

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property			
Prepared By:	Devi Mohan	Division:	Corporate Real Estate Management
Date Prepared:	November 21, 2022	Phone No.:	(437) 991 8168
Purpose	To obtain authority to enter into a lease extension and amending agreement (the " Agreement ") with Pinedale Properties Ltd., In Trust for 970 Lawrence Project Limited (the " Landlord ") for the continued use of the 7 th floor, 22 surface parking spaces and 18 underground parking spaces at 970 Lawrence Avenue West, and 31 parking spots at 960 Lawrence Avenue West for five (5) years (the " Extended Term ").		
Property	970 Lawrence Avenue West, Toronto, Ontario (the " Property "), as shown on the location map attached as Appendix "A".		
Actions	1. Authority be granted to enter into the Agreement with the Landlord, substantially on the major terms and conditions set out in Appendix "B" and including such other or amended terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.		
Financial Impact	<p>The total cost to the City (the "Lessee") over the five (5) year extension will be approximately \$1,688,430.00 (plus HST) or \$1,718,146.37 (net of HST recovery), which includes the average basic rent of \$18, as well as the rental of parking stalls.</p> <p>The cost to be incurred by the City for each fiscal year is as follows: 2023: \$343,629.27 2024: \$343,629.27 2025: \$343,629.27 2026: \$343,629.27 2027: \$343,629.27 Total: \$1,718,146.37 (net of HST recovery)</p> <p>Funding is available in the 2022 Council Approved Operating Budget for Toronto Police Services Board and will be included in future operating budget submissions for Council consideration.</p> <p>The Deputy City Manager & Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.</p>		
Comments	<p>The Toronto Police Services (the "TPS") uses the leased space to house their Parking Enforcement Unit. The Property fulfills its requirement to be located near a highway and be easily accessible to the general public. TPS has requested Real Estate Staff to negotiate an extension for five (5) years.</p> <p>City staff considers the proposed terms and conditions to be fair and reasonable to both parties. CREM's recommendation is to move forward with this extension as this use cannot be accommodated within the City's owned portfolio at this time. CREM, in consultation with CreateTO and TPS, will continue to work to relocate this use to within the City's owned portfolio.</p>		
Terms	See Appendix "B" – Major Terms and Conditions on Page 4.		
Property Details	Ward:	15 – Eglinton - Lawrence	
	Assessment Roll No.:	N/A	
	Approximate Size:	11,577 SF	
	Approximate Area:	N/A	
	Other Information:	Indoor space plus parking spots	

A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate Services has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
2A. Expropriations Where City is Expropriating Authority:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million. Request/waive hearings of necessity delegated to less senior positions.	<input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million. Request/waive hearings of necessity delegated to less senior positions.
3. Issuance of RFPs/REOs:	<input type="checkbox"/> Issuance of RFPs/REOs.	<input type="checkbox"/> Issuance of RFPs/REOs.
4. Permanent Highway Closures:	<input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.	<input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	<input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.	<input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.	<input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	<input checked="" type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$3 <input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. Delegated to a more senior position.	<input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$5 <input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc. <input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.
10. Leases/Licences (City as Tenant/Licensee):	<input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$5
11. Easements (City as Grantor):	<input type="checkbox"/> (a) Where total compensation does not exceed <input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.	<input type="checkbox"/> (a) Where total compensation does not exceed \$5 Million. <input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	<input type="checkbox"/> Where total compensation does not exceed \$3 Million.	<input type="checkbox"/> Where total compensation does not exceed \$5
13. Revisions to Council Decisions in Real Estate Matters:	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences <input type="checkbox"/> (b) Releases/Discharges <input type="checkbox"/> (c) Surrenders/Abandonments <input type="checkbox"/> (d) Enforcements/Terminations <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates	<input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences <input type="checkbox"/> (b) Releases/Discharges <input type="checkbox"/> (c) Surrenders/Abandonments <input type="checkbox"/> (d) Enforcements/Terminations <input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates

- (f) Objections/Waivers/Cautions
 (g) Notices of Lease and Sublease
 (h) Consent to regulatory applications by City, as owner
 (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title
 (j) Documentation relating to Land Titles applications
 (k) Correcting/Quit Claim Transfer/Deeds

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B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff
- Expropriation Applications and Notices following Council approval of expropriation.
- Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related

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:	Andy Stein	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 objection	Comments:	

Consultation with Divisions and/or Agencies

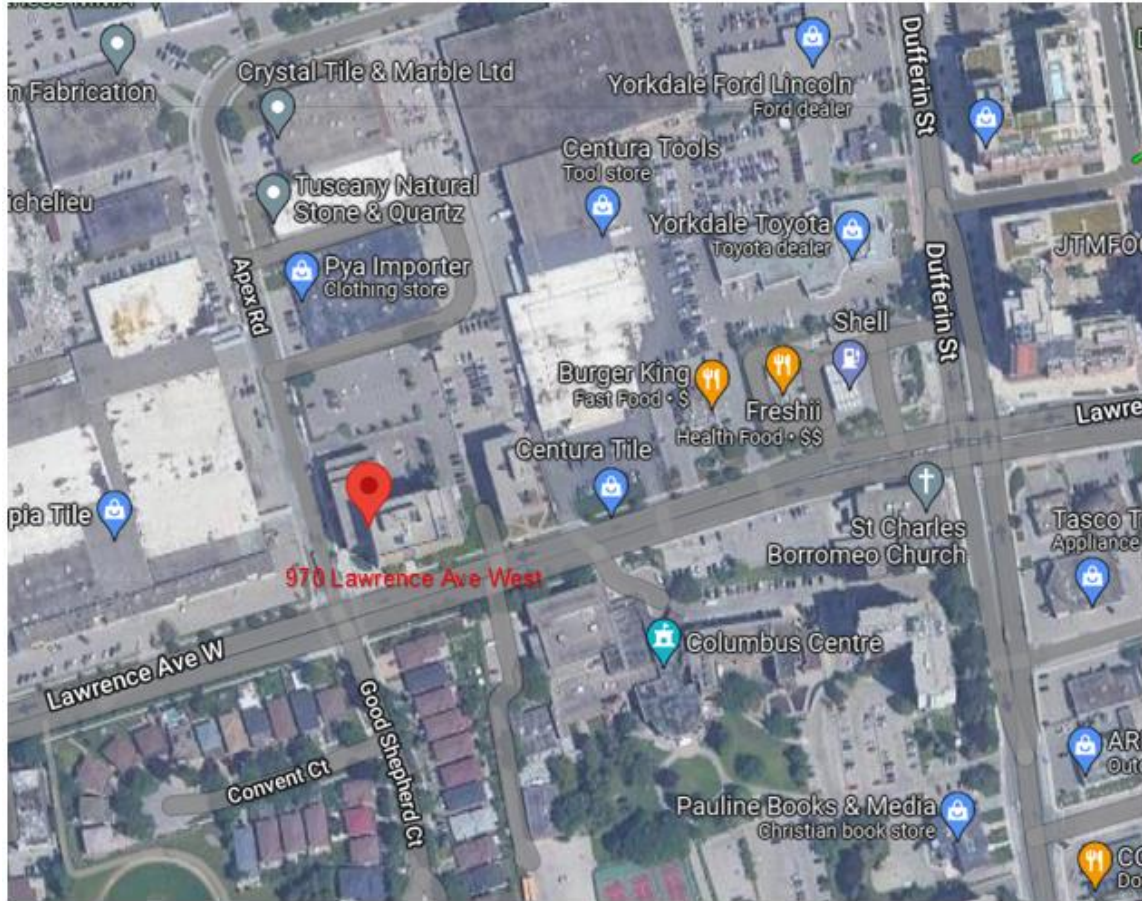
Division:	Toronto Police Service	Division:	Financial Planning
Contact Name:	Enrico Pera	Contact Name:	Felisha Jenkins
Comments:	No concerns	Comments:	Reviewed and revised
Division:	CreateTO		
Contact Name:	Barbara Carou		
Comments:	No concerns		

Legal Services Division Contact

Contact Name: Frank Wang

DAF Tracking No.: 2022- 279	Date	Signature
Recommended by: Manager, Real Estate Services	Dec. 1, 2022	Signed by Ronald Ro
Recommended by: Director, Real Estate Services	Dec. 7, 2022	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input checked="" type="checkbox"/> Approved by: Patrick Matozzo	Dec. 7, 2022	Signed by Patrick Matozzo
<input type="checkbox"/> Approved by: Deputy City Manager, Corporate Services Josie Scioli		X

Appendix A – Location Map



Appendix B – Lease Terms

Major Terms	
Lessee	City of Toronto, Toronto Police Service
Lessor	Pinedale Properties Limited in Trust for 970 Lawrence Project Limited
Property	970 Lawrence Avenue West, Toronto, Ontario
Area	11,577 square feet
Terms	<p>Use: Toronto Police Services, Parking Enforcement Unit</p> <p>Term: Five (5) years, Commencing January 1st , 2023 and ending on December 31st 2027</p> <p>Net Rent Rate: Year 1-5: \$18 per sq ft (\$17,365.55/month)</p> <p style="text-align: center;">Total Net Rental Costs of the Term: \$1,041,930 plus HST</p> <p>Parking:</p> <p>ONSITE-970 Lawrence Ave West 22 On-site Surface parking stalls @ \$100.00 per stall/monthly 18 On-site Underground parking stalls @ \$175.00 per stall/monthly</p> <p>OFFSITE-960 Lawrence Ave West 31 Off-site parking stalls @ \$175 per stall/monthly</p> <p>Total Parking Cost:\$129,300.00/annum Total Parking Costs for the Term: \$646,500.00 plus HST</p>