



DELEGATED APPROVAL FORM
DEPUTY CITY MANAGER, CORPORATE SERVICES
EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT

TRACKING NO.: 2023-192

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

Prepared By:	Joseph Sergnese	Division:	Corporate Real Estate Management										
Date Prepared:	June 29, 2023	Phone No.:	413-392-1857										
Purpose	To obtain authority to amend the Lease commencement date of the February 15, 2022 Long Term Lease (the "Lease") between the City and the Tamil Community Centre (the "Tenant"), as authorized by Council on October 27, 28 and 30, 2020 and December 15, 16 and 17, 2021.												
Property	311 Staines Road, being part of the South Parcel shown as Parts 9 and 10 on Appendix A.												
Actions	<ol style="list-style-type: none"> Authority is granted to amend the terms and conditions of the previously authorized Lease as set out in the "Terms" section of this form; the appropriate City Officials be authorized and directed to take whatever action is necessary to give effect thereto. 												
Financial Impact	<p>There is no financial impact to the City.</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>The Lease is authorized by GL16.8 adopted by City Council on October 27, 28 and 30, 2020 and GL27.11 adopted by City Council on December 15,16 and 17, 2021, which authorized the Executive Director, Corporate Real Estate Management, in consultation with the Chief Executive Officer, CreateTO, the General Manager, Economic Development and Culture, the Chief Planner and Executive Director, City Planning and the General Manager, Parks, Forestry and Recreation, to enter into a fair market-value Long-Term Land Lease with the Tamil Community Centre, to design, build, finance and operate a new not-for-profit Community Recreation Facility on part of the South Parcel of the City-owned property at 311 Staines Road. It further authorized the Executive Director, Corporate Real Estate Management to enter into the Lease on such other terms and conditions of the Long-Term Land Lease to be agreed between the parties, as may be approved by the Executive Director, Corporate Real Estate Management, and in a form satisfactory to the City Solicitor.</p> <p>The Tamil Community Centre project associated with the Lease is currently exploring opportunities with the various levels of government for support for the project. The Tenant has paused their consultant work as of January 2023 and have requested that the Lease commencement date be extended.</p> <p>The Lease provides for a Lease commencement date being the earlier of:(i) the date of application for any planning approvals for the Property; (ii) the date of application for any building permit for the Property; and (iii) July 1, 2023.</p>												
Terms	<p>The Tenant is requesting that the Lease commencement date be amended to the earlier of:</p> <ol style="list-style-type: none"> the date of application for any planning approvals for the Property; the date of application for any building permit for the Property; and December 1, 2023. <p>City Staff consider the request for an amended Lease commencement date by a non-profit organization to be reasonable, and recommend that it be approved.</p>												
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>Ward 25 – Scarborough - Rouge Park</td> </tr> <tr> <td>Assessment Roll No.:</td> <td>1901-12-6-330-001202 (south parcel)</td> </tr> <tr> <td>Approximate Size:</td> <td>Irregular</td> </tr> <tr> <td>Approximate Area:</td> <td>6.62 acres (south parcel)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	Ward 25 – Scarborough - Rouge Park	Assessment Roll No.:	1901-12-6-330-001202 (south parcel)	Approximate Size:	Irregular	Approximate Area:	6.62 acres (south parcel)	Other Information:	
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Other Information:													

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 type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$3 Million. <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 Million. <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 Million.
11. Easements (City as Grantor):	<input type="checkbox"/> (a) Where total compensation does not exceed \$3 Million. <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 Million.
13. Revisions to Council Decisions in Real Estate Matters:	<input checked="" 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"/> (f) Objections/Waivers/Cautions <input type="checkbox"/> (g) Notices of Lease and Sublease <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner <input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title <input type="checkbox"/> (j) Documentation relating to Land Titles applications <input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds	<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"/> (f) Objections/Waivers/Cautions <input type="checkbox"/> (g) Notices of Lease and Sublease <input type="checkbox"/> (h) Consent to regulatory applications by City, as owner <input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title <input type="checkbox"/> (j) Documentation relating to Land Titles applications <input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds

B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management 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. • Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval. • 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 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:	Councillor Jennifer McKelvie
Contact Name:	Charrissa Klander
Contacted by:	<input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	No objections
Consultation with Divisions and/or Agencies	
Division:	Financial Planning
Contact Name:	Ciro Tarantino
Comments:	Concurred
Legal Services Division Contact	
Contact Name:	Soo Kim Lee concurred

DAF Tracking No.: 2023-192	Date	Signature
Recommended by: Manager, Real Estate Services Jennifer Kowalski	July 4, 2023	Signed by Jennifer Kowalski
Recommended by: Director, Real Estate Services Alison Folosea	July 11, 2023	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input checked="" type="checkbox"/> Approved by: Patrick Matozzo	July 11, 2023	Signed by Patrick Matozzo
<input type="checkbox"/> Approved by: Deputy City Manager, Corporate Services Josie Scioli		X

APPENDIX "A" Reference Plan 66R352

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN OF SURVEY OF PART OF LOT 12, CONCESSION 4 GEOGRAPHIC TOWNSHIP OF SCARBOROUGH CITY OF SCARBOROUGH MUNICIPALITY OF METROPOLITAN TORONTO

JACK T. GARBUIT, O.L.S. 1990

T 1665 APPLICATION #8 06445-08-959

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: JUNE 20, 1990

JACK T. GARBUIT, O.L.S. ONTARIO LAND SURVEYOR

PLAN 66R-16352

RECEIVED AND DEPOSITED

DATE: Dec 9th 1991

JACK T. GARBUIT, O.L.S. ONTARIO LAND SURVEYOR

CAUTION - THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

APPROVED DEC 3, 1991 ASST. EXAMINER OF SURVEYS

SCHEDULE OF PARTS

Table with columns: PART, LOT, CON., PIN, AREA. Lists parts 1 through 6 with their respective PINs and areas.

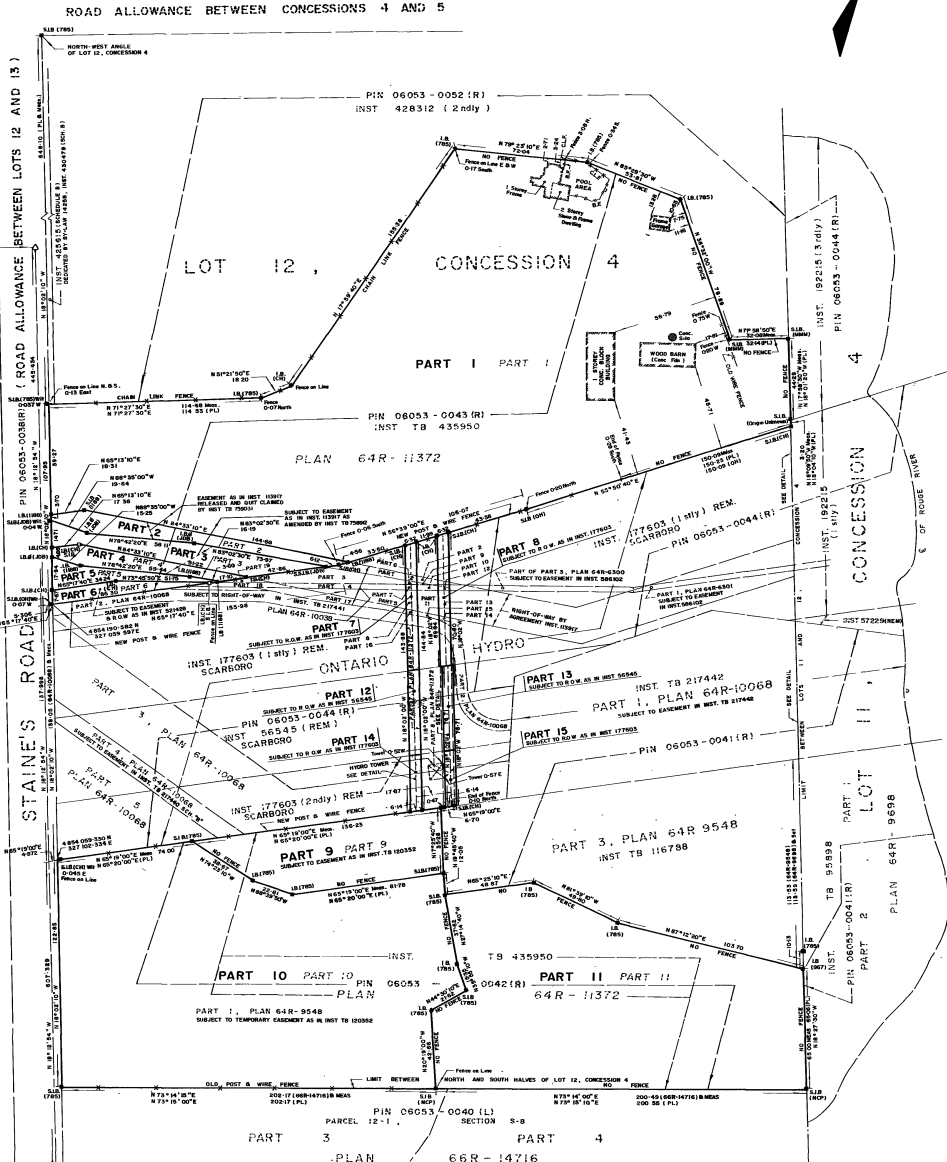
PARTS 3 AND 4 - SUBJECT TO EASEMENT AS IN INST 113917 SCARBORO AS ASCRIBED BY INST. TB 783812

Table with columns: PART, LOT, CON., PIN, AREA. Lists parts 9 through 11 with their respective PINs and areas.

PART 9 - SUBJECT TO EASEMENT AS IN INST TB 120352 PART 10 - SUBJECT TO TEMPORARY EASEMENT AS IN INST TB 120352

66R-16352

CONTROL MONUMENT #20470000 #20470001 #20470002 #20470003 #20470004 #20470005 #20470006 #20470007 #20470008 #20470009 #20470010 #20470011 #20470012 #20470013 #20470014 #20470015 #20470016 #20470017 #20470018 #20470019 #20470020 #20470021 #20470022 #20470023 #20470024 #20470025 #20470026 #20470027 #20470028 #20470029 #20470030 #20470031 #20470032 #20470033 #20470034 #20470035 #20470036 #20470037 #20470038 #20470039 #20470040 #20470041 #20470042 #20470043 #20470044 #20470045 #20470046 #20470047 #20470048 #20470049 #20470050 #20470051 #20470052 #20470053 #20470054 #20470055 #20470056 #20470057 #20470058 #20470059 #20470060 #20470061 #20470062 #20470063 #20470064 #20470065 #20470066 #20470067 #20470068 #20470069 #20470070 #20470071 #20470072 #20470073 #20470074 #20470075 #20470076 #20470077 #20470078 #20470079 #20470080 #20470081 #20470082 #20470083 #20470084 #20470085 #20470086 #20470087 #20470088 #20470089 #20470090 #20470091 #20470092 #20470093 #20470094 #20470095 #20470096 #20470097 #20470098 #20470099 #20470100



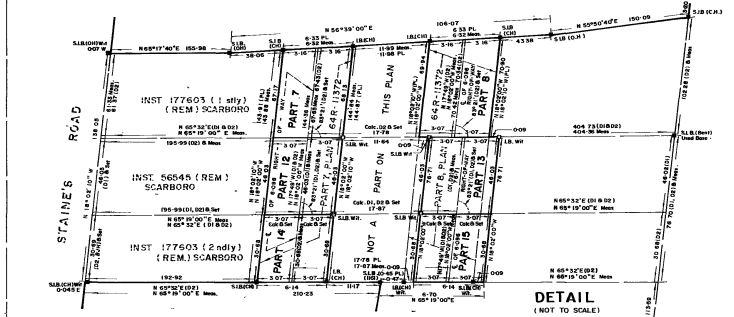
NOTES

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS 02470000 AND 02470001 AND ARE REFERRED TO THE CENTRAL MERIDIAN 79°50' WEST LONGITUDE, ZONE 10
- Q DENOTES SURVEY MONUMENT SET
- R DENOTES SURVEY MONUMENT FOUND
- S.B. DENOTES STANDARD IRON BAR
- S.S.B. DENOTES SHORT STANDARD IRON BAR
- I.B. DENOTES IRON BAR
- # DENOTES ROUND
- 785 DENOTES B.J. HAYNES, O.L.S.
- 967 DENOTES W.N. WILDMAN, O.L.S.
- 1051 DENOTES W.J. FLAXTON, O.L.S.
- 1198 DENOTES C.A. SEXTON, O.L.S.
- CH DENOTES CARTER HORDWOOD LIMITED, O.L.S.
- M.M. DENOTES MARSHALL MACDON MONAGHAN, O.L.S.
- J.B. DENOTES J.D. SAINES, O.L.S.
- OH DENOTES ONTARIO HYDRO
- NCP DENOTES NORTH PICKERING PROJECT
- PL DENOTES PLAN 64R-11372
- WT. DENOTES WITNESS
- CL.F. DENOTES CHAIN LINK FENCE
- B.F. DENOTES BOARD FENCE
- D1 DENOTES INSTRUMENT #P 36543 (REM)
- D2 DENOTES INSTRUMENT #P 177603 (REM)
- B.H. DENOTES B.J. HAYNES, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT: 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER. 2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF MAY, 1990. DATE: JUNE 20, 1990. JACK T. GARBUIT, O.L.S. ONTARIO LAND SURVEYOR

66R-16352



I. M. PASTUSHAK LIMITED ONTARIO LAND SURVEYORS SUITE 105 - 4800 DUFFERIN STREET DOWNSVIEW, ONTARIO 661-1463