

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

**TRACKING NO.: 2022-040**

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:	February 1, 2022	Phone No.:	416-338-2995

<b>Purpose</b>	To obtain authority to enter into a lease extension agreement with 1176 Holdings Limited (the " <b>Tenant</b> ") with respect to the vacant land located adjacent to 1020 Lawrence Avenue East for the purpose of a parking lot (the " <b>Agreement</b> ").
<b>Property</b>	Part of the Lawrence Avenue Reservoir (Caledonia Park) located at 1144 Lawrence Avenue West, Toronto, ON and adjacent to 1020 Lawrence Avenue West, Toronto, ON (the " <b>Property</b> "). The location of the Property is shown on Schedule "A", the leased premises are shown outlined in red on Schedule "B" and Schedule "C" (the " <b>Premises</b> ").
<b>Actions</b>	Authority be granted to enter into the Agreement with the Tenant, substantially on the major terms and conditions set out in Appendix "A", and including such other terms and conditions deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.
<b>Financial Impact</b>	<p>The Agreement will generate \$43,010.44 (plus HST and all applicable taxes) in revenue to the City of Toronto for the extended term of two (2) years and will be directed to the 2021 Council Approved Operating Budget for Corporate Real Estate Management under cost center FA1436. Future year revenue will be referred to the City's budget process and will be included as part of 2022 budget submission for Council consideration.</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>
<b>Comments</b>	<p>As authorized by DAF No. 00-55, the City leased the Premises to the Tenant for a term of five (5) years, commencing on June 1, 1999 and expiring on May 31, 2004. The term was extended to May 31, 2020 as authorized by DAF No. 2017-218. The Tenant continues to occupy the Premises and has requested a further extension to May 31, 2022. Negotiations were concluded with the Tenant for monthly rental payments of \$1,666.67 for the period June 1, 2020 – December 31, 2020 and \$1,843.75 for the period January 1, 2021- May 31, 2022.</p> <p>The Premises are within jurisdiction of Toronto Water, as Lawrence Avenue Reservoir is located under the Property and south east of the Caledonia Park within Parks, Forestry and Recreation (PF&amp;R) purview. Real Estate Services staff consider the proposed rent and other terms and conditions in the Agreement to be fair, reasonable and at market value.</p>
<b>Terms</b>	See Appendix "A"

<b>Property Details</b>	<b>Ward:</b>	8 – Eglinton-Lawrence
	<b>Assessment Roll No.:</b>	19 08 042 290 023 00
	<b>Approximate Size:</b>	N/A
	<b>Approximate Area:</b>	473 m <sup>2</sup> ± (5,095 ft <sup>2</sup> ±)
	<b>Other Information:</b>	N/A

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 &amp; Parks &amp; 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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></p> <p><input checked="" 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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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 &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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:	Mike Colle	Councillor:	
Contact Name:	Angela Cugliari	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 objections	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Parks, Forestry & Recreation	Division:	<b>Financial Planning</b>
Contact Name:	Jennifer Kowalski	Contact Name:	Patricia Libardo
Comments:	Approved	Comments:	Approved

**Legal Services Division Contact**

Contact Name:	Gloria Lee
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DAF Tracking No.: 2022-040	Date	Signature
Concurred with by: Manager, Real Estate Services Ronald Ro	Feb. 3, 2022	Signed by Ronald Ro
<input type="checkbox"/> Recommended by: Manager, Real Estate Services <input checked="" type="checkbox"/> Approved by: Vinette Prescott-Brown	Feb. 3, 2022	Signed by Vinette Prescott-Brown
<input type="checkbox"/>		

**APPENDIX A****Major Terms & Conditions****Extended Term:**

Two (2) years commencing on June 1, 2020 and expiring on May 31, 2022.

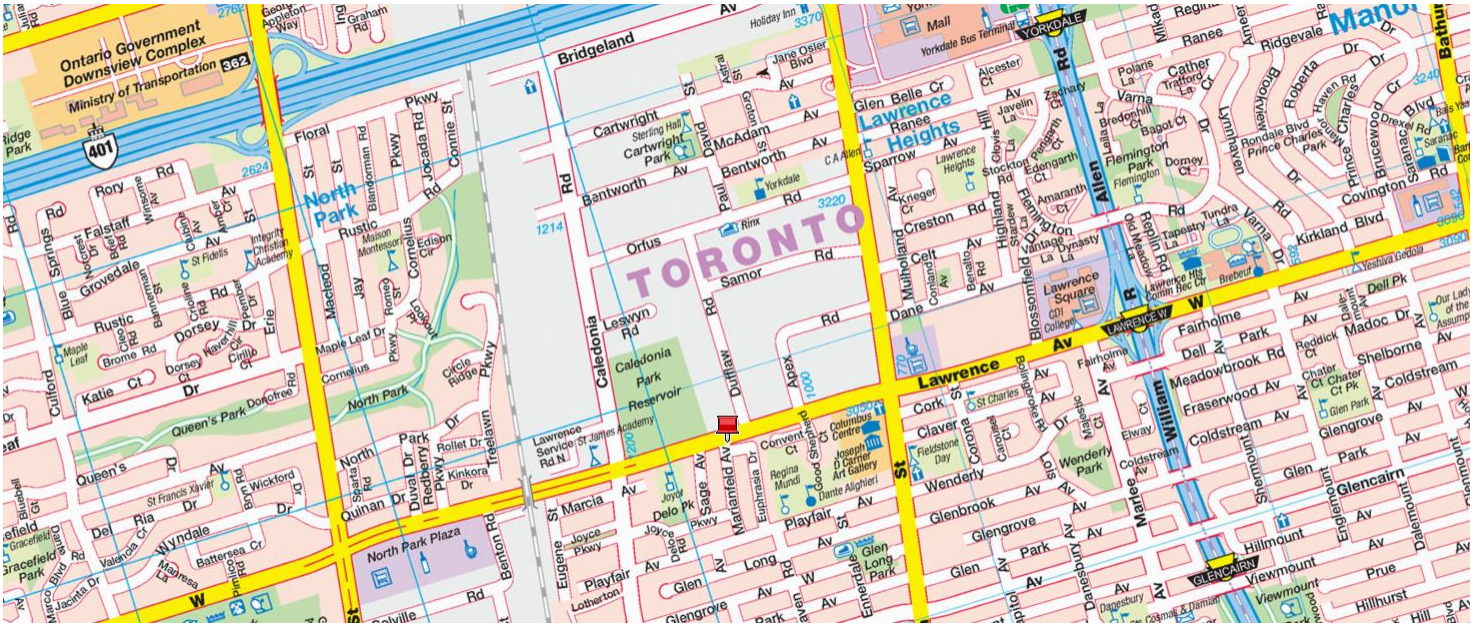
**Base Rent:**

From and after June 1, 2020 and throughout the extended term, the Tenant shall pay to the Landlord a basic rent, in equal monthly instalments in advance, plus applicable taxes, including but not limited to Harmonized Sales Tax and any other applicable taxes, as follows:

<b>Term Yearly Amount</b>		<b>Period</b>	<b>Monthly Amount</b>
Year 1	\$20,885.44	June 1, 2020 – December 31, 2020	\$1,666.67
		January 1, 2021 – May 31, 2021	\$1,843.75
Year 2	\$12,906.25	June 1, 2021 - May 31, 2022	\$1,843.75

All other terms and conditions to remain the same.

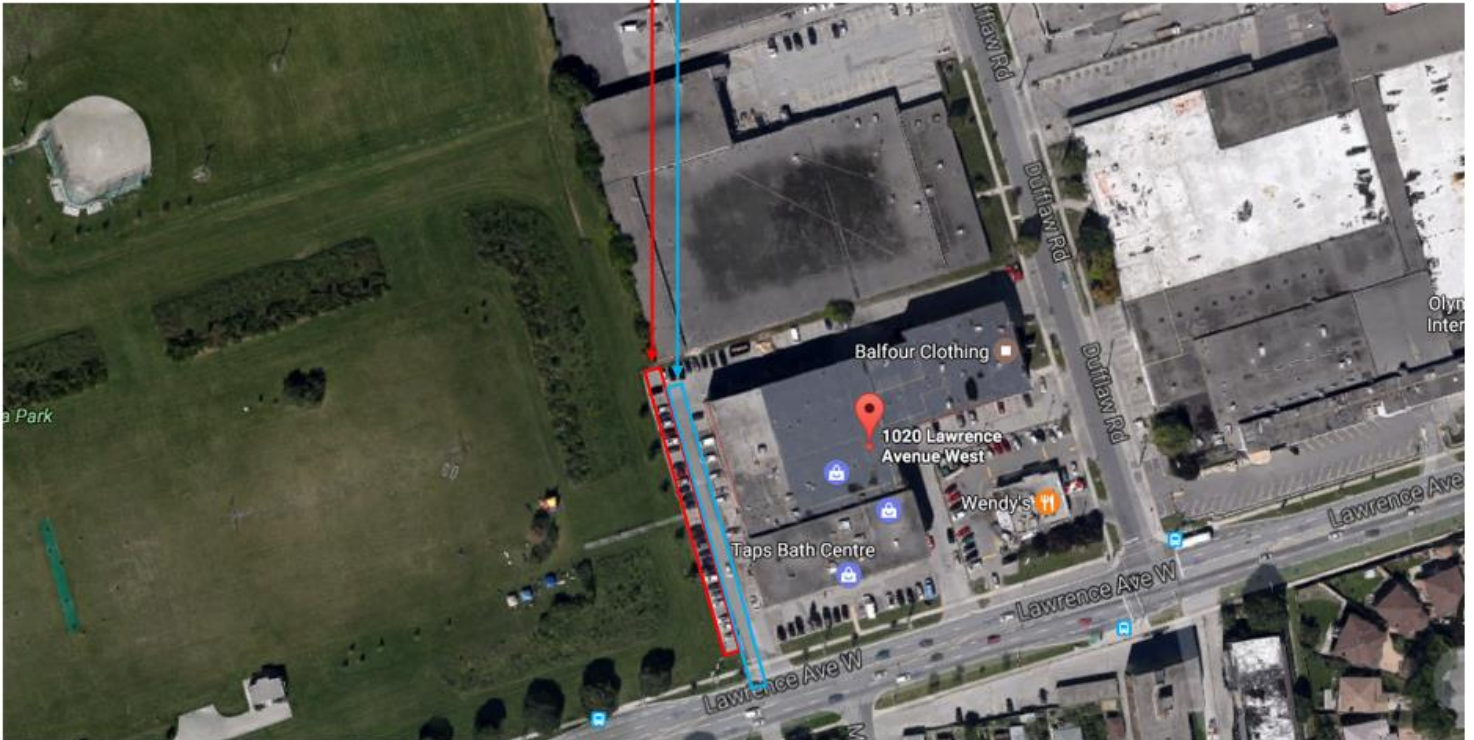
### SCHEDULE "A" SITE LOCATION MAP



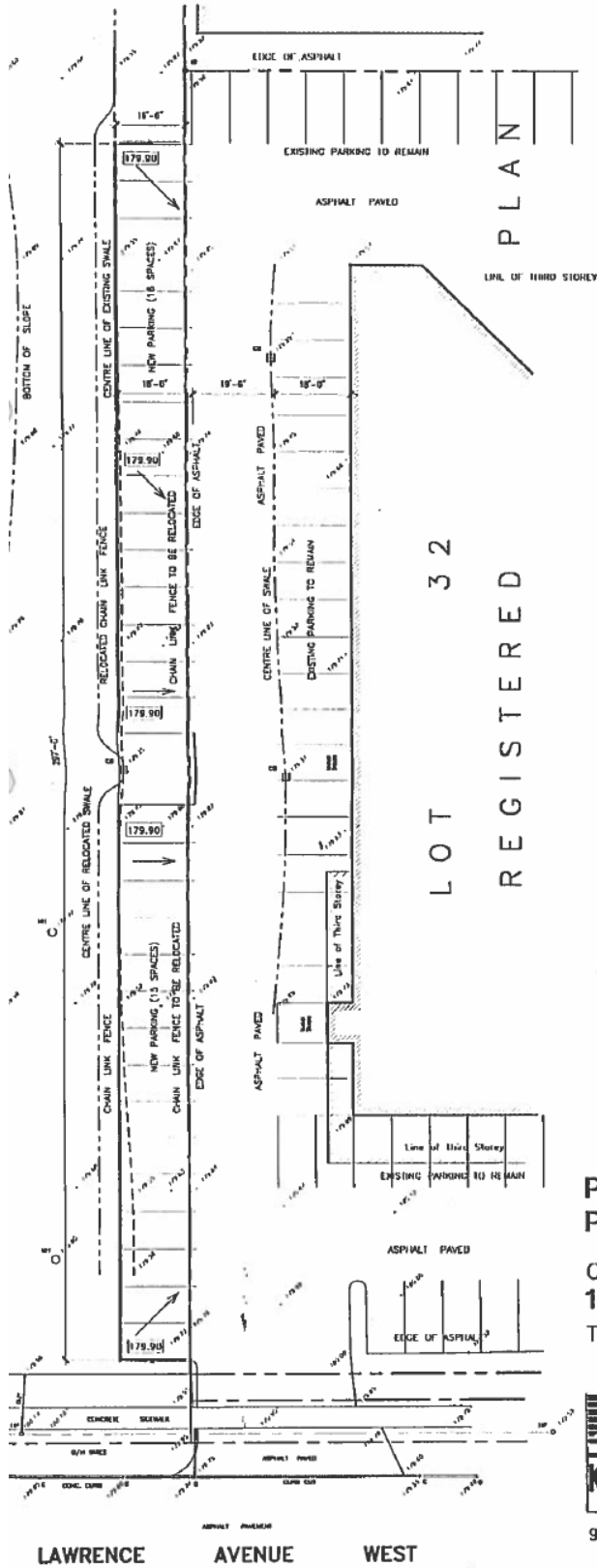
### SCHEDULE "B" SITE MAP

City's Land

1020 Lawrence Avenue Owners' Land



# SCHEDULE "C" SKETCH



## PROPOSED NEW 31 PARKING SPACES

ORFUS REALTY  
1020 LAWRENCE AVE WEST  
TORONTO, ONTARIO



Architects & Planners

23 Lesmill Road, Suite 700  
North York, Ont. M2H 3P6  
Tel: (416) 510-8300  
Fax: (416) 510-8301

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