

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

TRACKING NO.: 2022-230

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

Prepared By:	Lianne Chen	Division:	Corporate Real Estate Management
Date Prepared:	Oct 11, 2022	Phone No.:	416-338-5812

Purpose	To obtain authority to enter into a lease agreement with Homewell Construction Inc. (the " Tenant ") with respect to the property municipally known as 705 Progress Avenue, Unit 11 & 12, Toronto, for the purpose of having offices and for storing materials and equipment related to the Tenant's construction business, as well as for some minor assembly of kitchen cabinets (the " Lease Agreement ").
Property	The property municipally known as 705 Progress Avenue, Unit 11 & 12, Toronto, as shown on the Location Map in Appendix " A ", comprising approximately 4,048 sq. ft. (the " Premises ").
Actions	1. Authority be granted to enter into the Lease Agreement with the Tenant, substantially on the major terms and conditions set out in Appendix " B ", and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.
Financial Impact	<p>705 Progress Avenue is a jointly owned facility between the City of Toronto and Toronto District School Board (collectively, the "Landlord"). Net revenues collected are divided equally between the parties. The City's portion of total revenues is \$87,158.50.00 (plus HST), based on the total minimum rent from the lease agreement of \$174,317.00 (plus HST), for the period of five (5) years commencing September 1, 2020 and ending August 31, 2025 of the Lease Agreement, as per below table. The City's net revenue portion will be transferred to the dedicated parkland reserve fund (5% and 2% Land Acquisition Reserve Fund Scarborough - XR2007) less the management fee to be directed to the 2022 Council Approved Operating Budget for Corporate Real Estate Management (CREM), under cost centre FA1378 and will be included in future operating budget submissions for Council consideration. Rents pertaining to 2020 and 2021 were received in the respective fiscal years.</p> <p>2020: \$ 8,349.00 (plus HST) 2021: \$33,733.33 (plus HST) 2022: \$34,408.00 (plus HST) 2023: \$35,420.00 (plus HST) 2024: \$37,444.00 (plus HST) 2025: \$24,962.67 (plus HST) Total: \$174,317.00 (plus HST)</p> <p>The tenant is responsible for the proportionate share of realty taxes, building insurance and maintenance, as well as all other operating costs of the building including water, gas, hydro, heating and air conditioning.</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>705 Progress Avenue is an industrial mall type of property consisting of approximately 156,000 square feet acquired in August, 1996 by the former City of Scarborough in partnership with the former Scarborough Board of Education (the "Board"). Pending development of the property as a future park and a school facility, it was decided to continue to lease the units to multiple tenants. Former City of Scarborough and the Board entered into an Operating Agreement dated January 2, 1997, which provided that the City, in consultation with the Board, would engage a property manager (currently Compass Commercial Realty LP) and enter into a management agreement. The City and the property manager would be responsible for the day-to-day operation of the property. There are no plans at the present time to carry out the intended uses by the City and the Board for the property.</p> <p>The proposed rent and other major terms and conditions of the Lease Agreement are considered to be fair, reasonable and reflective of market rates.</p> <p>Toronto District School Board (TDSB) acknowledged the receipt of the Tenant's basic information, along with Appendix A and B enclosed in this DAF.</p>
Terms	See Appendix " B ".

Property Details	Ward:	24-Scarborough Guildwood
	Assessment Roll No.:	Part of 1901-05-2-810-04300
	Approximate Size:	
	Approximate Area:	4,048 sq. ft.
	Other Information:	

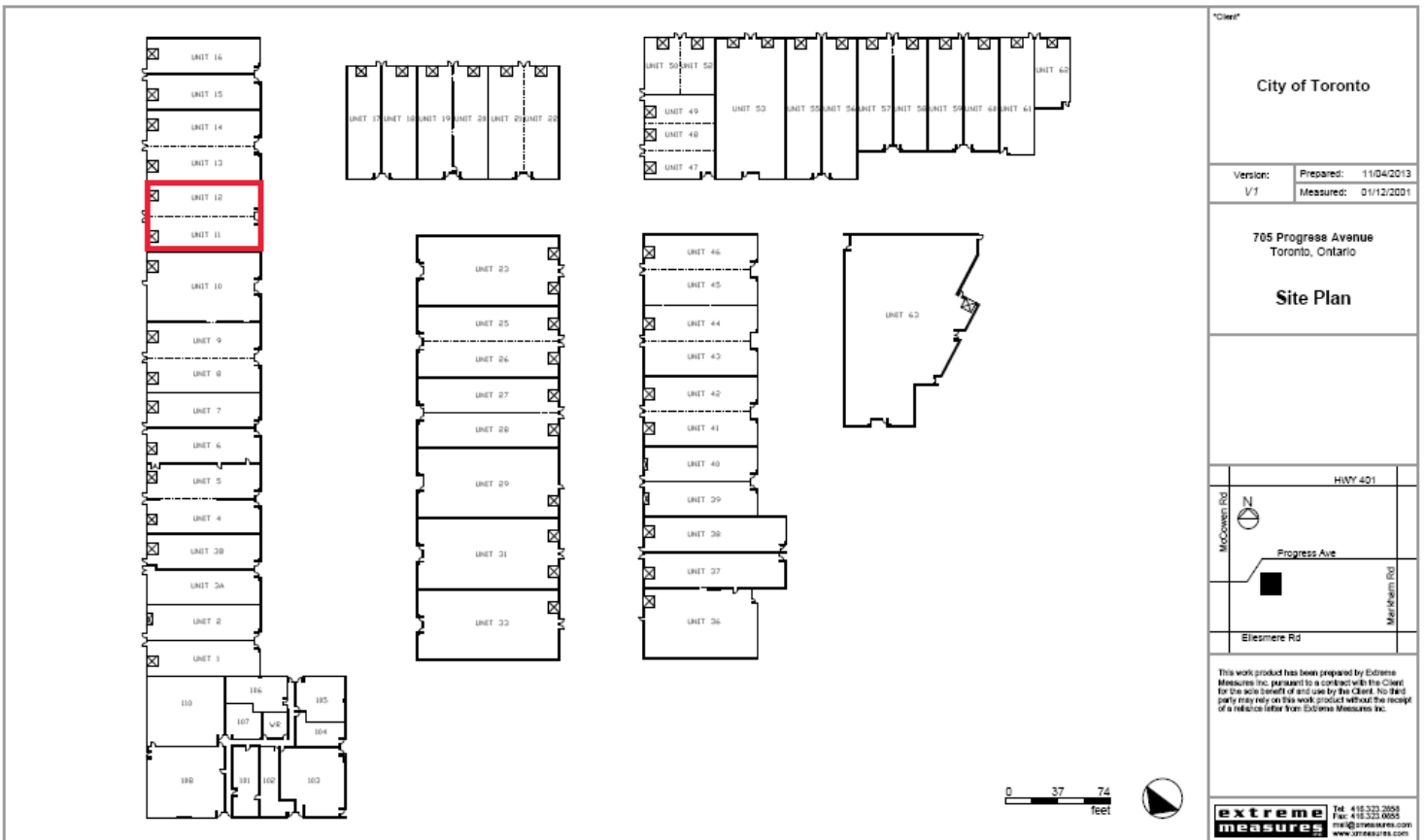
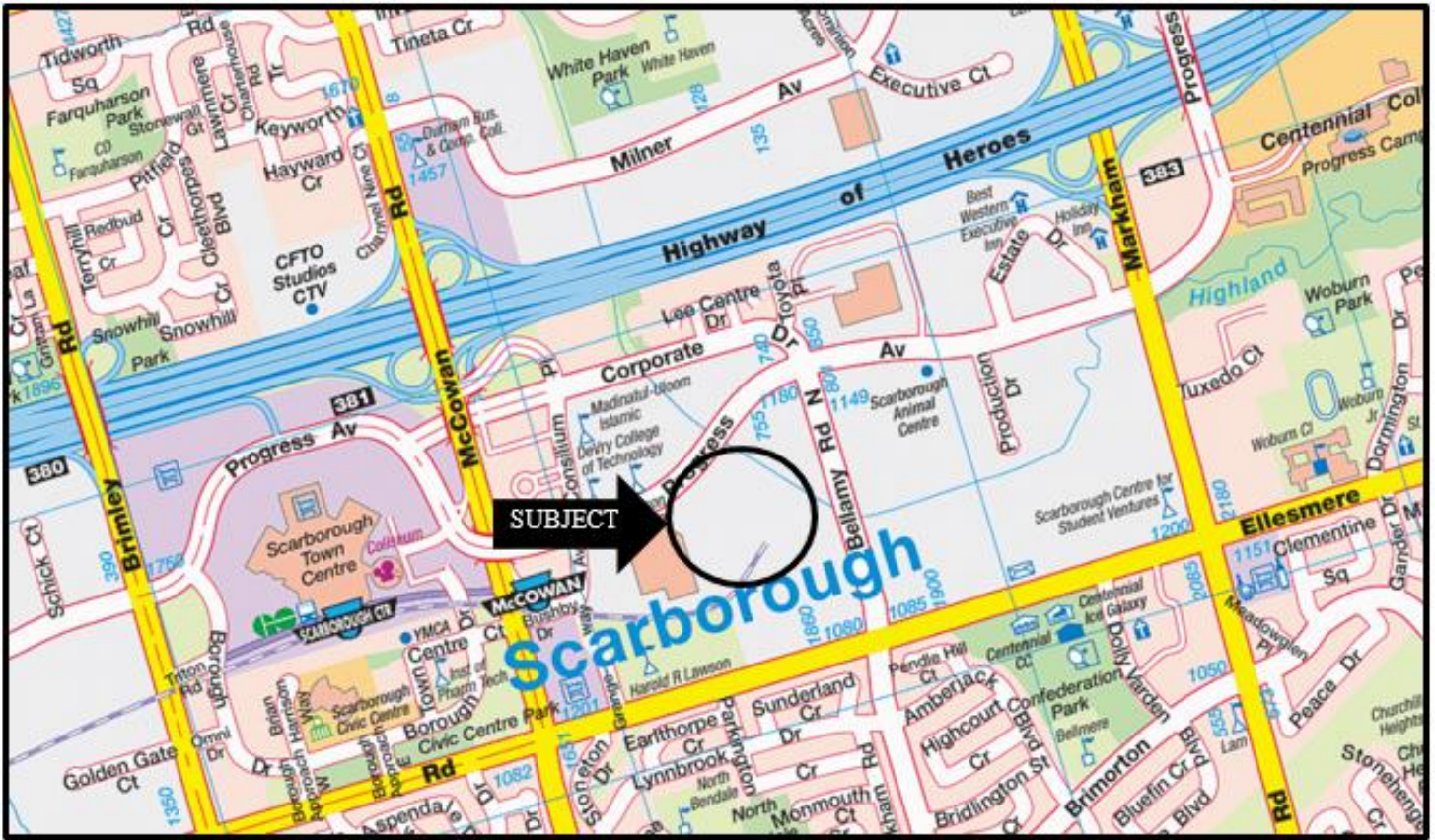
A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2A. Expropriations Where City is Expropriating Authority:</p> <p>2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:</p> <p>3. Issuance of RFPs/REOs:</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/Licensor):</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/REOs.</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 checked="" 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:
<ul style="list-style-type: none"> • Documents required to implement matters for which each position also has delegated approval authority. • 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).
Director, Real Estate Services also has signing authority on behalf of the City for:
<ul style="list-style-type: none"> • 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	
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property	
Consultation with Councillor(s)	
Councillor:	Paul Ainslie
Contact Name:	Alex Amelin
Contacted by:	Phone <input type="checkbox"/> E-Mail <input checked="" type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	Concurred Jan 20, 2021
Consultation with Divisions and/or Agencies	
Division:	Financial Planning
Contact Name:	Filisha Jenkins
Comments:	Nov 17, 2022 - No objections
Legal Services Division Contact	
Contact Name:	Shahab Siddiqui (comments incorporated)

DAF Tracking No.: 2022-230	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Abdulle Elmi	Dec. 5, 2022	Signed by Abdulle Elmi
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Graham Leah	Dec. 5, 2022	Signed by Graham Leah

Appendix A
Property Location & Floor Plan

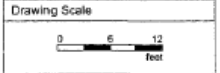




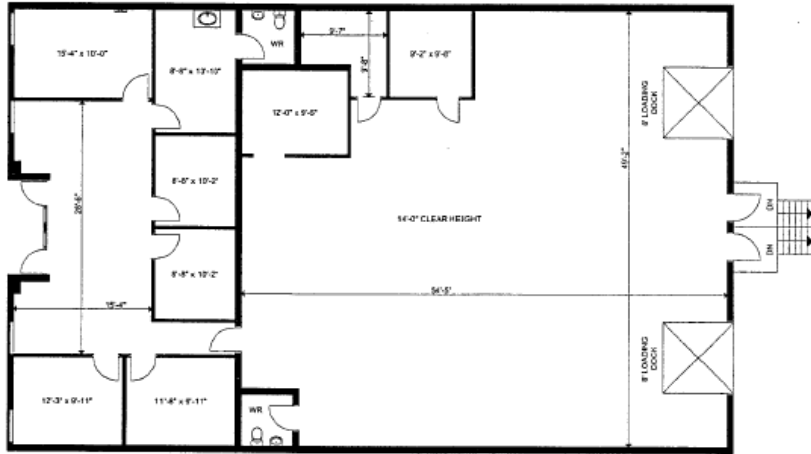
Version 1.0 | December 2001

**705 Progress Ave.
Scarborough On.
M1H 2X1**
Unit 11-12

Areas
4,048 sq ft



prepared by:
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www.extrememeasures.com



Measured Using
Laser Technology



Appendix "B"
Major Terms and Conditions

Minimum Rent:	<p>Month 1 \$0.00 net of HST (\$0.00/ft²)</p> <p>Month 2-12 \$30,613.00 net of HST (\$8.25/ft²)</p> <p>Month 13-24 \$34,408.00 net of HST (\$8.50/ft²)</p> <p>Month 25-36 \$34,408.00 net of HST (\$8.50/ft²)</p> <p>Month 37-48 \$37,444.00 net of HST (\$9.25/ft²)</p> <p>Month 49-60 \$37,444.00 net of HST (\$9.25/ft²)</p>
Additional Rent:	Estimated \$22,385.44, plus any applicable taxes based on the 2022 operating cost budget rate of \$5.53/ ft ²
Area of Premises:	Approximately 4,048 ft ² .
Term:	Five (5) years (September 1, 2020 – August 31, 2025).
Use:	The Premises shall be used and shall continually be operated throughout the term for offices, storage and warehousing of material and equipment related to the Tenant's construction business, as well as some minor assembly of kitchen cabinets.
Landlord's Work:	N/A.
Prepaid Rent	<p>Second Months' Rent = \$5,458.59</p> <p>Last Months' Rent = \$5,839.78</p> <p>Total = \$11,298.37</p>
Security Deposit:	\$5,839.78
Option to Extend:	N/A.
Tenant's Early Termination:	N/A
Landlord's Early Termination:	Upon six (6) months' prior written notice.
NSF Fee:	\$40.00 per NSF cheque.
Late Payment Charges:	1.25% per month or 15% per annum.
Payment:	Tenant to provide post-dated monthly cheques or arrange for pre-authorized bank payment on or before the commencement of the lease term.
Parking:	The Tenant may park a maximum of two (2) vehicles (a trailer on its own will count as one (1) vehicle) at the rear door which belongs to the Premises, or as designated by the Landlord, in its sole discretion and from time to time. The Tenant's vehicle shall not block the fire lane and the length of the vehicle shall not exceed thirty (30) feet long. The Tenant shall not have any other vehicles on the Lands, parked or otherwise, which are directly or indirectly associated with the Permitted Use. The Tenant shall not park any vehicles at the front of the Premises.
Water Heater:	The Tenant agrees to be responsible for the installation and rental of its own water heater, and any related costs. If there is an existing heater present, then the Tenant shall be responsible for the cost of repair and/or replacement, including any related costs.
Tenant Acknowledgement:	The Tenant acknowledges that portions of the Lands and Building are being used to provide shelter services. The Tenant releases the Landlord from all liability, costs, damages, claims or demands claimed to be caused by such shelter services, including interference with business operation and quiet enjoyment.