

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

TRACKING NO.: 2023-180

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

Prepared By:	Jatinder Rahul	Division:	Corporate Real Estate Management
Date Prepared:	June 27 <sup>th</sup> 2023	Phone No.:	(437) 992-9124

<b>Purpose</b>	To obtain authority to enter into a Licence Agreement (the "Agreement") between Broadview Place Limited (the "Licensor"), and the City, as Licensee, at 296 Broadview Ave., Toronto, ON, commencing July 4 <sup>th</sup> 2023 and expiring on August 25 <sup>th</sup> 2023 for the purpose of providing a temporary location for the summer camp program operated by Ralph Thornton Community Centre.								
<b>Property</b>	Municipal Address: 296 Broadview Ave., Toronto, ON, M4M2G7 Legal description: LT 19 PL 374 RIVERDALE; PT LT 20 PL 374 RIVERDALE AS IN ER131271; CITY OF TORONTO								
<b>Actions</b>	1. Authority to be granted to enter into the Agreement with the Licensor for the Property, substantially on the major terms and conditions set out below, and including such other terms and conditions as deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.								
<b>Financial Impact</b>	Total Estimated cost, net of HST recoveries and with HST, by physical year shown below: <table border="1" data-bbox="305 909 1044 1079"> <thead> <tr> <th>Fiscal Year</th> <th>2023</th> </tr> </thead> <tbody> <tr> <td>Licence Fee</td> <td>\$ 15,600.00</td> </tr> <tr> <td><b>Total (Subtotal + HST)</b></td> <td><b>\$ 17,784.00</b></td> </tr> <tr> <td><b>Total Net of HST Recovery</b></td> <td><b>\$ 15,874.56</b></td> </tr> </tbody> </table> <p>Funds will be coming from the SOGR Leased Facilities/Properties 2023, lease account CCA252-05</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>	Fiscal Year	2023	Licence Fee	\$ 15,600.00	<b>Total (Subtotal + HST)</b>	<b>\$ 17,784.00</b>	<b>Total Net of HST Recovery</b>	<b>\$ 15,874.56</b>
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<b>Comments</b>	The Ralph Thornton Community Centre is affected by the AODA construction and unable to use their space currently located at 765 Queen St., E, Toronto, ON. An alternate location has been requested to facilitate the youth summer camp program. See location map for site outlined in blue attached as Schedule "A" for licenced area located at 296 Broadview Ave.								
<b>Terms</b>	Major Terms and conditions: Premises: approximately 8,240 square feet of total space (entire building) Licensor: Broadview Place Limited Term: Weekdays from 8:30 am to 4:30 pm, commencing July 4 <sup>th</sup> 2023 and expiring on August 25 <sup>th</sup> 2023 Use: Youth summer camp operated by Ralph Thornton Community Centre Gross Rent: \$400+HST per day (weekdays only - total of 39 days) Insurance: \$2,000,000 in liability insurance with licensor named as insured								

<b>Property Details</b>	<b>Ward:</b>	14 – Toronto - Danforth
	<b>Assessment Roll No.:</b>	
	<b>Approximate Size:</b>	
	<b>Approximate Area:</b>	765 m <sup>2</sup> (8240 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/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 checked="" 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:	Phone <input type="checkbox"/> X <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 Concerns	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Ralph Thornton Centre (AOCC)	Division:	<b>Financial Planning</b>
Contact Name:	Glenn Gustafson	Contact Name:	Ciro Tarantino
Comments:	Concurred	Comments:	Concurred

**Legal Services Division Contact**

Contact Name: Bronwyn Atkinson

DAF Tracking No.: 2023- 180	Date	Signature
Concurred with by: Manager, Real Estate Services Ronald Ro	June 28, 2023	Signed by Ronald Ro
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Jennifer Kowalski	June 27, 2023	Signed by Jennifer Kowalski
<input checked="" type="checkbox"/> Approved by:		

# SCHEDULE "A" SKETCH

