



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

TRACKING NO.: 2023-311

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:	December 6, 2023	Phone No.:	(416) 397-7481

Purpose	To obtain authority to enter into a lease extension agreement (the " Lease Extension Agreement ") with Crosslinx Transit Solutions Constructors, a general partnership of EllisDon Civil Ltd., Dragados Canada, Inc., SNC-Lavalin Constructions (Pacific) Inc. and Aecon Infrastructure Management Inc. (the " Tenant ") with respect to the property municipally known as 2444 Eglinton Avenue East, Toronto for the purpose of an office.																												
Property	Part of the property municipally known as 2444 Eglinton Avenue East, Toronto, legally described as Pt Lt 15 Plan 1702 as in SC215571; Pts 2 & 4 Expropriation Plan 9510; SC370468; SC467520; SC458512, SC202197; SC259190 "Description in SC202197 & SC259190 May Not Be Acceptable In Future" Scarborough, City of Toronto, being part of PIN 06347-0371 (LT), as shown on the location map in Appendix "A" and shown on the site plan in Appendix "B" as Part 2 (the " Leased Premises ") with the use of Part 1 for vehicular parking.																												
Actions	1. Authority be granted to enter into the Lease Extension Agreement with the Tenant, substantially on the terms and conditions set out herein, and such other terms and conditions deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.																												
Financial Impact	<p>Throughout the lease extension term, the total estimated rental revenue to the City is \$41,562.50 (plus HST) as shown in the chart below based on an annual basic rent of \$9.50 psf and property taxes in the estimated amount of \$15,794.03. The total potential revenue to the City would be \$57,356.53 (plus HST) over the extension term.</p> <p>The Tenant shall pay the following amounts of basic rent and property taxes in equal monthly instalments, in advance:</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Lease Extension Year</th> <th>Period</th> <th>Sq. Ft.</th> <th>Basic Rent</th> <th>Total Basic Rent</th> <th>Property Tax</th> <th>Total Rent</th> </tr> <tr> <td></td> <td></td> <td></td> <th>Per Sq. Ft.</th> <td></td> <td></td> <td></td> </tr> </thead> <tbody> <tr> <td>One</td> <td>Dec 23, 2023 - Jun 22, 2024</td> <td>8,750</td> <td>9.50</td> <td>41,562.50</td> <td>15,794.03</td> <td>57,356.53</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td>\$ 41,562.50</td> <td>\$ 15,794.03</td> <td>\$ 57,356.53</td> </tr> </tbody> </table>	Lease Extension Year	Period	Sq. Ft.	Basic Rent	Total Basic Rent	Property Tax	Total Rent				Per Sq. Ft.				One	Dec 23, 2023 - Jun 22, 2024	8,750	9.50	41,562.50	15,794.03	57,356.53	Total				\$ 41,562.50	\$ 15,794.03	\$ 57,356.53
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Total				\$ 41,562.50	\$ 15,794.03	\$ 57,356.53																							
Comments	<p>Compensation to the City will be directed to the 2024 Council Approved Operating Budget for Corporate Real Estate Management under cost center FA1553.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p> <p>In June 2021, the City entered into a lease agreement (the "Lease Agreement") with the Tenant, authorized by DAF No. 2021-165, granting use of the Leased Premises for a term of one (1) year with two options to extend for a further period of six (6) months each. The term commenced on June 23, 2021 and expired on June 22, 2022 and the Tenant exercised its two option to extend for six months each until June 22, 2023. By way of DAF 2023-150 the term was extended for a further term of six months until December 22, 2023. The Tenant has requested the term of the Lease be extended to June 22, 2024 due to delays in completing the Eglinton Crosstown LRT Project.</p> <p>CreateTO has been consulted on the viability of this lease transaction and agrees that the grant of this lease extension for this duration does not impact its development plans.</p> <p>The proposed licence fee and other major terms and conditions of the Licence Renewal Agreement are considered to be fair, reasonable and reflective of market rates.</p>																												
Terms	<p>Same terms and conditions as the Lease Agreement, except the following:</p> <p>Term: Six (6) months, commencing December 23, 2023 and expiring June 22, 2024.</p> <p>Basic Rent: \$41,562.50 plus HST.</p> <p>Additional Rent: \$15,794.03 plus HST.</p>																												

Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Ward:</td> <td>21 – Scarborough Centre</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td>17 m x 50 m ± (56 ft x 165 ft ±)</td> </tr> <tr> <td>Approximate Area:</td> <td>813 m² ± (8,750 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td>N/A</td> </tr> </table>	Ward:	21 – Scarborough Centre	Assessment Roll No.:		Approximate Size:	17 m x 50 m ± (56 ft x 165 ft ±)	Approximate Area:	813 m ² ± (8,750 ft ² ±)	Other Information:	N/A
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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/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>

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:	Michael Thompson	Councillor:	
Contact Name:	Keisha Francis	Contact Name:	
Contacted by:	<input type="checkbox"/> Phone <input 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:	Advised	Comments:	

Consultation with Divisions and/or Agencies

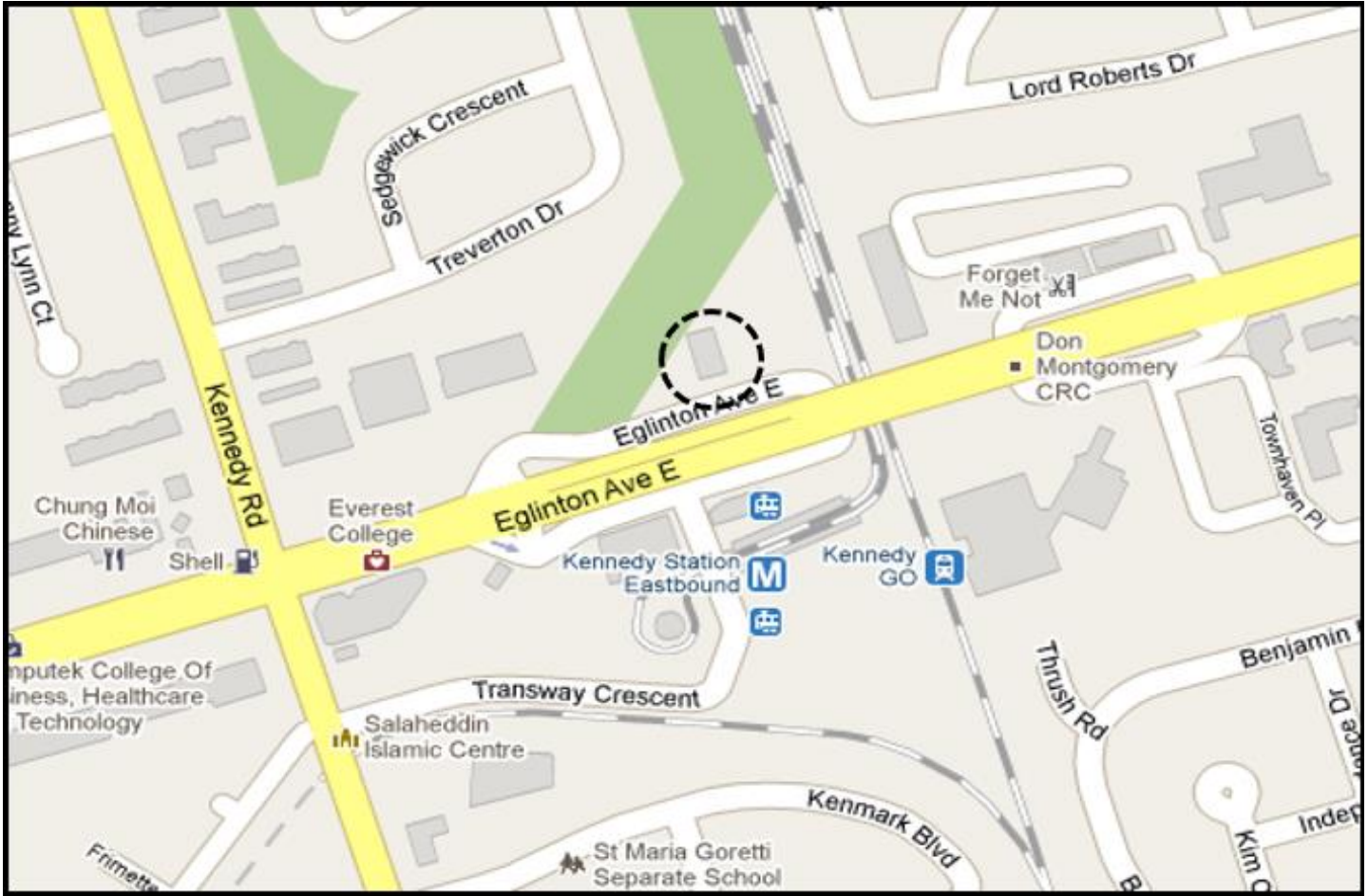
Division:	CreateTO	Division:	Financial Planning
Contact Name:	Jason Chen, Director, Development	Contact Name:	Ciro Tarantino
Comments:	Concurs	Comments:	Concurs

Legal Services Division Contact

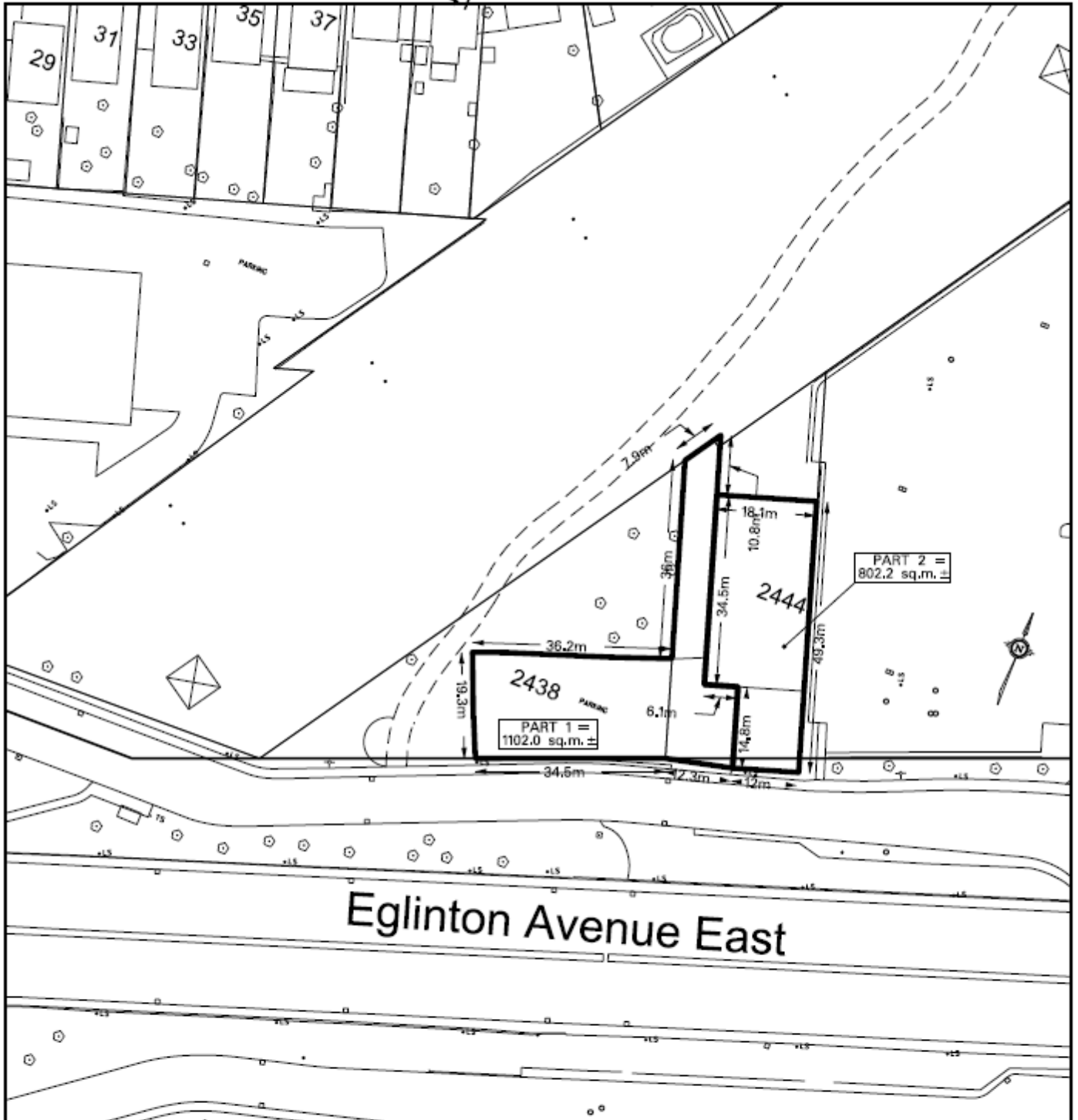
Contact Name:	Gloria Lee
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DAF Tracking No.: 2023-311	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Niall Robertson	Dec. 6, 2023	Signed by Niall Robertson
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Dec. 8, 2023	Signed by Alison Folosea

APPENDIX "A" LOCATION MAP



APPENDIX "B"
SITE PLAN



Eglinton Avenue East



PROPERTY INFORMATION SHEET
 SKETCH SHOWING
 NO. 2444 EGLINTON AVENUE EAST

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

CHECK BY ANA MICHALEK
 PREPARED BY: DWAYNE PITT

WARD 21 - SCARBOROUGH CENTRE
 DATE: MAY 10, 2021

SKETCH No. PS-2021-027