

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

TRACKING NO.: 2023-256

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

Prepared By:	Blendian Stefani	Division:	Corporate Real Estate Management
Date Prepared:	September 21, 2023	Phone No.:	(416) 397-7481

Purpose	To obtain authority to enter into a sublicence agreement with 643696 Ontario Ltd., as general partner for and on behalf of Centennial Park Golf Centre (Etobicoke) (the " Sublicensee ") with respect to a portion of Centennial Park located along the west side of 550 Centennial Park Boulevard, Toronto for the purposes of operating a public golf course (the " Sublicence Agreement ").
Property	Part of the property known as Centennial Park on the west side of 550 Centennial Park Boulevard, legally described as Pt Lts D, E and F, Con River Etobicoke, Pt Rdal Btn Lts E & F, Con River Etobicoke, as closed by Bylaw EB515504, as in EB56081 and EB353352 except Pts 2, 3, 4, 5, 6, 7, 8, 9, 10, 64R10480, Toronto being all of PIN 07425-0015 (LT) and more particularly shown as Part 3 on the sketch attached hereto as Appendix "A" (the " Sublicensed Area ").
Actions	Authority be granted for the City to enter into the Sublicence Agreement with Centennial Park Golf Centre for the Sublicensed Area, substantially on the terms and conditions set out in Appendix "B", and such other or amended terms and conditions deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.
Financial Impact	There is no direct financial impact as a result of the sublicense transaction, which is ancillary to the sublease of the entire golf course. There is an implied value attached to the lands sublicensed to the operator, which is included in the overall sublease transaction as authorized by Council on September 30, 2020 (GL15.14). The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.
Comments	The City entered into a master licence agreement with Ontario Realty Corporation (now Ontario Infrastructure and Lands Corporation) acting as agent on behalf of Her Majesty the Queen in right of Ontario as represented by the Minister of Infrastructure (the " Head Licensor ") dated October 26, 2010, as amended and extended from time to time (the " Head Licence "), regarding certain lands within the hydro corridor (the " Licensed Lands "), which includes the Sublicensed Area for the purpose of public recreational purposes only. Certain premises adjacent to the Sublicensed Area (the " Subleased Premises ") are subleased by the City to the Sublicensee under a sublease agreement dated June 25, 1986, as amended or extended from time to time (the " Sublease "). The Corporation of the City of Etobicoke (now City of Toronto) entered into a lease agreement with Her Majesty The Queen in right of Ontario as represented by the Ministry of Government Services dated January 1, 1984 for certain premises, including the Subleased Premises. The Subleased Premises and the Sublicensed Area form the Centennial Park Golf Centre. Parks, Recreation & Forestry staff have been consulted and agreed on the terms of the Sublicence as described herein. The proposed licence fee and other major terms and conditions of the Sublicence Agreement are considered to be fair, reasonable and reflective of market rates.
Terms	Major terms and conditions of the Sublicence Agreement are set out in Appendix "B" of this form.

Property Details	Ward:	2 – Etobicoke-Centre
	Assessment Roll No.:	19 19 018 980 001 00
	Approximate Size:	519 m x 219 m ± (1,702 ft x 718.50 ft ±)
	Approximate Area:	113,814.5 m ² ± (1,228,915.65 ft ² ±)
	Other Information:	N/A

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/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>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 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 checked="" 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:	Stephen Holyday	Councillor:	
Contact Name:	Sheila Henderson	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> x 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:	Advised	Comments:	

Consultation with Divisions and/or Agencies

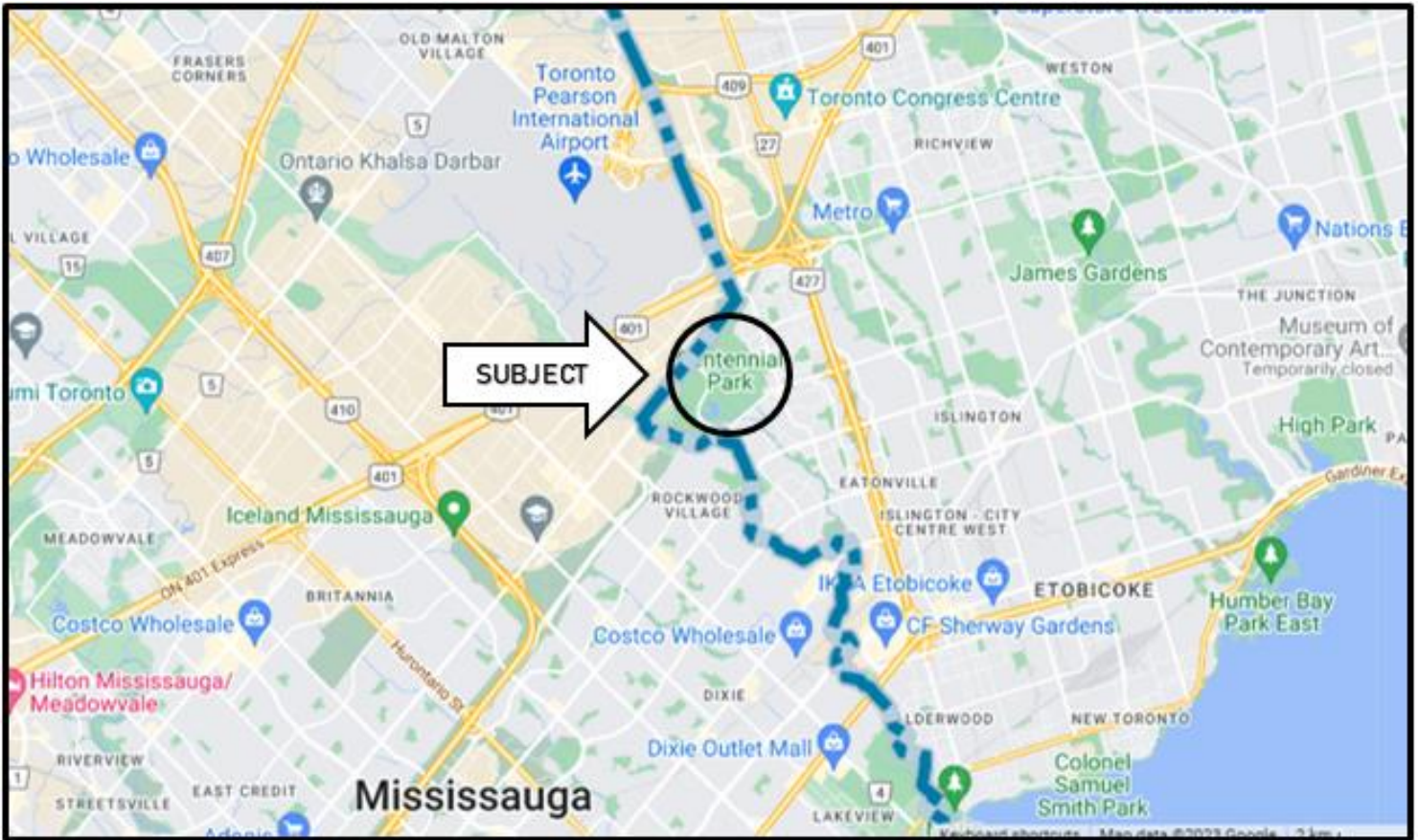
Division:	Parks, Forestry and Recreation	Division:	Financial Planning
Contact Name:	Christina Iacovino	Contact Name:	Ciro Tarantino
Comments:	Concurs	Comments:	Concurs

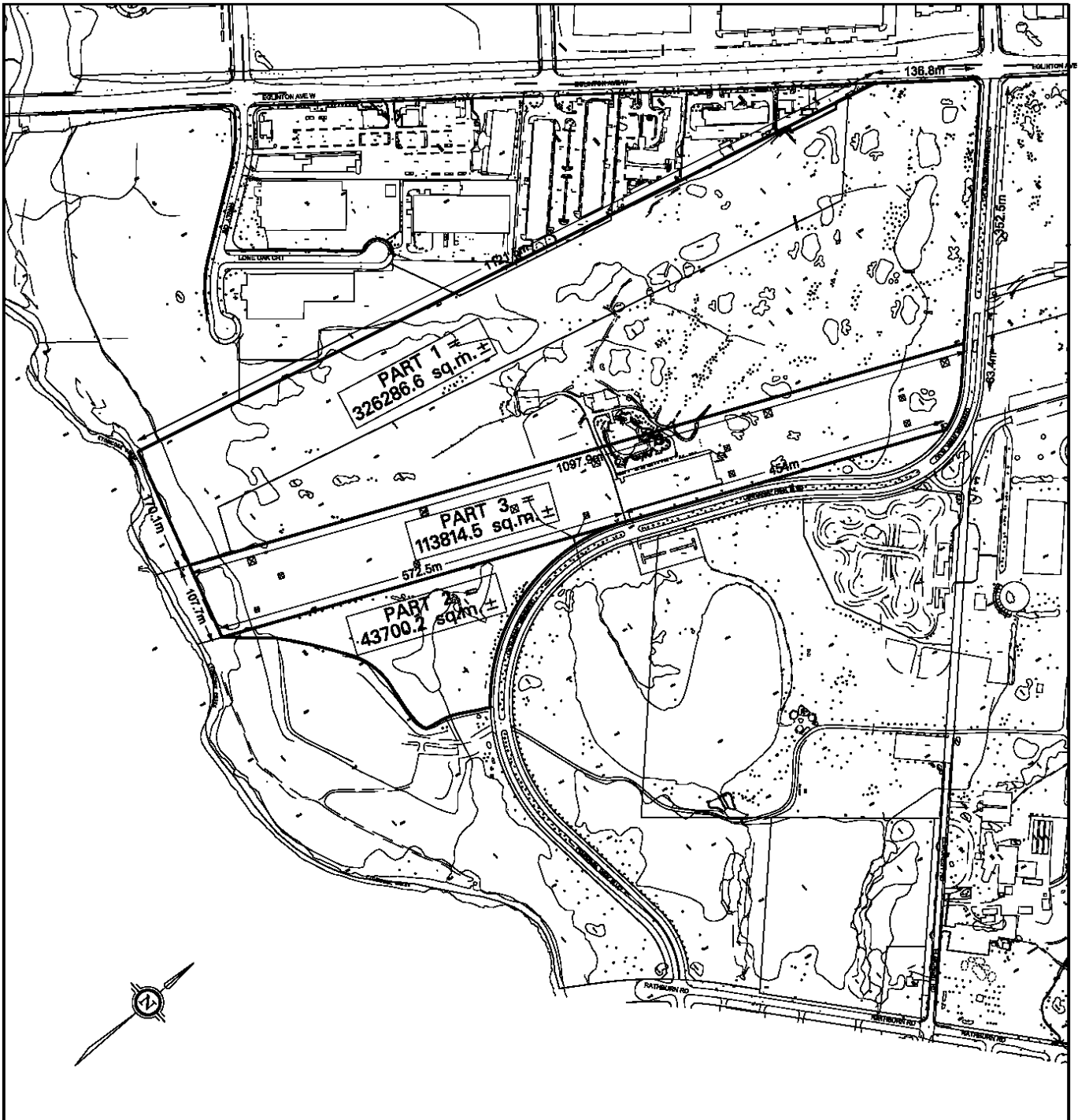
Legal Services Division Contact

Contact Name: Gloria Lee

DAF Tracking No.: 2023-256	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Jennifer Kowalski	Sept 21, 2023	Signed By: Jennifer Kowalski
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Sept 22, 2023	Signed By: Alison Folosea

APPENDIX "A": LOCATION MAP & PROPERTY SKETCH





ENGINEERING & CONSTRUCTION SERVICES
ENGINEERING SUPPORT SERVICES
LAND & PROPERTY SURVEYS

NOTE:

THIS SKETCH HAS BEEN
COMPILED FROM OFFICE
RECORDS. MEASUREMENTS
ARE APPROXIMATE

CHECK BY ANA MICHALEK
PREPARED BY: D.P / M.C.

PROPERTY INFORMATION SHEET
SKETCH SHOWING
NO. 550 CENTENNIAL PARK BOULEVARD

WARD 2 - ETOBICOKE CENTRE
DATE: MARCH 10, 2023

SKETCH No. PS-2023-004

APPENDIX "B": MAJOR TERMS AND CONDITIONS

Sublicensed Premises:	Part 3 on the sketch on Appendix "A" comprising approximately 113,814.5 sq. m.
Sublicensor:	City of Toronto
Sublicensee:	643696 ONTARIO LTD as general partner for and on behalf of Centennial Park Golf Centre
Term:	Three (3) years commencing on December 1, 2020 and expiring on November 30, 2023
Sublicense Fee:	Licence fees are included in the rent payable under the Sublease.
Use:	For the purposes of operating a golf course.
Insurance:	The Sub-Licensee shall obtain and maintain Commercial General Liability not less than \$10,000,000.00 per occurrence, business interruption insurance, standard automobile liability not less than \$2,000,000.00 and any such insurance as the City may reasonably require. City of Toronto should be added as additional insured.
Indemnification:	The Sublicensee releases, indemnify and save harmless the City and its agents, the Head Licensor and Hydro One Networks Inc. against and from any claims resulting directly or indirectly from the use of the sublicensed area, the exercise of the Sublicensee's rights under the licence, failure to perform or observe any covenant under the agreement and applicable laws, use of the Sublicensee's chattels and presence of pollutant or release of pollutants on the sublicensed area due to action or omission of the Sublicensee.
Restoration:	Upon the expiry or termination of the Sublicence, the Sublicensee will remove all of its chattels and return the sublicensed area in good and substantial repair and condition.