

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

TRACKING NO.: 2023- 279

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

Prepared By:	Shernaz Writer	Division:	Corporate Real Estate Management
Date Prepared:	October 10, 2023	Phone No.:	(416) 392-7614

Purpose	To obtain authority for the City of Toronto (the " City ") to extend a ground lease (the " Lease ") for a two year term, between November 1, 2022 and October 31, 2024, on behalf of Shelter Support and Housing Administration ("SSHA") with Gulfdream Limited Partnership, (the " Landlord ") or any other corporate name of the Landlord, to continue operating a temporary respite at the property municipally known as 351 & 369 Lake Shore Blvd E, Toronto.
Property	351 and 369 Lake Shore Blvd E, Toronto (the " Property ") as shown on the location map attached as Appendix "B". The premises to be leased to the City is approximately 46,937 square feet of land, or the "Rentable Area".
Actions	1. Authority be granted to extend the Agreement with the Landlord, substantially on the terms and conditions set out below with such revisions thereto and any other or amended terms and conditions as may be determined by the Director of Real Estate Services, and in a form acceptable to the City Solicitor.
Financial Impact	<p>The City will pay a total sum of \$672,830 (plus HST), for the two (2) year terms, payable in equal monthly installments of \$28,034.58 (plus HST) commencing November 1, 2022 and expiring October 31, 2024. In addition to minimum rent, the City will be responsible for repairs, replacements and maintenance of the premises and building including plumbing, electrical, mechanical, structural, HVAC, and all costs of landscaping and clearing of ice and snow.</p> <p>Funding is available in the 2023 Council Approved Operating Budget for Shelter, Support & Housing Administration under cost center FH5351. Future year expenditures will be referred to the City's annual budget process and will be included as part of the 2024 budget submissions for Council consideration.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>
Comments	<p>Through DAF 2018-282, the City entered into a lease with a commencement date of October 17, 2018 and with an expiry date of October 31, 2020. Through DAF 2020-233 the lease was renewed from November 1, 2020 and will expire on October 31, 2021. Through DAF 2021-255, the lease was renewed for another year from November 1, 2021 to October 31, 2022.</p> <p>SSHA has been operating an emergency respite site as directed by City Council since 2018, through the installation of a 10,000 sf Sprung Structure. The landlord has confirmed that an additional 2-year extension, on similar terms and conditions as the initial lease, is available prior to the landlord's redevelopment of the site. This two year extension commencing on November 1, 2022 and expiring on October 31, 2024 will allow SSHA to continue providing year-round emergency respite services from this location.</p> <p>City staff consider this proposed extension agreement to be fair and reasonable to both parties.</p>
Terms	Please see page 4: Appendix "A"

Property Details	Ward:	10 – Spadina / Fort York
	Assessment Roll No.:	
	Approximate Size:	yy m x yy m ± (yy ft x yy ft ±)
	Approximate Area:	53,000 square feet
	Other Information:	

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
2. Expropriations:	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.	<input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.
3. Issuance of RFPs/REOs:	Delegated to more senior positions.	<input type="checkbox"/> Issuance of RFPs/REOs.
4. Permanent Highway Closures:	Delegated to more senior positions.	<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:	Delegated to more senior positions.	Delegated to more senior positions.
6. Limiting Distance Agreements:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
7. Disposals (including Leases of 21 years or more):	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	Delegated to more senior positions.	<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 \$50,000. <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.	<input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$1 Million. <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.
10. Leases/Licences (City as Tenant/Licensee):	Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.	Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.
11. Easements (City as Grantor):	<input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$50,000. <input type="checkbox"/> Where total compensation does not exceed \$50,000. Delegated to more senior positions.	<input checked="" type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$1 Million. <input type="checkbox"/> (a) Where total compensation does not exceed \$1 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 \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
13. Revisions to Council Decisions in Real Estate Matters:	Delegated to more senior positions.	<input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	Delegated to more senior positions.	<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. 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 (Manager, Transaction Services is only Manager 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:	Councillor Ausma Malik	Councillor:	
Contact Name:	Nora Cole	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input checked="" 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:	Briefed	Comments:	

Consultation with Divisions and/or Agencies

Contact Name:	Loretta Ramadhin	Contact Name:	Ciro Tarantino
Comments:	Concurred	Comments:	Concurred

Legal Services Division Contact

Contact Name:	Michele Desimone
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DAF Tracking No.: 2023- 279	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Jennifer Kowalski	October 31, 2023	Signed by Jennifer Kowalski
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	October 31, 2023	Signed by Alison Folosea

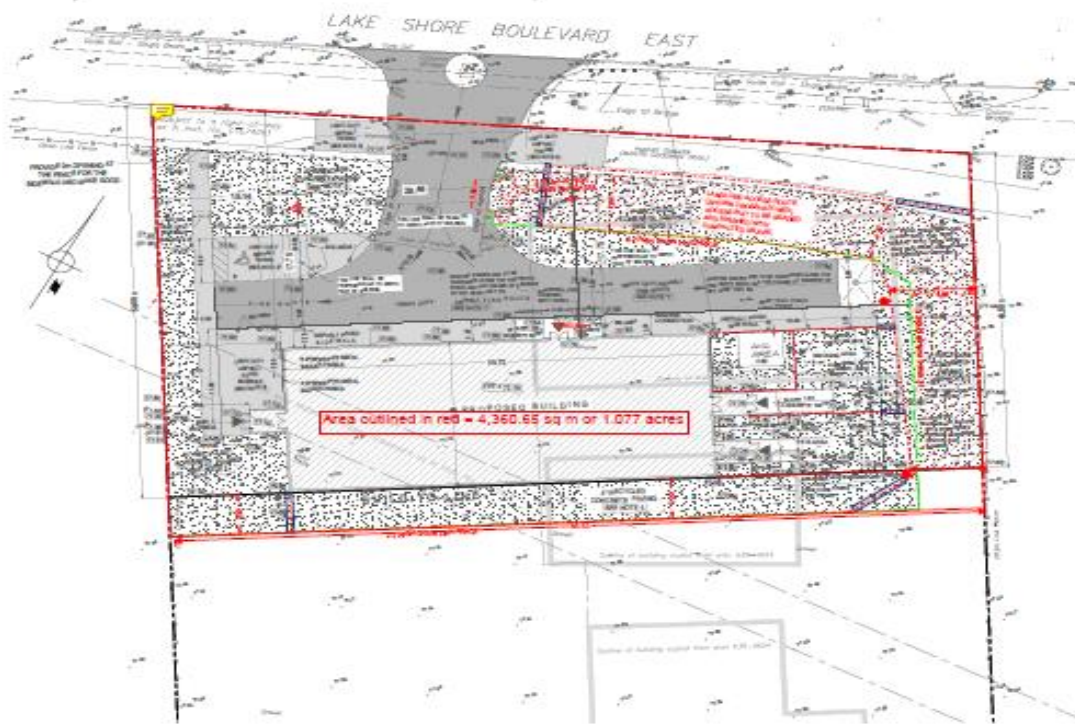
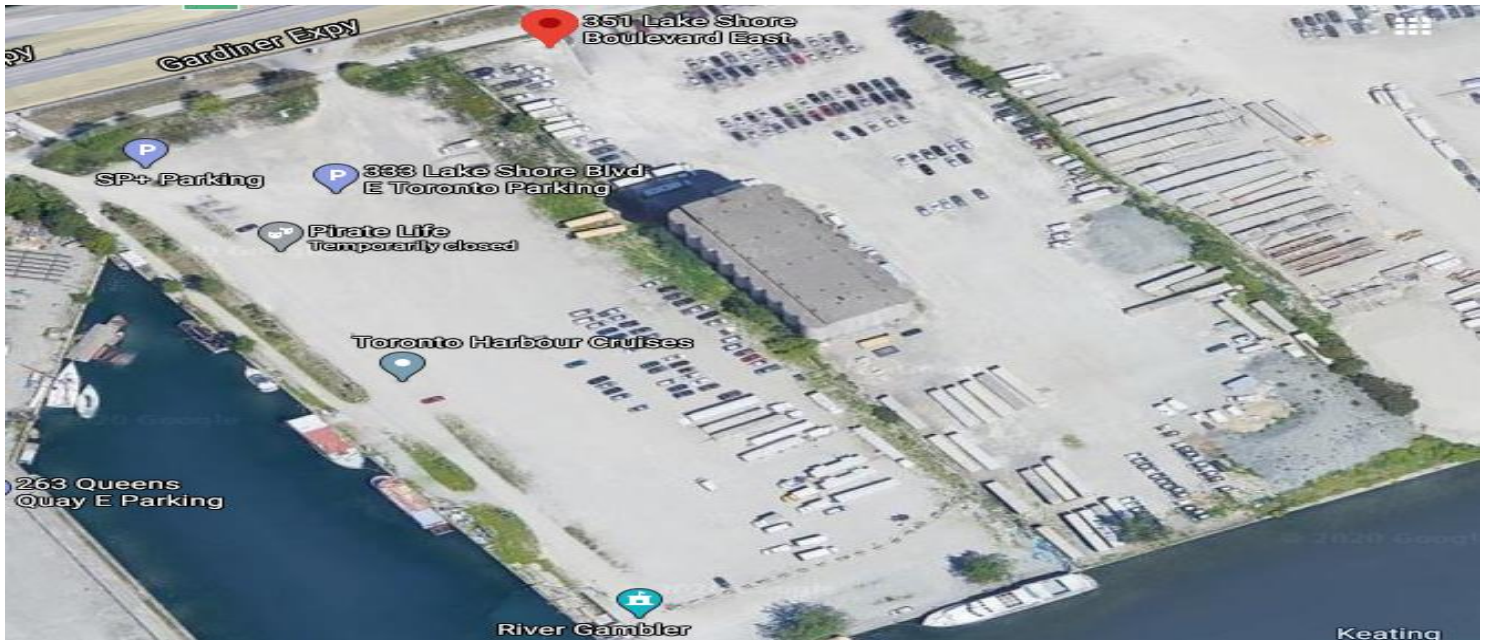
Appendix "A"- Term Sheet

Tenant:	City of Toronto (on behalf of the SSHA)
Landlord:	Gulfdream Limited Partnership
Rentable Area of Premises:	46,937 sf of land (approximatley)
Use:	Emergency Respite
Term:	Two (2) years, November 1, 2022 – October 31, 2024
Minimum Rent:	\$336,415 per annum
Additional Rent:	HST, all repairs, replacements and maintenance of the premises and building including plumbing, electrical, mechanical, structural, HVAC, and all costs of landscaping and clearing of ice and snow
Landlord's Activities:	The landlord may, with prior notice to the Tenant, conduct testing and investigations to the portions of the Land abutting and within the Premises excepting and excluding the portion occupied by the structure used as a respite.
Termination Right:	Termination right in favour of the Landlord with 180 days' prior written notice
Property Tax:	Payble by the landlord – Gulfdream Limited Partnership

All other terms and conditions to remain the same.

Appendix "B"

Location Map:



- NOTE 11:**
- HEAVY DUTY ASPHALT FINE GRADES SHALL BE THE LOAD SUPPORT SHALL BE SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT. MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE, CAN/CES-8 AND SHALL BE SURFACED IN ORDER TO ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.
11. THERE WILL BE NO GRADIENT CHANGE BETWEEN THE "ASPHALT FINE GRADES" AND THE "FINE GRADES" ASPHALT FINE GRADES SHALL BE:
- 40 MM F.E.S.
 - 60 MM F.E.S.
 - 30 MM GRANULAR A
 - 30 MM GRANULAR B
- GRANULAR BASES SHALL BE UNIFORMLY COMPACTED TO 98% OR + OF ITS MAXIMUM STANDARD PROCTOR DRY DENSITY.
- NOTE 12:**
- LIGHT DUTY ASPHALT FINE GRADES SHALL BE:
- 40 MM F.E.S.
 - 30 MM F.E.S.
 - 30 MM GRANULAR A
 - 30 MM GRANULAR B
- GRANULAR BASES SHALL BE UNIFORMLY COMPACTED TO 98% OR + OF ITS MAXIMUM STANDARD PROCTOR DRY DENSITY.
- NOTE 13:**
- 4" THICK RECYCLED CONCRETE PAVING SHALL BE COMPACTED 2" RECYCLED CONCRETE.

		SZETO architect		TORONTO RESPITE CENTRE 351 LAKE SHORE BOULEVARD EAST TORONTO, ONTARIO	SITE PLAN LANDLORD ACCESS ROUTE	A-101A
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