

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

TRACKING NO.: 2020-192

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

Prepared By:	Patrick McCabe	Division:	Corporate Real Estate Management
Date Prepared:	October 27, 2020	Phone No.:	647 462 7427

Purpose	To obtain authority to renew the 2015 Agreement (the "Agreement") between the City of Toronto (the "City") and LAMP Community Health Centre ("LAMP") for a further term of five (5) years on the same terms and conditions.
Property	185 Fifth Street, Toronto.
Actions	<ol style="list-style-type: none"> 1. Authority be granted to renew the 2015 Agreement with LAMP Community Health Centre allowing Parks, Forestry and Recreation ("PFR") to provide youth programming at the LAMP facility for an extended term commencing on April 1, 2019 and ending on March 31, 2024, subject to similar terms and conditions of the 2016 Agreement outlined on page 4 of this form and on such other terms as may be satisfactory to the Chief Corporate Officer and in a form acceptable to the City Solicitor; 2. The Parks, Forestry and Recreation Manager – Business Services & Partnerships shall administer and manage the Agreement, including the provision of any consents, approvals, waiver, notices and notice of termination provided that the Deputy City Manager, Corporate Services may, at any time, refer consideration of such matters (including their content) 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>Annual costs for this location are currently estimated at \$169,000. Funding is available in the 2020 Council Approved Operating Budget for Parks, Forestry and Recreation under cost centers P13576 and P12901. Future year expenditures will be referred to the City's annual budget process and will be included as part of the 2021 and future year budget submissions for Council consideration.</p> <p>The Chief Financial Officer and Treasurer has been provided the financial impacts associated with this program for review as part of the 2021 budget process.</p>
Comments	In 2015 City Council approved the expansion of three (3) Enhanced Youth Spaces with one of the spaces designated to LAMP Community Health Centre. LAMP is a charitable organization that offers community health services and youth programming to at-risk neighbourhoods in central and south Etobicoke. Parks, Forestry and Recreation have been allocating funding since 2016 to deliver programming to LAMP at 185 Fifth Street. The agreement which defines the responsibilities of PFR and LAMP expired on March 31, 2019 and requires renewal. Terms and conditions of the renewal will remain consistent with the existing agreement and are outlined on page 4.
Terms	See page 4 Terms and Conditions.

Property Details	Ward:	3 – Etobicoke-Lakeshore
	Assessment Roll No.:	19 19 052 600 02000
	Approximate Size:	
	Approximate Area:	
	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:	Mark Grimes	Division:	Parks, Forestry & Recreation (Finance)
Contact Name:	Aaron Prance (Jul 14, 2020)	Contact Name:	Aaron Wang (Oct 1, 2020)
Contacted by:	Phone <input type="checkbox"/> E-Mail <input checked="" type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input checked="" type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	No Objection	Comments:	Comments Incorporated

Consultation with Divisions and/or Agencies

Division:	Parks, Forestry & Recreation	Division:	Financial Planning
Contact Name:	Christina Iacovino / Rohan Dove	Contact Name:	Patricia Libardo (Oct 22, 2020)
Comments:	Proceed With Agreement (Feb 5, 2020)	Comments:	Comments Incorporated

Legal Services Division Contact

Contact Name:	Lisa Strucken (Feb 5, 2020)
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DAF Tracking No.: 2020-192	Date	Signature
Concurred with by: Manager, Real Estate Services Daran Somas	October 29, 2020	Signed by Daran Somas
<input type="checkbox"/> Recommended by: Manager, Real Estate Services	October 29, 2020	Signed by Melanie Hale-Carter
<input checked="" type="checkbox"/> Approved by: Manager, Real Estate Services Melanie Hale-Carter		
<input type="checkbox"/> Approved by: Director, Real Estate Services		X

MAJOR TERMS AND CONDITIONS

Objective:

This Agreement defines the framework agreed upon by LAMP and the City's General Manager of Parks, Forestry and Recreation or his or her designate (the "GM") for the operation of a youth space within the facility located at 185 Fifth Street, Toronto (the "Building")

Organization:

LAMP Community Health Centre

Location:

185 Fifth Street, Toronto.

Renewal Term:

Term of five (5) years commencing April 1, 2019 and expiring on March 31, 2024 on the same terms and conditions as the 2016 Agreement.

Early Termination:

Either Party may terminate this Agreement at any time and for any reason upon at least sixty (60) days' notice in writing to the other party.

Responsibilities:

LAMP Community Health Centre Services is responsible, at its sole expense for the following:

- (a) providing dedicated space for the City's Parks, Forestry and Recreation Enhanced Youth Space (the "Youth Space") including office space and a phone line/extension for one full time work station, at 185 Fifth Street;
- (b) orientation and training to all Youth Space staff regarding the process, procedure and information pertinent to the LAMP organization;
- (c) janitorial services, and repairs to and maintenance of the Youth Space;
- (d) all utility charges associated with the Youth Space;
- (e) providing full-time City staff with a key for access to the Building including the security access code; and
- (f) all disciplinary/supervision issues involving LAMP staff.

City of Toronto will be responsible, at its sole expense for the following:

- (a) providing one full time staff and part-time program staff for the Youth Space;
- (b) funding the operation of the Youth Space; and
- (c) all disciplinary/supervision issues involving City staff.

Insurance:

The City and LAMP shall, at all times during the term and any extension or renewal thereof of this agreement, purchase and maintain at their own expense a Commercial General Liability policy for bodily injury, death or property damage in the amount of Five Million Dollars (\$5,000,000.00) per occurrence. The policy shall contain a cross-liability and severability of interest clause, a 30 day cancellation clause, LAMP and the City shall add the other party as additional insured and shall be with insurers licensed to operate in Ontario.

Location Map
LAMP Community Health Centre
185 Fifth Street

