

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

TRACKING NO.: 2021-255

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:	September 16, 2021	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 and 369 Lake Shore Blvd E, Toronto.
Property	351 and 369 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	<p>The total cost for minimum rent to the City for the one (1) year term, will be \$299,529.43 (plus HST) or \$304,801.15 (net of HST recoveries) commencing November 1, 2021 and expiring October 31, 2022. In addition to minimum rent, the City will be responsible for paying additional rent which includes HST, all repairs, replacements and maintenance of the premises and building including plumbing, electrical, mechanical, structural, HVAC, and all costs of landscaping and clearing of ice and snow.</p> <p>Funding is available in the 2021 Council Approved Operating Budget for Shelter, Support & Housing Administration under cost center FH5351. Future year expenditures will be referred to the City's annual budget process and will be included as part of the 2022 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 2022 budget process.</p>
Comments	<p>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. Through DAF 2020-233 the lease was renewed from November 1, 2020 and will expire on October 31, 2021. SSHA has been operating an emergency respite site, through the installation of a 10,000sf Sprung Structure. 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 extensions 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.</p> <p>This one year extension commencing on November 1, 2021 and expiring on October 31, 2022 will allow SSHA to continue providing year-round emergency respite from this location.</p> <p>City staff consider the proposed Agreement to be fair and reasonable to both parties.</p>
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 (Constituency Assistant To Councillor, City Council)	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:	No objection (Aug 16, 2021)	Comments:	

Consultation with Divisions and/or Agencies

Division:	SSHA	Division:	Financial Planning
Contact Name:	Loretta Ramadhin (Project Director Homelessness Initiative, Community & Social Services)	Contact Name:	Patricia Libardo
Comments:	Comments incorporated (Aug 4, 2021)	Comments:	Comments incorporated (Sep 16, 2021)

Legal Services Division Contact

Contact Name: Michele Desimone (Sep 7, 2021)

DAF Tracking No.: 2021-255	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Daran Somas	Oct. 27, 2021	Signed by Daran Somas
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Oct. 27, 2021	Signed by Alison Folosea

DAF 2021-255

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, 2021

Term: One (1) year, November 1, 2021 – October 31, 2022

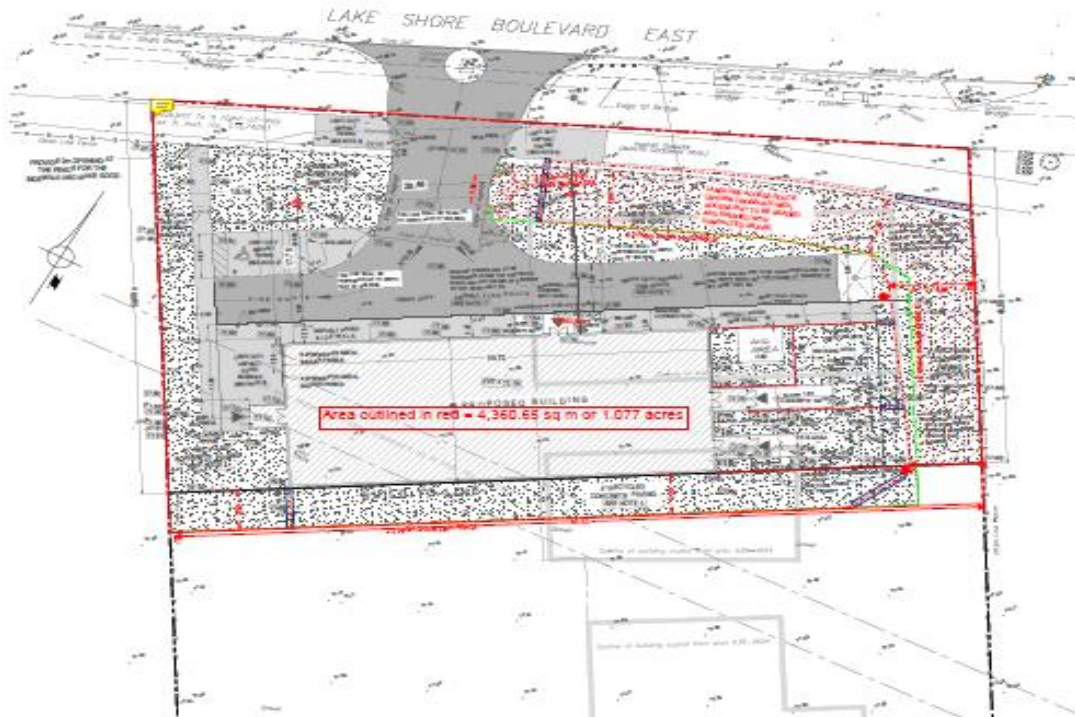
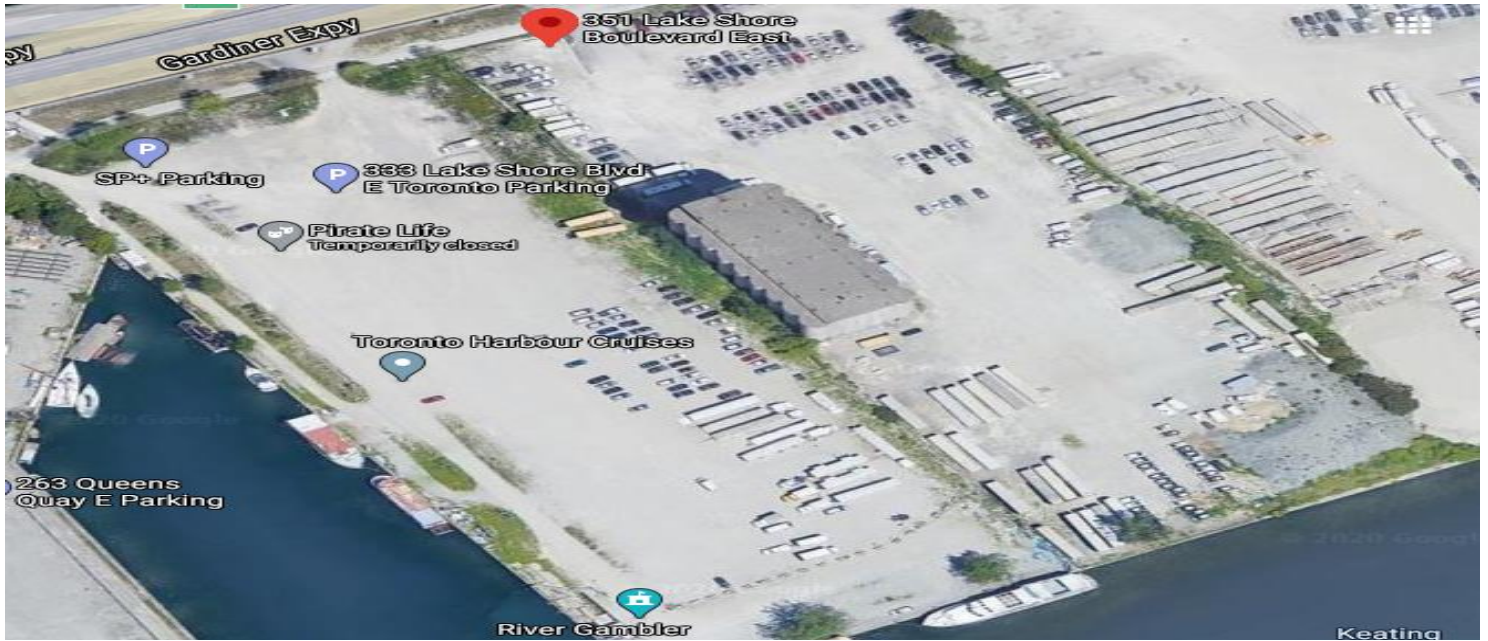
Minimum Rent: \$299,529.43 per annum

Additional Rent: includes HST, all repairs, replacements and maintenance of the premises and building including plumbing, electrical, mechanical, structural, HVAC, and all costs of landscaping and clearing of ice and snow

Terms and Conditions: Extension of existing agreement

Appendix "B"

Location Map:



- NOTE 1:**
- HEAVY DUTY ASPHALT PAVEMENT SHALL BE:
- THE LOAD SUPPORT SHALL BE SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE, CANCSH-66, AND SHALL BE SURFACED IN ORDER TO ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.
 - THERE WILL BE NO GRADIENT CHANGE BETWEEN THE ASPHALT PAVED SIDEWALK AND THE "BISE ROUTE"
 - ASPHALT PAVEMENT SHALL BE:
 - 40 MM 16.3
 - 60 MM 16.5
 - 90 MM GRANULAR A
 - 300 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 16.3
 - 60 MM 16.5
 - 90 MM GRANULAR A
 - 300 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.

					TORONTO RESPITE CENTRE 351 LAKE SHORE BOULEVARD EAST TORONTO, ONTARIO	DATE: 2021-11-10 DRAWN BY: [Name] CHECKED BY: [Name]
					SITE PLAN LANDLORD ACCESS ROUTE	A-101A