

DELEGATED APPROVAL FORM DEPUTY CITY MANAGER, CORPORATE SERVICES EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT

TRACKING NO.: 2020-174

at 100 Consilium Place for a term of 20 months, commencing on July 1, 2020 and expiring on February 28, 2022 (If "Extended Term") for 47,480 square feet of space for the continued use of office space for Toronto Employment an Social Services ("TESS"). 100 Consilium Place, 10 th and 11 th Floor, Scarborough, ON, M1H 3E3 (the "Property"), as shown on the Location M in Appendix "B". 1. Authority be granted to enter into a lease extension and amending agreement (the "Agreement") substantially in the major terms and conditions outlined herein, including such other terms and conditions as deemed appropring by the Deputy City Manager, Corporate Services, or his/her designate (the "DCM"), and in a form acceptable to City Solicitor. Financial Impact The net expenditures for the City, inclusive of basic rent, common area maintenance fees, and realty taxes, will be \$2,786,081.83 (plus HST) or \$2,835,116.87 (net of HST recoveries) over the 20-month term. The financial implications (inclusive of HST recoveries) broken down by fiscal year is as follows: 20-month Extension 2020 2021 2021 2022 203 204 205 205 206 Realty Taxes \$ 106,294,43 \$ 216,840.63 \$ 138,894.34 CAM Expensions Annual Expenditure to the City \$ 2,835,116.87 Funding is available in the 2020 Council Approved Operating Budget for Toronto Employment & Social Services un cost centre C01274. Future years expenditures will be included as part of the 2021 and future year budget submiss. The Chief Financial Officer and Treasurer has been provided the financial impacts associated with the program identified in this DAF for review as part of the 2021 budget process. The City is currently a tenant of the 10 th and 11 th floor office space utilized by TESS at 100 Consilium Place. The or signed lease proposal letter was entered into under the authority of Item No. GM26.29 of the Government Manager Committee, adopted by City Council at its meeting on November 30, December 1, 2, 4, and 7 of 2009. The lease expired on June 30, 2020 and TESS has decid	Prepared By:	Patricia Chen	Division:	Corpora	ate Real Estate Mana	gement	
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Α.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate Services has approval authority for:
1. Acquisitions:	Where total compensation does not exceed \$3 Million.	Where total compensation does not exceed \$5 Million.
2A. Expropriations Where City is Expropriating Authority:	Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.	Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.
2B. Expropriations For Transit- Related Purposes Where City is Property Owner or Has Interest	(a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.	(a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.
in Property Being Expropriated:	Request/waive hearings of necessity delegated to less senior positions.	Request/waive hearings of necessity delegated to less senior positions.
3. Issuance of RFPs/REOIs:	Issuance of RFPs/REOIs.	Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.	Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	Transfer of Operational Management to Divisions, Agencies and Corporations.	Transfer of Operational Management to Divisions, Agencies and Corporations.
6. Limiting Distance Agreements:	Where total compensation does not exceed \$3 Million.	Where total compensation does not exceed \$5 Million.
7. Disposals (including Leases of 21 years or more):	Where total compensation does not exceed \$3 Million.	Where total compensation does not exceed \$5 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.	Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	(a) Where total compensation (including options/ renewals) does not exceed \$3 Million.	(a) Where total compensation (including options/ renewals) does not exceed \$5 Million.
,	(b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.	(b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.
	Delegated to a more senior position.	I Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.
10. Leases/Licences (City as Tenant/Licensee):	X Where total compensation (including options/ renewals) does not exceed \$3 Million.	Where total compensation (including options/ renewals) does not exceed \$5 Million.
11. Easements (City as Grantor):	(a) Where total compensation does not exceed \$3 Million.	(a) Where total compensation does not exceed \$5 Million.
	(b) When closing roads, easements to pre-existing utilities for nominal consideration.	(b) When closing roads, easements to pre- existing utilities for nominal consideration.
12. Easements (City as Grantee):	Where total compensation does not exceed \$3 Million.	Where total compensation does not exceed \$5 Million.
13. Revisions to Council Decisions in Real Estate Matters:	Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).	Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	(a) Approvals, Consents, Notices and Assignments under all Leases/Licences	(a) Approvals, Consents, Notices and Assignments under all Leases/Licences
	(b) Releases/Discharges	(b) Releases/Discharges
	I Surrenders/Abandonments	I Surrenders/Abandonments
	(d) Enforcements/Terminations	(d) Enforcements/Terminations
	(e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates	(e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates
	(f) Objections/Waivers/Cautions	(f) Objections/Waivers/Cautions
	(g) Notices of Lease and Sublease	(g) Notices of Lease and Sublease
	(h) Consent to regulatory applications by City, as owner	(h) Consent to regulatory applications by City, as owner
	(i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title	(i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title
	(j) Documentation relating to Land Titles applications	(j) Documentation relating to Land Titles applications
	(k) Correcting/Quit Claim Transfer/Deeds	(k) Correcting/Quit Claim Transfer/Deeds

В.	Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing
	authority on behalf of the City for:

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.

Pre-Condition to Approval							
X Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property							
Consultation with Councillor(s)							
Councillor:	Councillor Paul Ainslie	Councillor:					
Contact Name:	Antonette DiNovo	Contact Name:					
Contacted by:	Phone X E-Mail Memo Other	Contacted by:	Phone E-mail Memo Other				
Comments:	No objections – December 4th, 2020	Comments:					
Consultation with Divisions and/or Agencies							
Division:	Toronto Employment & Social Services Division: Financial Planning						
Contact Name:	Jeff Parkovnick	Contact Name:	Patricia Libardo				
Comments:	No objections – December 1st, 2020	Comments:	No objections – December 1 st , 2020				
Legal Services Division Contact							
Contact Name:	Shirley Chow						

DAF Tracking No.: 2020-174	Date	Signature
Recommended by: Manager, Real Estate Services	Dec. 4, 2020	Signed by Daran Somas
Recommended by: Director, Real Estate Services	Dec. 10, 2020	Signed by Alison Folosea
Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo	Dec. 10, 2020	Signed by Patrick Matozzo
Approved by: Deputy City Manager, Corporate Services Josie Scioli		X

Appendix "A" - Major Terms and Conditions

Term:

20 months, commencing on July 1, 2020 and ending on February 28, 2022

Basic rent:

\$17.00 per square foot (\$67,263.33 per month) plus HST during the Extended Term

Common area maintenance expenses:

Approximately \$13.52 per square foot (\$53,494.13 per month) plus HST during the Extended Term

Realty taxes:

Approximately \$4.40 per square foot (\$17,409.33 per month) plus HST during the Extended Term

Option to Extend:

None

All other existing terms and conditions are to remain the same as in the signed lease proposal letter.

Appendix "B" - Location Map



