

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

**TRACKING NO.: 2022-187**

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

Prepared By:	Boluwarin Mojeed	Division:	Corporate Real Estate Management
Date Prepared:	December 20, 2022	Phone No.:	416-392-7399

<b>Purpose</b>	To obtain authority to enter into a Lease Amending and Extension Agreement between the Trustees of North Runnymede United Church (the "Landlord") and the City (the "Tenant") with respect to the lease of a portion of the building located at 33 Pritchard Avenue, Toronto for the purpose of operating a multi-use Community Centre for seniors known as David Appleton Community Centre (the Lease Amending and Extension Agreement").																										
<b>Property</b>	Part of the property and building at 33 Pritchard Avenue, Toronto, being part of the building containing a rentable area of 6,125 square feet, use of the parking lot, landscaped space and church's basement as shown on the sketch attached as Appendix "C" (the "Leased Premises").																										
<b>Actions</b>	1. Authority be granted to enter into a Lease Amending and Extension Agreement with the Landlord for an additional term of ten (10) years, commencing July 13, 2022 and ending July 12, 2032, 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 total net cost to the City over the ten (10) year term of the agreement will be \$294,570.00 (HST is not applicable). Funding is available in the 2022 Council Approved Operating Budget for Parks, Forestry and Recreation under cost centre P06784 and future year funding requirement will be included in subsequent operating budget submissions for Council consideration.</p> <p>The rental costs to be incurred by the City on a fiscal year basis is as follows:</p> <table border="1"> <thead> <tr> <th><u>Year</u></th> <th><u>Amount</u></th> </tr> </thead> <tbody> <tr><td>2022</td><td>\$14,282.00</td></tr> <tr><td>2023</td><td>\$28,564.00</td></tr> <tr><td>2024</td><td>\$28,564.00</td></tr> <tr><td>2025</td><td>\$28,564.00</td></tr> <tr><td>2026</td><td>\$28,564.00</td></tr> <tr><td>2027</td><td>\$29,457.00</td></tr> <tr><td>2028</td><td>\$30,350.00</td></tr> <tr><td>2029</td><td>\$30,350.00</td></tr> <tr><td>2030</td><td>\$30,350.00</td></tr> <tr><td>2031</td><td>\$30,350.00</td></tr> <tr><td>2032</td><td>\$15,175.00</td></tr> <tr><td><b>Total</b></td><td><b>\$294,570.00</b></td></tr> </tbody> </table> <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>	<u>Year</u>	<u>Amount</u>	2022	\$14,282.00	2023	\$28,564.00	2024	\$28,564.00	2025	\$28,564.00	2026	\$28,564.00	2027	\$29,457.00	2028	\$30,350.00	2029	\$30,350.00	2030	\$30,350.00	2031	\$30,350.00	2032	\$15,175.00	<b>Total</b>	<b>\$294,570.00</b>
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<b>Total</b>	<b>\$294,570.00</b>																										
<b>Comments</b>	<p>In 1987, the former City of York entered into an agreement with the Landlord to provide seniors recreation programming utilizing space in a section of the North Runnymede Church at 33 Pritchard Avenue that required renovation. The agreement was for 20 years and required the City to inject capital funds to renovate a portion of the church that is now the David Appleton Community Centre for the seniors. The original lease has since expired. A new lease agreement was entered into for the Leased Premises for a term of 10 years commencing July 13, 2012 and expiring July 12, 2022.</p> <p>Parks, Forestry and Recreation supports the extension of the lease for a further term of ten (10) years commencing July 13, 2022 to July 12, 2032, in order to allow for the City to continue supporting Seniors recreation programming in Ward 5. There is no City-owned facility that can accommodate or provide the space require for this operation. City-owned land is not present and a build would be costs prohibitive. The City spent considerable expense for the build out of the David Appleton Centre The City will pay net rent of \$294,570.00 over the (10) year period which amounts to fair market value for comparable space within the City.</p>																										
<b>Terms</b>	See Appendix "A"																										

<b>Property Details</b>	<b>Ward:</b>	Ward 5 – York South-Weston
	<b>Assessment Roll No.:</b>	19 14 071 040 026 00
	<b>Approximate Size:</b>	
	<b>Approximate Area:</b>	6,125 square feet of rentable space in portion of the building
	<b>Other Information:</b>	

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 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 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>B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>Documents required to implement matters for which each position also has delegated approval authority.</li> <li>Expropriation Applications and Notices following Council approval of expropriation (Managers whose position includes responsibility for implementing Council-approved expropriations are the only Managers with such signing authority).</li> </ul>
<b>Director, Real Estate Services also has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.</li> <li>Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.</li> </ul>

<b>Pre-Condition to Approval</b>			
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
<b>Consultation with Councillor(s)</b>			
Councillor:	Frances Nunziata	Councillor:	
Contact Name:	Geno Orsi	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X 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 (December 2, 2022)	Comments:	
<b>Consultation with Divisions and/or Agencies</b>			
Division:	Parks, Forestry and Recreation	Division:	Financial Planning Division
Contact Name:	Rohan Dove	Contact Name:	Filisha Jenkins
Comments:	Concurred	Comments:	Concurred
<b>Legal Services Division Contact</b>			
Contact Name:	Michelle Xu		
Comments:	Concurred		

DAF Tracking No.: 2022-187	Date	Signature
<input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services</b> Leila Valenzuela	Dec. 20, 2022	Signed by Leila Valenzuela
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services</b> Alison Folosea	Dec. 20, 2022	Signed by Alison Folosea

## Appendix "A" – Major Terms and Conditions

### Leased Premises:

Approximately 6,125 square feet of rentable space at 33 Pritchard Avenue, (York) City of Toronto, including the use of parking lot, church basement, and landscaped area.

### Term:

Ten years commencing on July 13, 2022 to July 12, 2032

### Permitted Uses:

The Leased Areas may be used by the City of Toronto to provide adult experience programs, seniors' dance programs, frail elderly programs, run by Syme 55+ Centre, and such programs as the parties acting reasonably may agree upon.

### Net Rent:

<u>Year</u>	<u>Amount</u>	<u>Payable Quarterly</u>
2022-2023	\$28,564.00	\$7,141.00
2023-2024	\$28,564.00	\$7,141.00
2024-2025	\$28,564.00	\$7,141.00
2025-2026	\$28,564.00	\$7,141.00
2026-2027	\$28,564.00	\$7,141.00
2027-2028	\$30,350.00	\$7,587.50
2028-2029	\$30,350.00	\$7,587.50
2029-2030	\$30,350.00	\$7,587.50
2030-2031	\$30,350.00	\$7,587.50
2031-2032	\$30,350.00	\$7,587.50

### Property Taxes and Utilities:

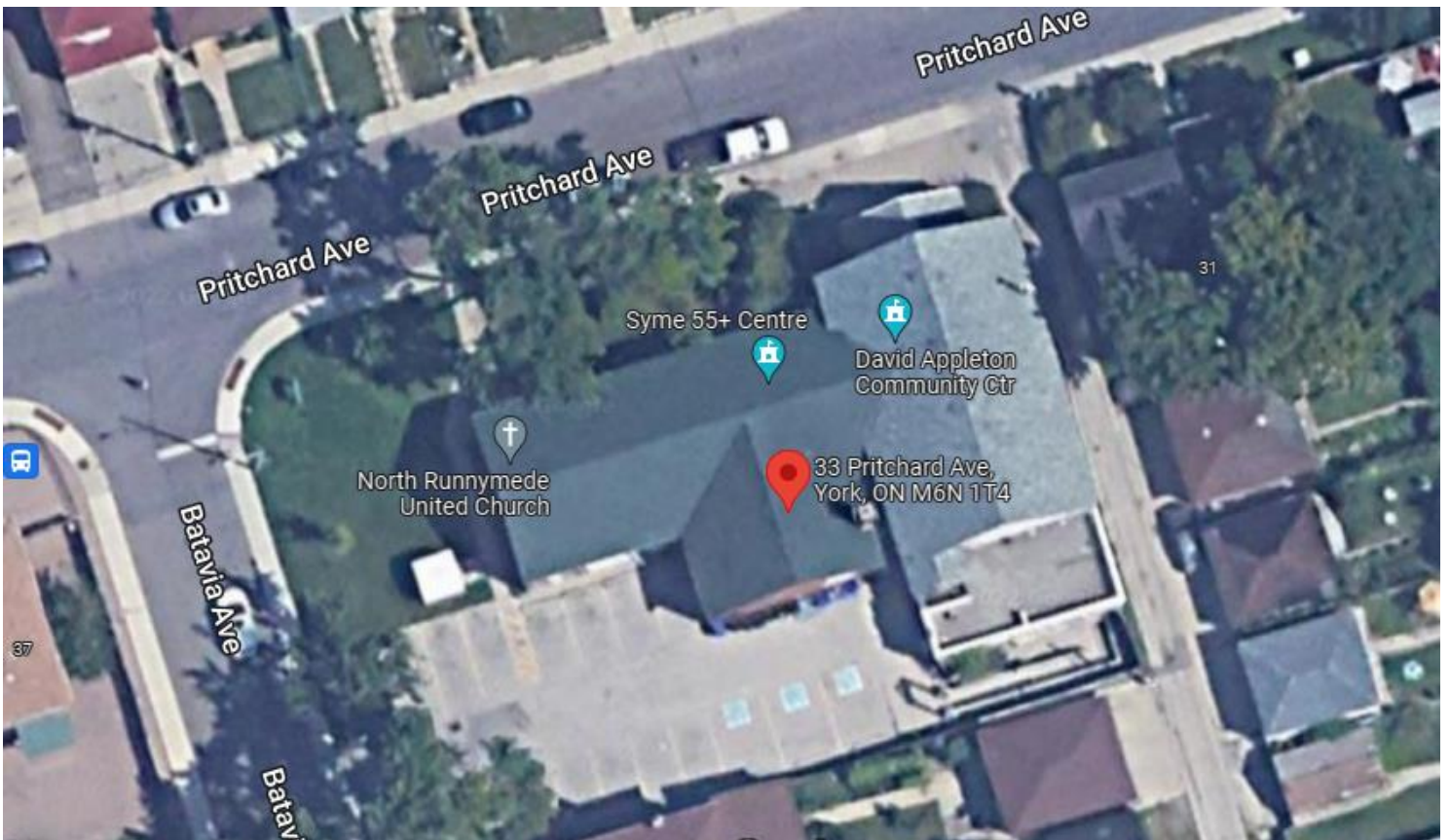
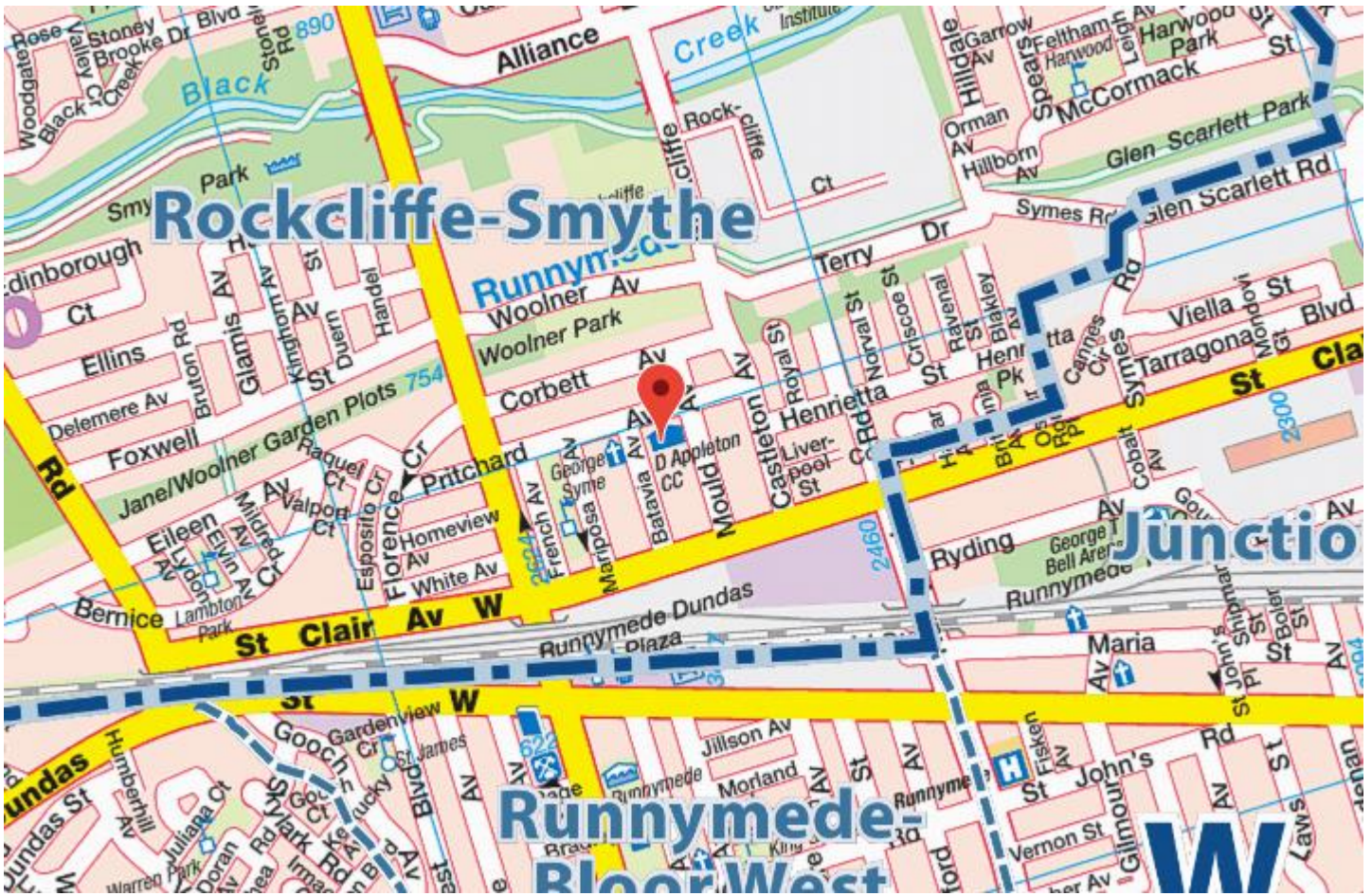
The property is exempt from realty taxes and utilities are included in the rent.

### Amended Provisions:

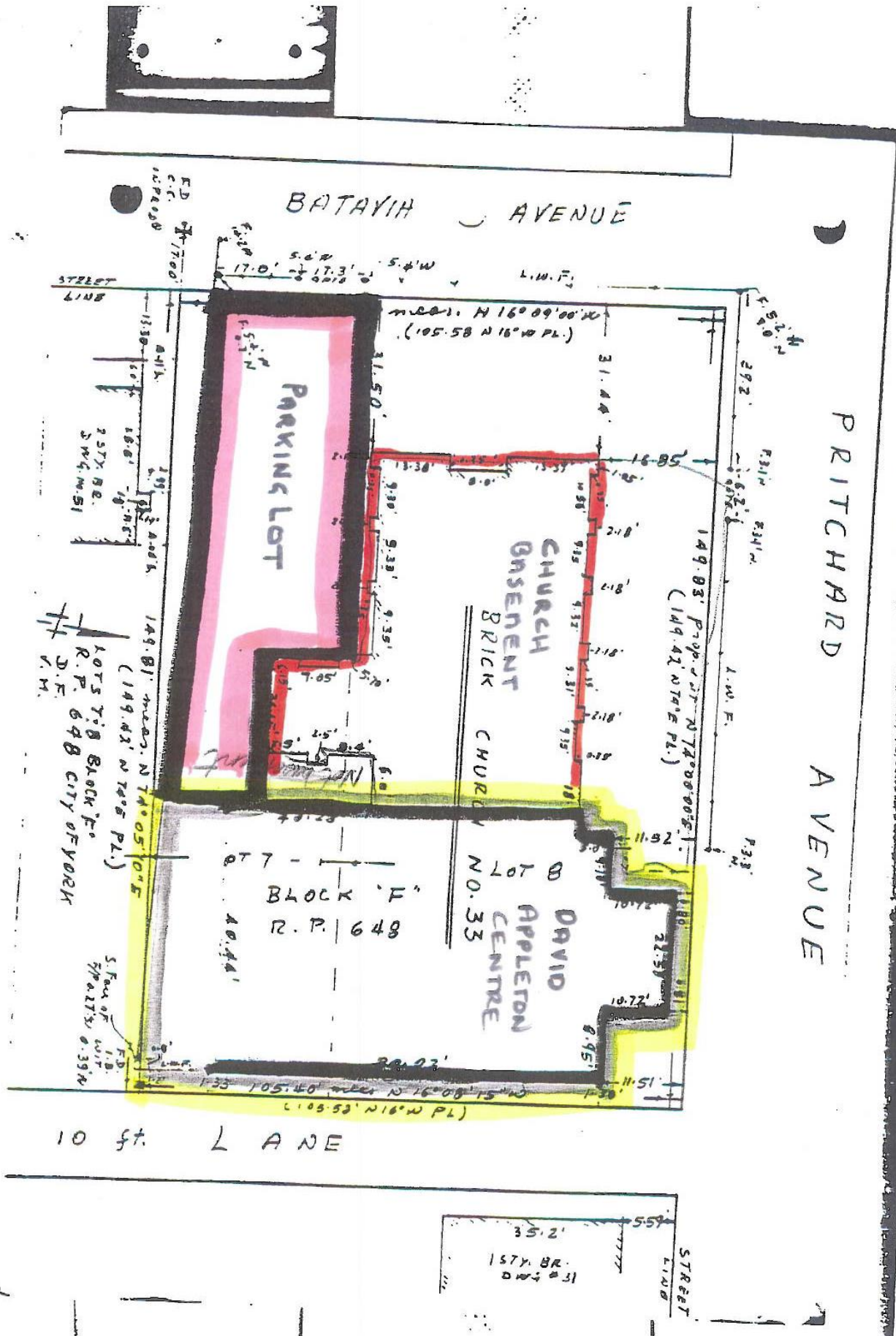
The City is to be responsible for the following:

- snow cleaning of the parking lot, sidewalk , and walkway to be done only from Monday to Saturday
- prompt maintenance of all exterior lighting
- lawn care, and, at least once annually in the fall, leaf removal from the building's eaves troughs
- cleaning of the metered flow tank, located at the entrance to the parking lot, a minimum of once every two years
- the necessary cleaning and caretaking, and all cleaning and washroom supplies as required in the use of Church basement

Appendix "B" – Location Map



APPENDIX "C"



Appendix A