

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

TRACKING NO.: 2022-051

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:	March 6, 2022	Phone No.:	416-392-2598

Purpose	To obtain authority to enter into a lease extension and amending agreement (the " Extension Agreement ") between the City of Toronto (the " Tenant ") and Reiter International Limited (the " Landlord ") for the continued use of the property municipally known as 321 Rexdale Boulevard, Unit 3, Toronto (the " Property ") as an ambulance station for Emergency Medical Services ("EMS").
Property	321 Rexdale Boulevard, Unit 3, Toronto, Ontario (See Location Map attached hereto as Appendix "A").
Actions	1. Authority be granted to extend the Extension Agreement for a term of three (3) years, substantially on the major terms and conditions set out in Appendix "B," and including such other terms and conditions as deemed appropriate by the Director of Real Estate Services, and in a form acceptable to the City Solicitor.
Financial Impact	The total cost to the City of Toronto over a term of three (3) years is \$201,096 (plus HST) or \$204,635.29 (net of HST recoveries), of which \$159,600.00 (plus HST) or \$162,408.96 (net of HST recoveries) relates to basic rent and \$41,496.00 (plus HST) or \$42,226.33 (net of HST recoveries) for additional rent. Annual cost to the City is as follows: \$27,519.30 (net of HST recoveries) in 2021, \$66,948.58 (net of HST recoveries) in 2022, \$69,114.04 (net of HST recoveries) in 2023 and \$41,053.38 (net of HST recoveries) in 2024. The 2021 and 2022 amounts totaling \$94,467.88 (net of HST recoveries) will be paid in 2022. Funding is available in the 2021 Council Approved Operating Budget for Toronto Paramedics Services under cost center B55300. 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. The Chief Financial Officer and Treasurer have reviewed this DAF and agrees with the financial implications as detailed in the Financial Impact section.
Comments	The facility is utilized as an ambulance station and provides important emergency medical services to the neighbouring community. The City entered into a lease with the Landlord dated September 30, 1977 (the "Lease"), for this location. The Lease has been renewed and extended by various extension and amending agreements, with the latest agreement authorized pursuant to DAF Tracking No. 2018-371, with the term expiring on July 31, 2021. EMS requires the continued use of this facility and has requested Real Estate Services to extend the Lease for three (3) years from August 1, 2021 to July 31, 2024. CREM consulted with both CreateTO and ModernTO on this transaction. CreateTO confirmed this transaction is in alignment with the work they are doing on their larger EMS portfolio review and ModernTO confirmed this site is outside the scope of their project. Real Estate Services staff consider the terms and conditions of the proposed Extension Agreement to be fair, reasonable and reflective of market rates.
Terms	Please see page 6: Appendix "B" for Major Terms and Conditions.

Property Details	Ward:	1 - Etobicoke North
	Assessment Roll No.:	1919-04-4-020-00900
	Approximate Size:	
	Approximate Area:	395 m ² (4,256 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:	Michael Ford	Councillor:	
Contact Name:	Trent Jennett (Community and Stakeholder Relations)	Contact Name:	
Contacted by:	Phone <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:	No Objection (September 9, 2021)	Comments:	

Consultation with Divisions and/or Agencies

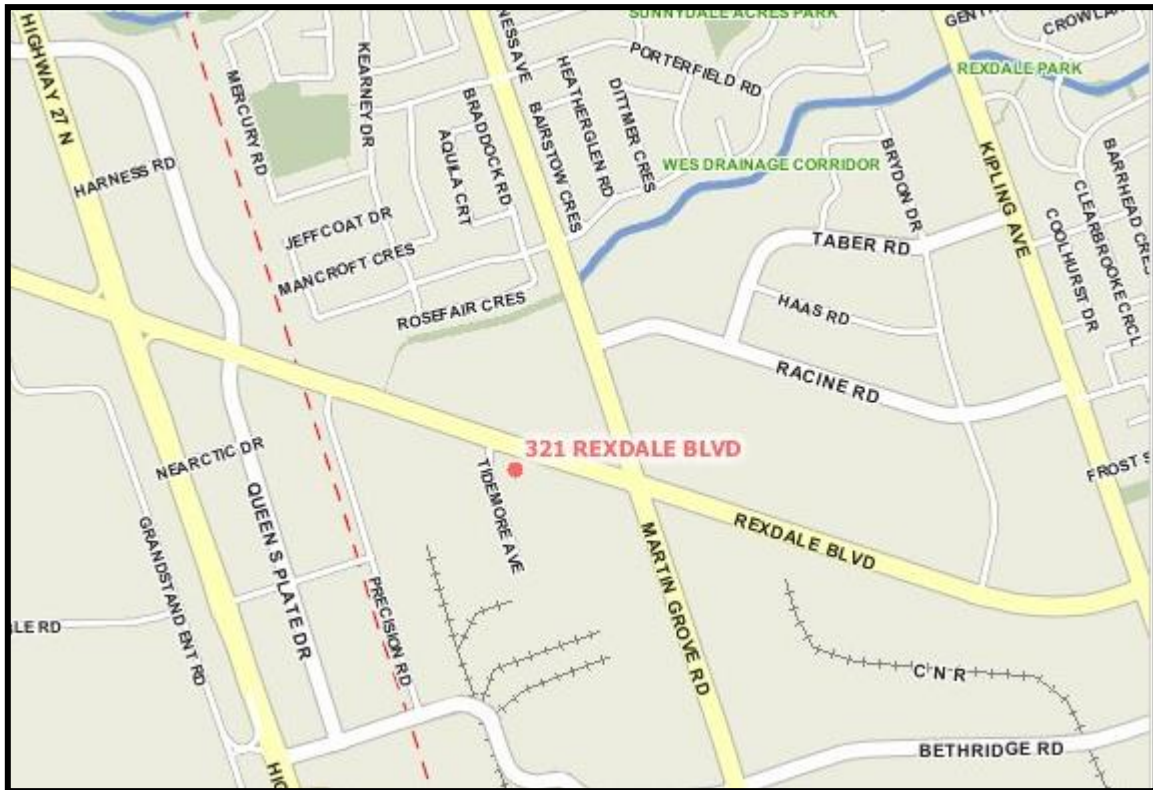
Division:	Toronto Paramedic Services	Division:	Financial Planning
Contact Name:	Frederic Shaefer (Superintendent)	Contact Name:	Ciro Tarantino
Comments:	Comments incorporated (September 10 & December 16, 2021)	Comments:	Comments incorporated (February 23, 2022)

Legal Services Division Contact

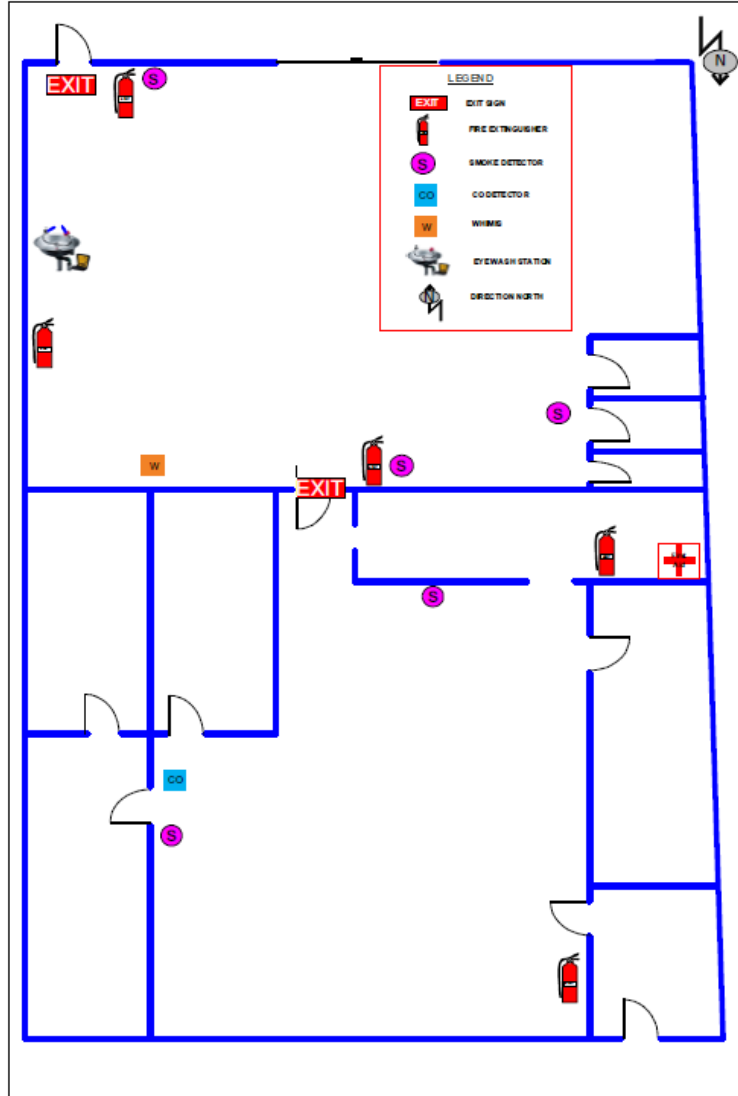
Contact Name:	Joanne Franco
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DAF Tracking No.: 2022-051	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Ronald Ro	March 7, 2022	Signed by Ronald Ro
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	March 22, 2022	Signed by Alison Folosea

Appendix "A" – Location Map



Appendix "A" Continued – Floor Plan



Appendix "B" – Major Terms and Conditions

Landlord:	Reiter International Limited
Tenant:	City of Toronto
Property:	321 Rexdale Boulevard, Unit 3, Toronto
Area:	4,256.00 square feet
Term:	Three (3) years, commencing on August 1, 2021 and expiring on July 31, 2024
Basic Rent:	Year 1 - \$12.00 per sq. ft. (\$51,072.00 plus HST annually) Year 2 - \$12.50 per sq. ft. (\$53,200.00 plus HST annually) Year 3 - \$13.00 per sq. ft. (\$55,328.00 plus HST annually)
Additional Rent:	\$3.25 per sq. ft. (\$13,832.00 plus HST) annually. Additional rent is for operational costs only. The Tenant is exempt from property tax as there is a Municipal Capital Facility Agreement in place dated February, 2012.
Right To Terminate:	The City has the right to terminate by providing at least 180 days' prior notice to the Landlord and shall pay basic rent of \$13.00 per sq. ft. (\$4,610.67 plus HST per month) plus Additional Rent plus HST for the 180 days prior to the termination date.
Municipal Capital Facility & Taxation Exemption:	The Landlord and the Tenant entered into a Municipal Capital Facility Agreement dated February 2012 with respect to tax exemption of the Demised Premises (the "MCFA"). The MCFA shall remain in full force and effect during the Extended Term. In accordance with the MCFA, the Demised Premises are exempt from taxation for municipal and school purposes, and the estimated Additional Rent should not include any component or amount for municipal or school taxes.

All other terms and conditions of the Lease shall remain the same.