 2" RECYCLED CONCRETE.

	SRTO architect		TORONTO RESPITE CENTRE 351 LAKE SHORE BOULEVARD EAST TORONTO, ONTARIO	SITE PLAN LANDLORD ACCESS ROUTE	A-101A
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