

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

TRACKING NO.: 2021-288

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

Prepared By:	Glenn Zeta	Division:	Corporate Real Estate Management
Date Prepared:	October 19, 2021	Phone No.:	416-338-7612

Purpose	To obtain authority to enter into a lease extension and amending agreement, (the "Agreement") with Healthcare Properties Holdings Ltd. ("the Landlord"), with respect to the property municipally known as for Units 102, 103 and 104 at 235 Danforth Avenue, Toronto for the purpose of a dental clinic run by Toronto Public Health ("TPH")
Property	Suites 102, 103, 104 within the building municipally known as 235 Danforth Avenue municipally known as Part of Lots O and P, Plan 795 City East, being Parts 1 and 2 on Reference Plan 63R-4774; Together With Instrument No. CA79765; City of Toronto, being part of PIN 210640272 (the "Extended Leased Premises") and as shown on the Location Map in Appendix B
Actions	1. Authority be granted to enter into the Agreement with the Landlord, substantially on the terms and conditions outlined herein, and including such other terms as deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.
Financial Impact	<p>The total cost to the City for the six (6) month extension term for the Extended Leased Premises inclusive of basic rent and additional rent will be \$36,072.02 (plus HST) or \$ \$36,706.89 (net of HST recoveries). Funding for the lease costs is available in the 2021 Council Approved Operating Budget for Toronto Public Health (TPH) with cost centre PH3601.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>
Comments	<p>On October 1991, Toronto City Council adopted the report of the Budget Review Committee which recommended the lease of space at 235 Danforth Avenue for the purpose of relocating the Eastern Health Area Public Health Office commencing June 1, 1992 and ending May 31, 1997. The Board of Management Committee at its meeting of May 2, 1997 authorized an extension which expired on May 31, 2002. As per DAF 2001-049 the lease was surrendered and a new Lease was entered into with Pricewaterhouse Coopers Inc. as the Receiver and Manager of 886024 Ontario Inc. for a period of five (5) years beginning June 15, 2001 and ending June 14, 2006. This Lease was amended under the authority of DAF 2002-062 to extend commencing on October 15, 2001 and ending on October 14, 2006. On September 25, 26 & 27, 2006, Toronto City Council approved a Lease Renewal for a term of five (5) years expiring on October 14, 2011 consisting of 18,444 square feet that included certain ground floor units (102,103 and 104), 2nd floor, 3rd floor and 4th floor. On November 2016, another Lease Extension was authorized expiring on October 31, 2021. The City has been subleasing Unit 400 to a subtenant since August 1, 2017.</p> <p>TPH has elected to terminate the entirety of the lease at 235 Danforth Ave effective October 31, 2021 save and except for the Extended Leased Premises. The Dental Clinic requires a 6 month lease extension to operate from the Extended Leased Premises on the terms set out in Appendix A. TPH plans to consolidate services at their 791 Queen St East Clinic.</p>
Terms	Please see Appendix A

Property Details	Ward:	14 – Toronto Danforth
	Assessment Roll No.:	1904-07-5-300-03900
	Approximate Size:	
	Approximate Area:	2,404 sq. ft.
	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:	Paula Fletcher	Councillor:	
Contact Name:	Paula Fletcher	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X <input checked="" type="checkbox"/> 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:	Concurred – October 18, 2021	Comments:	

Consultation with Divisions and/or Agencies

Division:	Toronto Public Health	Division:	Financial Planning
Contact Name:	Humphrey Liu	Contact Name:	Ciro Tarantino
Comments:	Concurred – October 12, 2021	Comments:	Comments Incorporated – October 18, 2021

Legal Services Division Contact

Contact Name:	Rebecca Hartley
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DAF Tracking No.: 2021- 288	Date	Signature
Concurred with by: Manager, Real Estate Services Ronald Ro	Oct. 20, 2021	Signed by Ronald Ro
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Daran Somas	Oct. 20, 2021	Signed by Daran Somas
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		X

Appendix A Major Terms and Conditions

Landlord: Healthcare Properties Holdings Ltd.

Tenant: City of Toronto

Premises: Suite 102, 103 and 104, 235 Danforth Avenue, Toronto

Demised Area: Approximately 2,404 square feet shown at Appendix B

Extension Term: Six Months commencing November 1, 2021 and ending April 30, 2022

Basic Rent: \$15.75 psf. Total Basic Rent for the extension is \$36,072.02 (plus HST) before recoveries.

Additional Rent: \$11.74 per square feet per annum.

Period	Basic Monthly Rent	Additional Monthly Rent	Total Monthly	Total (6 Months)	Total (net of HST recoveries)
November 1, 2021 to April 30, 2022	\$ 3,155.25	\$ 2,856.75	\$ 6,012.00	\$ 36,072.02	\$36,706.89

Early Termination: Both parties having the right to terminate the agreement provided 30 days' notice is given.

Municipal Capital Facility Tax Exemption: Exempt

All other terms of the original lease, as amended, shall remain in force.

