

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

Prepared By:	Rafael Gutierrez	Division:	Corporate Real Estate Management
Date Prepared:	January 28, 2021	Phone No.:	416-338-2995

Purpose To obtain authority to enter into a lease extension and amending agreement (the "**Agreement**") with RioCan Holdings Inc. (the "**Landlord**") with respect to the property municipally known as Unit 330, 700 Lawrence Avenue West, Toronto for the purpose of an office used by Toronto Employment and Social Services.

Property Part of the property legally described as PT LT 6 CON 2 WYS TWP OF YORK PT 1 TO 3 64R12260 and municipally known as 700 Lawrence Avenue West, Unit 330, Toronto, comprising of approximately 43,681 square feet.

Actions 1. Authority be granted to enter into the Agreement with the Landlord, 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 The City will pay a total sum of \$6,802,005.36 (plus HST), or \$6,921,720.68 (net of HST recoveries) for the five (5) year term of the Agreement, commencing October 1, 2020 and terminating on September 30, 2025.

						Excluding HST	Net of HST Recoveries (additional 1.76%)
Lease Year No.	Fiscal Year	Period	No. of Months	Monthly Basic Rent	Monthly Additional Rent	Total per Period	Total per Period
1	2021	Oct. 1, 2020 to Dec. 30, 2020	3	\$47,321.08	\$62,755.04	\$ 330,228.36	\$ 336,040.38
		Jan. 1, 2021 to Sep. 30, 2021	9	\$47,321.08	\$62,755.04	\$ 990,685.08	\$ 1,008,121.14
2	2021	Oct. 1, 2021 to Dec. 30, 2021	3	\$47,321.08	\$63,992.66	\$ 333,941.22	\$ 339,818.59
		Jan. 1, 2022 to Sep. 30, 2022	9	\$47,321.08	\$63,992.66	\$ 1,001,823.66	\$ 1,019,455.76
3	2022	Oct. 1, 2022 to Dec. 30, 2022	3	\$47,321.08	\$65,303.10	\$ 337,872.54	\$ 343,819.10
		Jan. 1, 2023 to Sep. 30, 2023	9	\$47,321.08	\$65,303.10	\$ 1,013,617.62	\$ 1,031,457.29
4	2023	Oct. 1, 2023 to Dec. 30, 2023	3	\$49,141.13	\$66,613.52	\$ 347,263.95	\$ 353,375.80
		Jan. 1, 2024 to Sep. 30, 2024	9	\$49,141.13	\$66,613.52	\$ 1,041,791.85	\$ 1,060,127.39
5	2024	Oct. 1, 2024 to Dec. 30, 2024	3	\$49,141.13	\$67,923.96	\$ 351,195.27	\$ 357,376.31
		Jan. 1, 2025 to Sep. 30, 2025	9	\$49,141.13	\$67,923.96	\$ 1,053,585.81	\$ 1,072,128.92
Subtotals						\$ 6,802,005.36	\$ 6,921,720.68

Comments Funding is available in the 2021 Council Approved Operating Budget Submission for Toronto Employment and Social Services (TESS) under cost centre (C01212), and future expenditures will be included in future year Operating Budget submissions for Council consideration.

The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.

At its meeting on November 30, December 1, 2, 4 and 7, 2009, City Council adopted report GM26.29 "Leased Space to Meet Toronto Employment and Social Services Recession Plan Requirement" to enter into lease agreements for space at seven locations to accommodate an expansion of service capacity for Toronto Employment and Social Services. The additional space will enable Toronto Employment and Social Services to accommodate the required new case workers needed to support the increased demand for Ontario Works.

One of the locations is at 700 Lawrence Avenue West, Unit 330, for an area of approximately 43,681 square feet, and a term of ten (10) years with an option to extend for one more five (5) year term. By way of a letter dated February 10, 2020, the City of Toronto exercised its option to extend for the additional five (5) year term, from October 1, 2020 to September 30, 2025.

Terms See Appendix "A".

Property Details	Ward:	8 - Eglinton-Lawrence
	Assessment Roll No.:	19 08 043 420 001 00
	Approximate Size:	N/A
	Approximate Area:	4,058.1 m ² ± (43,681 ft ²)
	Other Information:	N/A

A.	City Manager 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/REOs:</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/Licenser):</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 \$10 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$10 Million.</p> <p>Request/waive hearings of necessity delegated to less senior positions.</p> <p>Delegated to less senior positions.</p> <p>Delegated to less senior positions.</p> <p>Delegated to less senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$10 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$10 Million.</p> <p>Delegated to less senior positions.</p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$10 Million.</p> <p>Leases/licences for periods up to 12 months at less than market value delegated to less senior positions.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a less senior position.</p> <p><input checked="" type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$10 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$10 Million.</p> <p>Nominal sum easements to pre-existing utilities when closing roads delegated to less senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$10 Million.</p> <p><input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).</p> <p>Delegated to less senior positions.</p>

B. City Manager has signing authority on behalf of the City for:
<ul style="list-style-type: none"> Documents required to implement matters for which this position also has delegated approval authority.

Pre-Condition to Approval	
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property	
Consultation with Councillor(s)	
Councillor: Mike Colle	Councillor:
Contact Name: Lola Dandybaeva	Contact Name:
Contacted by: <input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other	Contacted by: <input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments: Concurs (March 2, 2021)	Comments:
Consultation with Divisions and/or Agencies	
Division: Toronto Employment and Social Services	Division: Financial Planning
Contact Name: Jeff Parkovnick	Contact Name: Patricia Libardo
Comments: Concurs (February 11, 2021)	Comments: Concurs (March 2, 2021)
Legal Services Division Contact	
Contact Name: Gloria Lee (February 3, 2021)	

DAF Tracking No.: 2021-082	Date	Signature
Recommended by: Manager, Real Estate Services, Daran Somas	June 3, 2021	Signed by Daran Somas
Recommended by: Director, Real Estate Services, Alison Folosea	June 3, 2021	Signed by Alison Folosea
<input checked="" type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management Patrick Matozzo	June 4, 2021	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Recommended by: Deputy City Manager, Corporate Services Josie Scioli	June 4, 2021	Signed by Josie Scioli
<input checked="" type="checkbox"/> Approved by: City Manager Chris Murray	June 10, 2021	Signed by Chris Murray

Appendix "A" Major Terms and Conditions

Landlord:
RioCan Holdings Inc.

Tenant:
City of Toronto

Premises:
700 Lawrence Avenue West, Unit 330 (approximately 43,681 square feet)

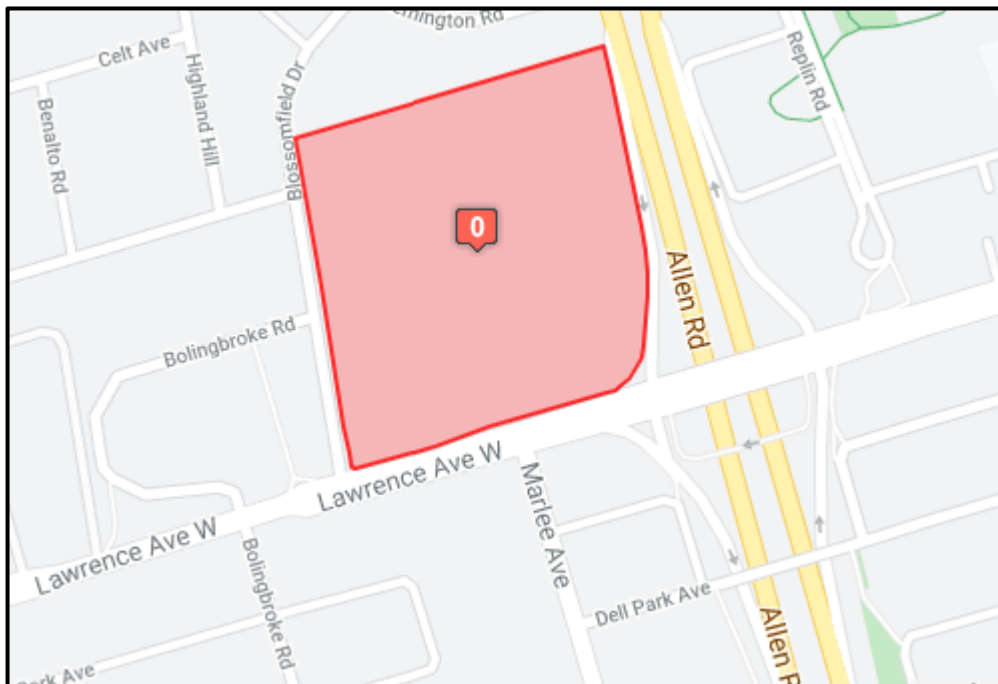
Term:
Five (5) years, commencing on October 1, 2020, and terminating on September 30, 2025

Use:
General office uses for the purposes of operating administrative offices and client services operations.

Basic Rent and Additional Rent (figures below are pre-HST):

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						Total per Period	Total per Period
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Site Map:



Aerial Map:



Frontal View:

