# 🛍 Toronto

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

Date         29* Nov 2023         Phone No:         419 533 4802           Purpose         To obtain authority to enter into a lifence agreement with Scathorough Center for Healthy communities (the "Lifensor"), with a property and the property municipally into as 280 EEgs 3, 2024 (the "Agreement").           Property         For obtain authority to enter into a lifence agreement with Scathorough Center for Healthy Communities (the "Lifensor Area").           Property         Status of the Public Scathorough Center on January 1, 2023 to March 31, 2024 (the "Agreement").           Property         Status of the Public Scathorough Center on the Location Map in Agreement").           Authority be granted to enter into the Agreement with the Lifencor, substantially on the major terms and conditions outlined to the City Solicitor.           Financial         The City of Toronto will pay the gross monthly Faed St 210.42 plus HST between January 1. 2023 to March 31, 2024 (the HTM Status of the Element of the Status of the extended Lifence and Errors will be shat Status of the Element of the Status of the extended Lifence and the status of the Element of the Status of the extended Lifence and Errors will be shat Status of the Element of the Status of the extended Lifence and Errors will be shat Status of the Element of the Status of the extended Lifence and Errors will be shat the trans and conditions are exercise as 2.5% adjusted at the beginning of each term of the extended Lifence and Errors will be shat Status of the Element of the Status of the extended Lifence and Errors will be status of the Element of the Status of the extended Lifence and Errors will be status of the Element of the Element of the Element of the Element of the Status and Element of the Element of th	Prepared	d Sami Aljundi Division: Corporate Real E				I Estato Managament			
Purpose       To obtain authority to enter into a licence agreement with Scarborough Centre for Healthy Communities (the "Licensor"), will respect to a portion of the lower level of the property municipally known as 260 Egilition Avenue Est Toronto, for the purpose from Public Health's operation of a dental dink from Jeanues 1, 2023 to March 31, 2024 (the "Agreement").         Property       A portion of the lower level of the property municipally known as 260 Egilition Avenue Est Toronto, Driano Scaborough, Chino Mausu 1, 2023 to March 31, 2024 (the "Agreement").         A portion of the lower level of the property having an area of approximately 415 square feet and is known as the Dental Office (the Uncensed Area"), within the lates monitopally known as 260 Egilition Avenue Est Toronto, Driano Scaborough, Chino Mago Mapends "E         Actions       And including such other terms as deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.         Financial impact       The City of Toronto will pay the gross monthly Fee of \$1,210.42 plus HST between January 1,2023 to March 31, 2024. The tot value of the Fee for the initial Licensed Term \$18,165.30 plus HST. The total gross Fee it all options of extensions are exercise of vicits the extension Licensed Term \$18,165.30 plus HST. The total gross fee it all options of extensions are exercise of vicits the extension Licensed Term \$18,165.30 plus HST. The total gross fee it all options of extensions are exercise of vicits the extension Licensed Term \$18,165.30 plus HST.         The operating costs of the Property will be paid by the Licensor or the Landlord as applicable.       Total cost rem net of HST recovery/Sec.55, 50, 50, 50, 50, 50, 50, 50, 50, 50,	_	Sami Aljundi			Corporate Real Estate Management				
respect to a portion of the lower level of the property municipally known as 2600 Eglinton Avenue Esat Toronto, for the purpose Toron Public Health's operation of a dental clinic from January 1, 2023 to March 31, 2024 (the 'Agreement'). Property A portion of the lower level of the property having an area of approximately 415 square feet and is known as the Dental Office (the Lensend Area, 1) within the lands municipally known as 2600 Eglinton Avenue Esat Toronto, Ontario, Scarborough, City Toronto, being all of the PIN 06354-0075 (LT) (the 'Property'), as shown on the Location Map in Appendix '', and in a form acceptab to the City Solicitor. Financial Impect '', and including such other terms as deemed appropriate by the approving authority herein, and in a form acceptab to the City Solicitor. Financial Impect '', and the beginning of cash term of the sature and the approximate and the proving authority herein, and in a form acceptab to the City of Toronto Will pay the gross monthly Fee of \$1,210.42 plus HST between January 1, 2023 to March 31, 2024. The tot impect '', and the beginning of cash term of the sature activated Locared Term, will be 276,453,49 plus HST. The operating costs of the Property will be paid by the Licensor or the Landlord as applicable. Total cost rent net of HST recoveryCalendar Yaar First Term 2023 Jan 1 - Dec 31 S14,825.04 \$16,413.30 \$14,700.68 2024 Jan 1 - March 31 \$3,631.20 \$4,413.32 \$3,787.55 TOTAL Staced Term 1 \$11,166.12 \$12,617.72 \$11,962.65 2025 Jan 1 - Dec 31 \$14,883.17 \$16,823.03 \$15,150.20 2026 Jan 1 - March 31 \$3,722.04 \$4,205.91 \$3,787.55 TOTAL 2026 Jan 1 - March 31 \$3,722.04 \$4,205.91 \$3,787.55 TOTAL 2026 April 1 - Dec 31 \$14,483.01 \$12,817.42 \$15,520.80 2026 Jan 1 - March 31 \$3,815.10 \$4,311.06 \$3,842.25 ToTAL 2026 Jan 1 - March 31 \$3,815.10 \$4,312.10 \$53,842.25 ToTAL 2026 Jan 1 - March 31 \$3,815.10 \$4,312.10 \$53,842.25 ToTAL 2026 Jan 1 - March 31 \$3,815.10 \$4,312.10 \$53,842.25 ToTAL 2026 Jan 1 - March 31 \$3,815.00 \$17,824.28 \$15,520.80	-								
"Leensed Area", within the lands municipally known as 2860 Eglinton Avenue East Toronto, Ontario, Scarborough, City         Toronto, being all of the PIN 06354-0075 (LT) (the "Property"), as shown on the Location Map in Appendix "B"         Actions       Authority be granted to enter into the Agreement with the Licensor, substantially on the major terms and conditions outlined Appendix "A", and including such other terms as deemed appropriate by the approving authority herein, and in a form acceptab to the City Solicitor.         Financial       The City of Toronto will pay the gross monthly Fee of \$1.210.42 plus HST between January 1, 2023 to March 31, 2024. The total most of the Fee for the Initial Licensed Torm is \$18,156.30 plus HST. The total gross of Fee Fall all plus the sole of the Property will be paid by the Licensor or the Landlord as applicable.         Total cost rent net of HST       Basic Fee       Fee + HST       Total cost rent net of HST         First Term       2023       Jan 1 - Dec 31       \$14,526.04       \$16,413.30       \$14,780.68         2024       Jan 1 - Dec 31       \$14,526.04       \$16,613.30       \$14,780.68       2024.         2023       Jan 1 - Dec 31       \$14,526.04       \$16,613.30       \$14,780.68       2025.         2024       Jan 1 - Dec 31       \$14,681.7       \$16,823.83       \$15,150.20       2025.56.7       2074.       \$20,575.5       707AL       \$20,575.5       707AL       \$20,576.3       \$3,787.55       707AL       \$20,877.83	Purpose	respect to a portion of the lower level of the property municipally known as 2660 Eglinton Avenue East Toronto, for the purpose of							
Appendix "A", and including such other terms as deemed appropriate by the approving authority herein, and in a form acceptabe to the City Solicitor.         Financial Impact       The City of Toronto will pay the gross monthly Fee of \$1,210.42 plus HST between January 1, 2023 to March 31, 2024. The tot value of the Fee for the initial Licensed Term is \$18,156.30 plus HST. The total gross Fee if all options of extensions are exercise to which the extension. Licensed Term Fees are calculated as the annual Fee payable during the preceding term escalated 1 2.5% adjusted at the beginning of each term of the extended Licensed Term, will be \$78,453.43 plus HST.         The operating costs of the Property will be paid by the Licensor or the Landlord as applicable.       Total cost rent net of HST recovery Life term escalated 1 2.5% adjusted at the beginning of each term of the extended Licensed Term, will be \$78,453.43 plus HST.         The operating costs of the Property will be paid by the Licensor or the Landlord as applicable.       Total cost rent net of HST recovery Life term escalated 1 2.5% adjusted at the beginning of each term of the extended Licensed Term.         2023       Jan 1 - Dec 31       \$14,525.04       \$16,413.30       \$14,780.68         2024       Jan 1 - Dec 31       \$14,625.04       \$16,413.30       \$14,780.68         2024       Jan 1 - Dec 31       \$11,166.12       \$12,617.72       \$13,862.65         2025       Jan 1 - Dec 31       \$11,463.30       \$12,933.19       \$11,66.74         2026       Jan 1 - March 31       \$3,81,51.00       \$33,81,647.26       \$17	Property	A portion of the lower level of the property having an area of approximately 415 square feet and is known as the Dental Office (the " <b>Licensed Area</b> "), within the lands municipally known as 2660 Eglinton Avenue East Toronto, Ontario, Scarborough, City of Toronto, being all of the PIN 06354-0075 (LT) (the " <b>Property</b> "), as shown on the Location Map in Appendix " <b>B</b> "							
Impact       value of the Fee for the initial Licensed Term is \$18,156,30 plus HST. The total gross Fee Tail options of extensions are exercised of which the extension Licensed Term Fee as the annual Fee payable during the proceeding term escalated to 2.5% adjusted at the beginning of each term of the extended Licensed Term, will be \$78,453.43 plus HST.         The operating costs of the Property will be paid by the Licensor or the Landlord as applicable. <ul> <li>Total cost rent net of HST recoveryCalendar Year</li> <li>First Term</li> <li>2023</li> <li>Jan 1 - Dec 31</li> <li>\$14,525.04</li> <li>\$16,413.00</li> <li>\$20,516.62</li> <li>\$20,516.62</li> <li>\$20,516.62</li> <li>\$20,516.62</li> <li>\$20,516.62</li> <li>\$20,516.62</li> <li>\$20,516.62</li> <li>\$20,516.62</li> <li>\$20,516.62</li> <li>\$20,616.62</li> <li>\$20,516.62</li> <li>\$20,516.62</li> <li>\$20,24</li> <li>April 1 - Dec 31</li> <li>\$11,166.12</li> <li>\$12,817.72</li> <li>\$11,362.65</li> <li>2026</li> <li>Jan 1 - Dec 31</li> <li>\$14,888.17</li> <li>\$16,823.63</li> <li>\$15,50.00</li> <li>\$20,266</li> <li>Jan 1 - Dec 31</li> <li>\$14,488.17</li> <li>\$16,823.63</li> <li>\$15,50.01</li> <li>\$33,787.55</li> <li>TOTAL</li> <li>\$29,776.33</li> <li>\$33,647.26</li> <li>\$34,648.50</li> <li>\$34,882.55</li> <li>\$10 TAL</li> <li>\$29,776.33</li> <li>\$33,647.26</li> <li>\$33,647.26</li> <l< td=""><td>Actions</td><td colspan="6">Authority be granted to enter into the Agreement with the Licensor, substantially on the major terms and conditions outlined in Appendix "A", and including such other terms as deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.</td></l<></ul>	Actions	Authority be granted to enter into the Agreement with the Licensor, substantially on the major terms and conditions outlined in Appendix "A", and including such other terms as deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.							
Total cost rent net of HST recoveryCalendar Year         Basic Fee         Fee + HST recoveryCalendar Year         Total cost rent net of HST recoveryCalendar Year           2023         Jan 1 - Dec 31         \$14,525.04         \$16,413.30         \$14,780.68           2024         Jan 1 - March 31         \$3,631.26         \$4,103.32         \$3,787.55           TOTAL         \$18,156.30         \$20,516.62         \$20,516.62           Second Term         0         0         0           2024         April 1 - Dec 31         \$11,166.12         \$12,617.72         \$11,362.65           2025         Jan 1 - Dec 31         \$11,488.17         \$16,833.63         \$15,150.20           2026         Jan 1 - March 31         \$3,722.04         \$4,205.91         \$3,787.55           TOTAL         \$29,776.33         \$33,647.26         \$33,647.26           Third Term         1         \$20,276         \$33,815.10         \$11,445.30         \$12,933.19         \$11,646.74           2026         April 1 - Dec 31         \$11,445.30         \$12,933.19         \$11,646.74         \$2027           2028         Jan 1 - March 31         \$3,815.10         \$34,485.50         \$31,057.97         \$107AL           ToTAL         \$76,453.43         \$88,652.38         \$79,834.		The City of Toronto will pay the gross monthly Fee of \$1,210.42 plus HST between January 1, 2023 to March 31, 2024. The tota value of the Fee for the initial Licensed Term is \$18,156.30 plus HST. The total gross Fee if all options of extensions are exercised of which the extension Licensed Term Fees are calculated as the annual Fee payable during the preceding term escalated by 2.5% adjusted at the beginning of each term of the extended Licensed Term, will be \$ <b>78,453.43</b> plus HST.							
IrecoveryCalendar Year         Basic Pee         Pee + HS1         recovery           First Term		The operating costs	of the Property will b	e paid by the Licensor or the La	ndlord as applica	able.			
2023         Jan 1 - Dec 31         \$14,525.04         \$16,413.30         \$14,780.68           2024         Jan 1 - March 31         \$3,831.26         \$4,103.32         \$3,787.55           TOTAL         \$18,156.30         \$20,516.62         \$20,516.62         \$20,516.62           Second Term         1				Basic Fee	Fee + HST				
2024         Jan 1 - March 31         \$3,631.26         \$4,103.32         \$3,787.55           TOTAL         \$18,166.30         \$20,516.62		First Term		•					
TOTAL         \$18,156.30         \$20,516.62         \$20,516.62           Second Term		2023	Jan 1 - Dec 31	\$14,525.04	\$16,413.30	\$14,780.68			
Second Term         Image: second Term           2024         April 1 - Dec 31         \$11,166.12         \$12,617.72         \$11,362.65           2025         Jan 1 - March 31         \$3,722.04         \$4,205.91         \$3,787.55           TOTAL         \$29,776.33         \$33,647.26         \$33,647.26           Third Term         Image: second Term         S3,722.04         \$12,933.19         \$11,646.74           2027         Jan 1 - Dec 31         \$11,445.30         \$12,933.19         \$11,646.74           2027         Jan 1 - Dec 31         \$15,260.40         \$17,244.25         \$15,528.98           2028         Jan 1 - March 31         \$3,015.10         \$4,311.06         \$3,882.25           TOTAL         \$30,520.80         \$34,488.50         \$31,057.97           TOTAL         \$78,453.43         \$88,652.38         \$79,834.21           The funds will be included in Toronto Public Health's operating budget for each respective year under the cost center PH3015; FAC 576000000         FAC 5760000000           The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.           The Property is owned by Lujan Investments Limited, Fred Waks, and Jay Waks (collectively, the "Landlord"), by a lease date September 30, 2007, the Landlord leased a portion of the Property, including the Licensed Area to the Licensor where, both TPH a		2024	Jan 1 - March 31		\$4,103.32	\$3,787.55			
2024         April 1 - Dec 31         \$11,166.12         \$12,617.72         \$11,362.65           2025         Jan 1 - Dec 31         \$14,888.17         \$16,823.63         \$15,150.20           2026         Jan 1 - March 31         \$3,722.04         \$4,205.91         \$3,787.55           TOTAL         \$29,776.33         \$33,647.26         \$33,647.26           Third Term         2026         April 1 - Dec 31         \$11,445.30         \$12,933.19         \$11,646.74           2027         Jan 1 - Dec 31         \$15,260.40         \$12,933.19         \$11,646.74         2027           2028         Jan 1 - March 31         \$3,815.10         \$4,311.06         \$3,882.25         515,528.98           2028         Jan 1 - March 31         \$3,815.10         \$4,411.06         \$3,882.25         517.07           TOTAL         \$30,520.80         \$34,488.50         \$31,057.97         TOTAL         \$578,453.43         \$88,652.38         \$79,834.21           The funds will be included in Toronto Public Health's operating budget for each respective year under the cost center PH3015;         FAC 576000000         The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.           Comments         The Opersty is owned by Lujan Investments Limited, Fred Waks, and Jay Waks (collectively, the "Landlord"), by a		TOTAL		\$18,156.30	\$20,516.62	\$20,516.62			
2025       Jan 1 - Dec 31       \$14,888.17       \$16,823.63       \$15,150.20         2026       Jan 1 - March 31       \$3,722.04       \$4,205.91       \$3,787.55         TOTAL       \$29,776.33       \$33,647.26       \$33,647.26         Third Term									
2026       Jan 1 - March 31       \$3,722.04       \$4,205.91       \$3,787.55         TOTAL       \$29,776.33       \$33,647.26       \$33,647.26         Third Term       2026       April 1 - Dec 31       \$11,445.30       \$12,933.19       \$11,646.74         2027       Jan 1 - Dec 31       \$15,260.40       \$17,244.25       \$15,528.98         2028       Jan 1 - March 31       \$3,815.10       \$4,311.06       \$3,882.25         TOTAL       \$30,520.80       \$34,488.50       \$31,057.97         TOTAL       \$30,520.80       \$34,488.50       \$31,057.97         TOTAL       \$30,520.80       \$34,488.50       \$31,057.97         TOTAL       \$78,453.43       \$88,652.38       \$79,834.21         The funds will be included in Toronto Public Health's operating budget for each respective year under the cost center PH3015;         FAC 576000000       The Property is owned by Lujan Investments Limited, Fred Waks, and Jay Waks (collectively, the "Landlord"), by a lease date September 30, 2007, the Landlord leased a portion of the Property, including the Licensed Area to the Licensor, for a leased tetrr as extended from time to time, expiring on February 29, 2032. TPH mistes to licence the Licensor where, both TPH ard the Licensor report to the Ministry of Health. TPH was in occupancy of the Licensed Area since January 1, 2023.         The proposed Fee and other major terms and conditions of the Agreement are considered to be fair, reason									
TOTAL       \$29,776.33       \$33,647.26       \$33,647.26         Third Term									
Third Term       2026       April 1 - Dec 31       \$11,445.30       \$12,933.19       \$11,646.74         2027       Jan 1 - Dec 31       \$15,260.40       \$17,244.25       \$15,528.98         2028       Jan 1 - March 31       \$33,85.10       \$4,311.06       \$3,882.25         TOTAL       \$30,520.80       \$34,486.50       \$31,057.97         TOTAL       \$78,453.43       \$88,652.38       \$79,834.21         The funds will be included in Toronto Public Health's operating budget for each respective year under the cost center PH3015;         FAC 5760000000       The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.         The Property is owned by Lujan Investments Limited, Fred Waks, and Jay Waks (collectively, the "Landlord"), by a lease date September 30, 2007, the Landlord leased a portion of the Property, including the Licensed Area for its operation as dental office. Dental Assets and Capital Projects team of TPH negotiated the deal directly with the Licensor where, both TPH ar the Licensor report to the Ministry of Health. TPH was in occupancy of the Licensed Area since January 1, 2023.         The proposed Fee and other major terms and conditions of the Agreement are considered to be fair, reasonable and reflective market rates.         Terms       Please see Appendix "A"         Property       Ward:       21 - Scarborough Centre         Assessment Roll No.:       Approximate Size:         Approximate Area:			Jan 1 - March 31						
2026       April 1 - Dec 31       \$11,445.30       \$12,933.19       \$11,646.74         2027       Jan 1 - Dec 31       \$15,260.40       \$17,244.25       \$15,528.98         2028       Jan 1 - March 31       \$3,815.10       \$4,311.06       \$3,882.25         TOTAL       \$30,650.80       \$34,488.50       \$31,057.97         TOTAL       \$78,453.43       \$88,652.38       \$79,934.21         The funds will be included in Toronto Public Health's operating budget for each respective year under the cost center PH3015;         FAC 576000000       The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.         The Property is owned by Lujan Investments Limited, Fred Waks, and Jay Waks (collectively, the "Landlord"), by a lease date September 30, 2007, the Landlord leased a portion of the Property, including the Licensed Area tor its operation as dental office. Dental Assets and Capital Projects team of TPH negotiated the deal directly with the Licensor where, both TPH ar the Licensor report to the Ministry of Health. TPH was in occupancy of the Licensed Area since January 1, 2023.         The proposed Fee and other major terms and conditions of the Agreement are considered to be fair, reasonable and reflective market rates.         Property       Please see Appendix "A"         Property       Mard:       21 - Scarborough Centre         Assessment Roll No.:       Approximate Area:       450 Sq. Ft.				\$29,776.33	\$33,647.26	\$33,647.26			
2027       Jan 1 - Dec 31       \$15,260.40       \$17,244.25       \$15,528.98         2028       Jan 1 - March 31       \$3,815.10       \$4,311.06       \$3,882.25         TOTAL       \$30,520.80       \$34,488.50       \$31,057.97         TOTAL       \$78,453.43       \$88,652.38       \$79,834.21         The funds will be included in Toronto Public Health's operating budget for each respective year under the cost center PH3015; FAC 576000000       The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.         The Property is owned by Lujan Investments Limited, Fred Waks, and Jay Waks (collectively, the "Landlord"), by a lease date September 30, 2007, the Landlord leased a portion of the Property, including the Licensed Area to the Licensor, for a leased tetrr as extended from time to time, expiring on February 29, 2032. TPH wishes to licence the Licensor where, both TPH ar the Licensor report to the Ministry of Health. TPH was in occupancy of the Licensed Area since January 1, 2023.         The proposed Fee and other major terms and conditions of the Agreement are considered to be fair, reasonable and reflective market rates.         Property Details       Ward:       21 - Scarborough Centre         Approximate Size:       450 Sq. Ft.			April 1 Dog 21	¢11 445 20	¢12.022.10	¢11 646 74			
2028       Jan 1 - March 31       \$3,815.10       \$4,311.06       \$3,882.25         TOTAL       \$30,520.80       \$34,488.50       \$31,057.97         TOTAL       \$76,453.43       \$88,652.38       \$79,834.21         The funds will be included in Toronto Public Health's operating budget for each respective year under the cost center PH3015; FAC 5760000000       The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.         The Property is owned by Lujan Investments Limited, Fred Waks, and Jay Waks (collectively, the "Landlord"), by a lease date September 30, 2007, the Landlord leased a portion of the Property, including the Licensed Area to the Licensor, for a leased terr as extended from time to time, expiring on February 29, 2032. TPH wishes to licence the Licensor where, both TPH ar the Licensor report to the Ministry of Health. TPH was in occupancy of the Licensed Area since January 1, 2023.         The proposed Fee and other major terms and conditions of the Agreement are considered to be fair, reasonable and reflective market rates.         Property Details       Ward:       21 - Scarborough Centre         Assessment Roll No.:       Approximate Area:       450 Sq. Ft.			· ·						
TOTAL       \$30,520.80       \$34,488.50       \$31,057.97         TOTAL       \$78,453.43       \$88,652.38       \$79,834.21         The funds will be included in Toronto Public Health's operating budget for each respective year under the cost center PH3015; FAC 5760000000       The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.         The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.       The Property is owned by Lujan Investments Limited, Fred Waks, and Jay Waks (collectively, the "Landlord"), by a lease date September 30, 2007, the Landlord leased a portion of the Property, including the Licensed Area to the Licensor, for a leased term as extended from time to time, expiring on February 29, 2032. TPH wishes to licence the Licensor where, both TPH ar dental office. Dental Assets and Capital Projects team of TPH negotiated the deal directly with the Licensor where, both TPH ar the Licensor report to the Ministry of Health. TPH was in occupancy of the Licensed Area since January 1, 2023.         The proposed Fee and other major terms and conditions of the Agreement are considered to be fair, reasonable and reflective market rates.         Property Details       Ward:       21 - Scarborough Centre         Assessment Roll No.:       Approximate Size:         Approximate Size:       450 Sq. Ft.				· ·					
TOTAL       \$78,453.43       \$88,652.38       \$79,834.21         The funds will be included in Toronto Public Health's operating budget for each respective year under the cost center PH3015;         FAC 5760000000         The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.         Comments         The Property is owned by Lujan Investments Limited, Fred Waks, and Jay Waks (collectively, the "Landlord"), by a lease date September 30, 2007, the Landlord leased a portion of the Property, including the Licensed Area to the Licensor, for a leased tetrr as extended from time to time, expiring on February 29, 2032. TPH wishes to licence the Licensed Area for its operation as dental office. Dental Assets and Capital Projects team of TPH negotiated the deal directly with the Licensor where, both TPH ar the Licensor report to the Ministry of Health. TPH was in occupancy of the Licensed Area since January 1, 2023.         The proposed Fee and other major terms and conditions of the Agreement are considered to be fair, reasonable and reflective market rates.         Property Details       Ward:       21 - Scarborough Centre         Assessment Roll No.:       Approximate Size:         Approximate Size:       450 Sq. Ft.									
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Terms       Please see Appendix "A"         Property Details       Ward:       21 - Scarborough Centre         Assessment Roll No.:       Approximate Size:         Approximate Size:       450 Sq. Ft.	September 30, 2007, the Landlord leased a portion of the Property, including the Licensed Area to the License Area to the Licens					Area to the Licensor, for a lea he Licensed Area for its oper with the Licensor where, both	ased tetrm ation as		
Property Details     Ward:     21 - Scarborough Centre       Assessment Roll No.:     Approximate Size:       Approximate Size:     450 Sq. Ft.		The proposed Fee and other major terms and conditions of the Agreement are considered to be fair, reasonable and reflective or market rates.							
Details     Assessment Roll No.:       Approximate Size:     450 Sq. Ft.	Terms	Please see Appendix "A"							
Assessment Roll No.:       Approximate Size:       Approximate Area:       450 Sq. Ft.		Ward:		21 - Scarborough Centre					
Approximate Area:     450 Sq. Ft.		Assessment Roll No.:							
Approximate Area:     450 Sq. Ft.									
				450 Sa. Ft.					
		Other Information:		···· • • • • •			-		

1. Acquisitions:       Where total compensation does not exceed         2A. Expropriations Where total compensation does not exceed       Where total compensation does not exceed         3B. Expropriations Where City is is Property Owner or Has in extent exceed so S0.000.       Compensation does not cumulatively exceed SS 0.000.         1B. Expropriations For Transite in Property Deing Expropriated City and Compensation does not cumulatively exceed SN 0.000.       Compensation does not cumulatively exceed SN 0.000.         1B. Expropriated City and City a	А.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:			
Expropriating Authority:       where total compensation does not cumulatively exceed \$1 Million.         28. Expropriations For Transite Related Purposes Where Cital compensation does not cumulatively exceed \$1 Million.       (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.         28. Expropriated       (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.         29. Expropriated:       (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.         20. Issuance of RFPs/REOIs:       Delegated to more senior positions.         4. Permanent Highway Closures:       Delegated to more senior positions.         5. Transfer of Operational Management to Divisions, Agencies and Corporations?       Subtract Agreements:         6. Limiting Distance Agreements:       Where total compensation does not exceed \$50,000.         7. Disposals (including Leases of 21 years or more):       (a) Where total compensation does not exceed \$50,000.         8. Exchange of land in Green Space Areas of Official Plan:       (b) Where compensation (including options/ renewals) does not exceed \$50,000.         9. Leases/Leaners (City as Cranter):       (a) Where total compensation does not exceed \$50,000.         10. Leases/Leaners (City as Granter):       Delegated to more senior positions.         11. Easements (City as Granter):       Delegated to more senior positi	1. Acquisitions:					
Related Purposes Where City is Property Being Expropriated:		where total compensation does not cumulatively	where total compensation does not cumulatively			
Expropriated:       (b) Request Hearings of Necessity.       (c) Waive Hearings of Necessity.         3. Issuance of RFParREOIs:       Delegated to more senior positions.       (c) Waive Hearings of Necessity.         3. Issuance of RFParREOIs:       Delegated to more senior positions.       (c) Waive Hearings of Necessity.         4. Permanent Highway Closures:       Delegated to more senior positions.       (c) Waive Hearings of Necessity.         5. Transfer of Operations!       Delegated to more senior positions.       Delegated to more senior positions.         6. Limiting Distance Agreements:       Where total compensation does not exceed \$50,000.       Where total compensation does not exceed \$50,000.         7. Uperso of More Class of 21 years or more):       (a) Where total compensation (including options/ renewals) does not exceed \$50,000.       (a) Where total compensation (including options/ renewals) does not exceed \$50,000.         9. Leases/Licences (City as Crantcy):       (a) Where total compensation does not exceed \$50,000.       (b) Where community Space Transov Policy delegated to a more senior position.         10. Leases/Licences (City as Crantcy):       (b) Where total compensation is less than market value, for periods not exceed \$50,000.       (b) Where total compensation is less than market value, for periods not exceed \$50,000.         11. Leasements (City as Grantcy):       (b) Where total compensation does not exceed \$50,000.       (b) Where total compensation does not exceed \$1 Million.         12. Easements (City as Gr	Related Purposes Where City is Property Owner or Has	settlements where total compensation does not	agreements and settlements where total compensation does not cumulatively			
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<ul> <li>Assignments under all Leases/Licences</li> <li>(b) Releases/Discharges</li> <li>(c) Surrenders/Abandonments</li> <li>(d) Enforcements/Terminations</li> <li>(e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates</li> <li>(f) Objections/Waivers/Cautions</li> <li>(g) Notices of Lease and Sublease</li> </ul>		Delegated to more senior positions.	with original decision (and subject to General			
<ul> <li>(c) Surrenders/Abandonments</li> <li>(d) Enforcements/Terminations</li> <li>(e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates</li> <li>(f) Objections/Waivers/Cautions</li> <li>(g) Notices of Lease and Sublease</li> </ul>	14. Miscellaneous:	Delegated to more senior positions.				
<ul> <li>(d) Enforcements/Terminations</li> <li>(e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates</li> <li>(f) Objections/Waivers/Cautions</li> <li>(g) Notices of Lease and Sublease</li> </ul>						
<ul> <li>(e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates</li> <li>(f) Objections/Waivers/Cautions</li> <li>(g) Notices of Lease and Sublease</li> </ul>						
Acknowledgements/Estoppel Certificates         (f) Objections/Waivers/Cautions         (g) Notices of Lease and Sublease			(e) Consents/Non-Disturbance Agreements/			
(g) Notices of Lease and Sublease			Acknowledgements/Estoppel Certificates			
			(h) Consent to regulatory applications by City,			
as owner (i) Consent to assignment of Agreement of			(i) Consent to assignment of Agreement of			
Purchase/Sale; Direction re Title         (j) Documentation relating to Land Titles			Purchase/Sale; Direction re Title (j) Documentation relating to Land Titles			
applications (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 (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**

X Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

Consultation with Councillor(s)										
Councillor:	Michael Thompson			Councillor:						
Contact Name:	Amalia Stefanopoulos			Contact Name:						
Contacted by:	Phone X E-Mail Memo Other			Contacted by:	Pho	one	E-mail	Memo	Other	
Comments:	No Objections			Comments:						
Consultation with Divisions and/or Agencies										
Division:	Toronto Public Health			Division:	Financ	Financial Planning				
Contact Name:	Humphrey Liu			Contact Name:	Ciro Ta	Ciro Tarantino				
Comments:	Concurred			Comments:	Concu	Concurred				
Legal Services Division Contact										
Contact Name:	Michelle Xu									

DAF Tracking No.: 2023-	287	Date	Signature
Concurred with by:			X
X Recommended by: Approved by:	Manager, Real Estate Services Niall Robertson	Dec. 4, 2023	Signed by Niall Robertson
X Approved by:	Director, Real Estate Services Alison Folosea	Dec. 8, 2023	Signed by Alison Folosea

# Appendix "A"

### TO LICENSE AGREEMENT BETWEEN SCARBOROUGH CENTRE FOR HEALTHY COMMUNITIES AND CITY OF TORONTO

Licensed Area:	Licensed Area is approximately 415 square feet and is located on the lower level of the Property municipally known as 2660 Eglinton Avenue, Toronto.
License Term:	Commencing on the full execution of the Agreement and ending on March 31, 2024.
Use of the Licensed Area:	The Licensee shall use the Licensed Area for the sole purposes of operating a dental clinic.
Gross Fee:	\$1,210.42 plus HST per month for the initial Licensed Term
Options of Extensions:	Provided that the Licensee is not then in default beyond any applicable curing period, the Licensee shall have two (2) consecutive options of extending the Licensed Term for a period of two (2) years each, upon the same terms and conditions applicable to the Licensed Term, exercisable by the Licensee upon delivering of a written notice to the Licensor no less than 90 days prior to the expiry of the Licensed Term or the extending Licensed Term, except that there will be no further options of extensions and the annual Fee payable during the extended Licensed Term will be the annual Fee payable during the mescalated by the rate of 2.5% at the beginning of each term of the extended Licensed Term.
Insurance:	The Licensee may self-insure in accordance with its general practice of a similar premises within the area.
Licensee's Early Termination:	Provided the Licensee is not then in default of this License Agreement beyond any applicable cure period, if at any time during the Licensed Term or any extension thereof, the funding of the Licensee is terminated or reduced such that in the Licensee's reasonable judgment the Licensee will have insufficient funds to pay the Fee or other charges under this License, then the Licensee will have the option to terminate the License Agreement by giving not less than ninety (90) days prior written notice to the Licensor.
Cancellation of the Lease:	Where prior to the expiry or termination of the License, the Licensor causes the termination of the Lease, the Licensor shall pay to Licensee on demand all costs, losses and damages incurred by the Licensee in connection therewith, including, without limitation, costs of relocation (including broker fees associated with finding replacement premises) and costs of capital improvements necessary to bring a new premises to a condition fit for the Licensee's operation, and the Licensor's obligation to pay such amounts shall survive the termination of this License.
Indemnity:	The Licensee shall indemnity, hold harmless, and save the Licensor harmless from and against all costs, expenses, and claims brought against the Licensor in respect, or arising out of the granting of this License and the carrying out of the Use by the Licensee and those for whom the Licensee is responsible for at law during the Licensed Term. This provision survives the License for three years following the later of the date of the early termination, the expiry date and the end of any extension terms.

Appendix "B" – Location Map

