



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

TRACKING NO.: 2023 - 010

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:	May 11, 2023	Phone No.:	416-392-7665
Purpose	To obtain authority to enter into a lease agreement with Delaware Farms (the " Tenant ") with respect the City-owned properties located in Middlesex Centre and Southwold Townships, Ontario, for the purpose of agriculture use (the " Lease Agreement ").		
Property	<p>Part of the property municipally known as:</p> <ol style="list-style-type: none"> 1. 9474 Southminster Bourne, Middlesex Centre Township/Delaware, Ontario (60.7 acres) 2. 6804 Bells Road, Middlesex Centre Township/Delaware, Ontario (46 acres) 3. 6633 Bells Road, Middlesex Centre Township/Delaware, Ontario (16 acres) 4. Third Line, Township of Southwold, Ontario (67 acres) 5. 37493 Southdel Drive, Township of Southwold, Ontario (8 acres) 6. 37413 Southdel Drive, Township of Southwold, Ontario (0.9 acres) 7. 37480 Third Line, Middlesex Centre Township/Delaware, Ontario (44 acres) and, <p>the property legally described as PT LT 19, Con 2, Southwold as in E435924 Lying SW of Michigan Central Railway; S/T SW22078, SW29142, Southwold.(2.96 acres)</p> <p>Legally described and outlined in red in Appendix "A", attached hereto (the "Leased Premises"), comprising approximately 245.56 acres.</p>		
Actions	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>The tenant shall pay \$59,330.00 per annum, payable in two instalments per year, the first instalment to be paid on April 1st of each year, in the amount of 25% of the annual Basic Rent, and the second instalment to be paid on November 30th of each year, in the amount of 75% of the annual Basic Rent. The total revenue is estimated to be \$177,990.00 for the period of thirty-six (36) months commencing January 1, 2021 and ending December 31, 2023. Revenues to the City will be directed to the 2022 Council Approved Operating Budget for Corporate Real Estate Management (CREM), under cost centre FA2490, and included in CREM's 2023 Operating Budget submission for Council consideration. Rents pertaining to 2021 were received in the respective fiscal year.</p> <p>2021: \$59,330.00 (plus HST) 2022: \$59,330.00 (plus HST) 2023: \$59,330.00 (plus HST) Total: \$177,990.00 (plus HST)</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>Compass Commercial Realty LP manages the City-owned properties surrounding the Green Lane Landfill site on behalf of City of Toronto.</p> <p>A credit check on the Tenant was conducted and was deemed to be satisfactory.</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>		
Terms	See Appendix " B ".		
Property Details	Ward:	00 – Outside City	
	Assessment Roll No.:	39 39 019 040 021 00 / 39 39 019 040 033 00 39 39 019 040 041 01 / 34 24 000 005 040 00 34 24 000 005 036 00 / 34 24 000 005 098 00 / 34 24 000 005 038 00 34 24 000 005 040 00	
	Approximate Size:	N/A	
	Approximate Area:	245.56 acres	
	Other Information:	N/A	

Revised: March 16, 2022

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 & 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/REOIs.</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>

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:	N/A - 00 – Outside City		Councillor:
Contact Name:			Contact Name:
Contacted by:	Phone	E-Mail	Memo
			Other
Comments:			Comments:
Consultation with Divisions and/or Agencies			
Division:			Division: Financial Planning
Contact Name:			Contact Name: Filisha Jenkins
Comments:			Comments: January 19, 2023
Legal Services Division Contact			
Contact Name:	Shahab Siddiqui (Comments incorporated)		


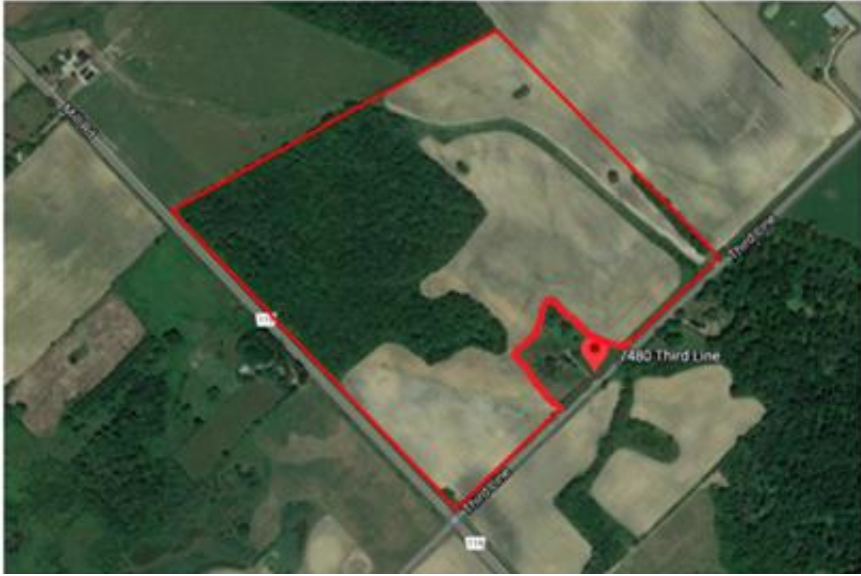

DAF Tracking No.: 2023 – 010	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Transaction Services Jennifer Kowalski	August 11, 2023	Signed by Jennifer Kowalski
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Graham Leah	August 11, 2023	Signed by Graham Leah

Appendix B
Legal Descriptions and Sketches

Address	Legal Description	Acreage
<p>1. 9474 Southminster Bourne</p>	<p>PT LT 24 CON 4, PT 1 34RD33 MIDDLESEX CENTRE TWP/DELAWARE (PIN: 09719-0061)</p>  	<p>60.7</p>

Address	Legal Description	Acreage
2. 6804 Bells Rd	PT LTS 21 & 22 CON 3 AS IN MW57744; EXCEPT PTS 1 – 3 34R1576; S/T DL10511 MIDDLESEX CENTRE TWP/DELAWARE (PIN: 9719-0037) 	46
3. 6633 Bells Rd	PT LT 21 CON 2, PT 1 34R561 MIDDLESEX CENTRE TWP/DELAWARE (PIN: 09719-0019) 	16

Address	Legal Description	Acreage
4. Third Line	PT LT 19 CON 2 SOUTHWOLD AS IN E435924 LYING NE OF MICHIGAN CENTRAL RAILWAY; SOUTHWOLD (PIN: 35158-0109) 	67
5. 37493 Southdel Drive	PT LT 18 CON 2 SOUTHWOLD AS IN E353581; S/T SW27902; SOUTHWOLD (PIN: 35158-0106) 	8

Address	Legal Description	Acreage
<p>6. 37413 Southdel Drive</p>	<p>LT 17 PL 142 SOUTHWOLD; S/T SW29198, SW29902; SOUTHWOLD (PIN: 35158- 0104)</p> 	<p>0.9</p>
<p>7. 37480 Third Line</p>	<p>EAST 1/2 LT 24 CON 2, EXCEPT PT 1 PL 33R-13075; MIDDLESEX CENTRE TWP/DELAWARE (PIN: 09719-0062)</p> 	<p>44</p>
<p>8. N/A</p>	<p>PT LT 19 CON 2 SOUTHWOLD AS IN E435924 LYING SW OF MICHIGAN CENTRAL RAILWAY; S/T SW22078, SW29142; SOUTHWOLD (PIN: 35158-0108)</p> 	<p>2.96</p>

Appendix "B"
Major Terms and Conditions

Basic Rent:	<p>Lease Year 1 \$49,650.00 net of HST (\$250.00) \$9,680.00 net of HST (\$220.00)</p> <p>Lease Year 2 \$49,650.00 net of HST (\$250.00) \$9,680.00 net of HST (\$220.00)</p> <p>Lease Year 3 \$49,650.00 net of HST (\$250.00) \$9,680.00 net of HST (\$220.00) (37480 Third line -44 acres)</p>
Additional Rent:	The Tenant is responsible to pay the relevant taxes and any other payments required to be paid by the Tenant under the Agreement
Area of Property:	<p>Approximately 245.56 acres.</p> <p>This comprises</p> <ul style="list-style-type: none"> - 201.56 acers located at 9474 Southminster Bourne, 6804 Bells Road, 6633 Bells Road, Third Line, 37493 Southdel Drive, and 37413 Southdel Drive and - 44 acres located at 37480 Third line. <p>Within the total area of affected parcels in 201.56 acers, only 198.6 acres are used in Basic Rent calculation. This excludes a part of Third Line consisting of 2.96 acres in lieu of Tenant paying Basic Rent for 8.9 acres located at 37493 Southdel Drive and 37413 Southdel Drive which are not tillable.</p>
Term:	Three (3) years (January 1, 2021 – December 31, 2023).
Use:	Agriculture
Landlord's Work:	N/A.
Prepaid Rent	N/A
Security Deposit:	N/A
Option to Extend:	N/A.
Tenant's Early Termination:	N/A
Landlord's Early Termination:	Later of: (i) Upon ninety (90) days' written notice; and (ii) the day the current growing season ends.
NSF Fee:	\$40.00 per NSF cheque.
Late Payment Charges:	1.25% per month or 15% per annum.
Payment:	The first instalment to be paid on April 1st of each year, in the amount of 25% of the annual Basic Rent, and the second instalment to be paid on November 30th of each year, in the amount of 75% of the annual Basic Rent.
Insurance:	The Tenant is to maintain full replacement cost all-risks property insurance; farm general liability insurance in the amount of at least \$2,000,000.00 per occurrence; and limited pollution liability insurance in the amount of at least \$1,000,000.00 per occurrence.
Indemnity:	The Tenant shall at all times release, indemnify, and save harmless the City and its representatives from and against any and all manner of claims, demands, damages (including indirect and consequential damages), losses, liabilities, costs, charges, fines, penalties, orders, expenses, actions, and other proceedings whatsoever made or brought against, suffered by, or imposed upon the City and its representatives, in connection with any loss, damage, or injury (including property damage, personal injury, bodily injury, and death) to any person, animal, or property arising or resulting directly or indirectly from any and all of: a) the exercise of the Lease; b) the occupation or use by the Tenant of the property or any part thereof; c) any occurrence in, on, or about the property; and d) the breach by the Tenant of any covenant or agreement under the lease.
Tenant Acknowledgement:	The Tenant acknowledges that the City owns and operates a landfill and associated operations known as the Green Lane Landfill (the " Landfill "), and that the operation of the Landfill shall not be deemed to constitute a nuisance, annoyance, or similar concern constituting a default of the obligations of the City under the lease or providing the Tenant with any right of set-off in respect of the payment of rent. The Tenant further agrees not to object to any application, appeal, or regulatory filing in respect of the continued operation of the Landfill or the expansion thereof, and cooperate with the City in respect of any such applications, appeals, or filings, as reasonably requested by the City.