

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

TRACKING NO.: 2022-308

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property			
<b>Prepared By:</b>	Blendian Stefani	<b>Division:</b>	Corporate Real Estate Management
<b>Date Prepared:</b>	December 22, 2022	<b>Phone No.:</b>	(416) 397-7481
<b>Purpose</b>	To obtain authority for the City as licensor to enter into an extension and amending agreement (the "Agreement") with Toronto East Health Network (the "Licensee") to extend and amend the terms of the existing agreement for the purposes of licensing twenty (20) vehicles parking at East York Civic Centre at 170 Memorial Park Avenue, Toronto, Ontario.		
<b>Property</b>	Part of the lands and premises municipally known as 170 Memorial Park Avenue, Toronto, Ontario, legally described as Block A, Plan 3098, Twp of York except EY123619 & EY151577; Toronto (East York), City of Toronto, and shown outlined in yellow in Appendix "A" (the "Licensed Area").		
<b>Actions</b>	1. Authority be granted for the City to enter into the Agreement with the Licensee, substantially on the terms and conditions set out herein, and on such other or amended 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 City will receive total revenue of \$9,000.00 over the six (6) months of the proposed extension of the license agreement. The fee constitutes a 43% increase year-over-year to reflect the current rental market rates in the area.</p> <p>Revenue to the City in the amount of \$4,500.00 will be directed to the 2022 Council Approved Operating Budget for Corporate Real Estate Management under cost center FA1799 and the remainder (\$4,500.00) will be included in future operating budget submissions 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>Delegated Approval Form No. 2018-036 authorized the City to enter into a license with the Licensee for twenty (20) parking spaces on the Licensed Area, for a term of three (3) years commencing June 1, 2018 and expiring on May 31, 2021. As authorized by Delegated Approval Form No. 2018-036, the licence was extended for a period of ten (10) months, commencing on June 1, 2021 and expiring March 31, 2022, with an option to extend for a further one-year term. As authorized by Delegated Approval Form No. 2022-092, the licence was extended for a period of six (6) months, commencing on April 1, 2022 and expiring September 30, 2022, with an option to extend for a further six months term.</p> <p>The Licensee has requested a six-month extension as it is undergoing construction and the parking spots are vital to its hospital operations. East York Civic Centre, operating under Corporate Real Estate Management, has operational management over the Licensed Area and has no objections to the extension.</p> <p>The proposed fee and other terms and conditions of the Agreement are considered to be fair, reasonable and reflective of market rates.</p>		
<b>Terms</b>	<p>All other terms and conditions of the initial licence to remain the same, except the following:</p> <ul style="list-style-type: none"> <li>• Correcting the address from 170 Memorial Park Avenue to 170 Memorial Park Drive</li> <li>• Extended Term: 6 Months from October 1, 2022 – March 31, 2023, (the "Extension Term")</li> <li>• License Fee: Nine Thousand Dollars (\$9,000.00) plus HST for the Extension Term, payable in equal monthly installments of One Thousand and Five Hundred Dollars (\$1,500) plus HST on or before the first (1st) of each and every month during the Extension Term</li> <li>• Option to Extend: The Licensee shall have one (1) additional right to extend the term for a further term of six (6) months, to be exercised no later than sixty (60) days before the end of the Extension Term in the same manner and subject to the terms and conditions set out in the initial licence.</li> </ul>		
<b>Property Details</b>	<b>Ward:</b>	14 – Toronto Danforth	
	<b>Assessment Roll No.:</b>	N/A	
	<b>Approximate Size:</b>	N/A	
	<b>Approximate Area:</b>	1,394.38 m <sup>2</sup> (15,008.97 ft <sup>2</sup> )	
	<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/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><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 (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:**

- 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:	Paula Fletcher	Councillor:	
Contact Name:	Susan Serran	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input 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:	Concurred	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Corporate Real Estate Management	Division:	<b>Financial Planning</b>
Contact Name:	Anita De Castro, Manager	Contact Name:	Filisha Jenkins
Comments:	Concurred	Comments:	Comments Incorporated

**Legal Services Division Contact**

Contact Name:	Frank Weng
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DAF Tracking No.: 2022-308	Date	Signature
Concurred with by: <b>Manager, Real Estate Services Ronald Ro</b>	Dec. 30, 2022	Signed by Ronald Ro
<input type="checkbox"/> Recommended by: <b>Manager, Real Estate Services Leila Valenzuela</b>	Dec. 30, 2022	Signed by Leila Valenzuela
<input checked="" type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: <b>Director, Real Estate Services</b>		X

# APPENDIX "A"

## LOCATION AREA AND LICENSED AREA

