

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

TRACKING NO.: 2024-063

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

Prepared By:	Eric Allen	Division:	Corporate Real Estate Management
Date Prepared:	06-MAR-2024	Phone No.:	416-392-1852

Purpose To obtain authority to enter into a lease agreement with Sunnybrook Health Sciences Centre (the "Landlord") with respect to the property municipally known as 2075 Bayview Avenue, Toronto for the purpose of operating EMS Station 57 (the "Lease Agreement").

Property The property municipally known as 2075 Bayview Avenue, Toronto, legally described as PART OF LOTS 3 & 4, CONCESSION 2 EAST OF YONGE STREET AS IN INSTRUMENT NUMBER NY459347, NY502328 & NY502329, EXCEPT PART 1, PLAN 64R-4960, PARTS 1, 2 AND 3 ON PLAN 64R-4960, PARTS 1, 2 AND 3 ON PLAN 64R-3699 AND PART 2 ON PLAN 64R012658, PARTS 1, 2, 3 & 4 ON PLAN 66R-22448, PART 1 ON PLAN 66R-30465; SUBJECT TO EASEMENTS NY361159, NY443684, NY654860, TB392138, TB749115; TOGETHER WITH A RIGHT-OF-WAY FOR ACCESS PURPOSES UNTIL SUCH TIME AS THE SAID LANDS HAVE BEEN LAID OUT AND DEDICATED FOR PUBLIC HIGHWAY PURPOSES AS SET OUT IN INSTRUMENT NO. AT1170526; TOGETHER WITH AN EASEMENT OVER PART LOT 3 CONCESSION 2 EYS PARTS 1 & 2 66R22448 AS IN AT4898389; TOGETHER WITH AN EASEMENT OVER PART LOT 3, CONCESSION 2, EAST OF YONGE STREET, PART 1 OF PLAN 66R-30465, AS IN INSTRUMENT NO. AT6397328; CITY OF TORONTO (FORMERLY CITY OF NORTH YORK); THE LAND TITLES DIVISION FOR THE TORONTO LAND REGISTRY OFFICE (NO. 66) on PIN 10368-0835 (LT) (the "Property"), as shown on the Location Map in Appendix "A".

Actions 1. *Authority be granted to enter into the Lease Agreement with the Landlord, substantially on the major terms and conditions set out in Appendix "A", and including such other amended terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.*

Financial Impact The total estimated cost to the City over the five (5) year term of the Lease Agreement, as outlined in Appendix A, is approximately \$466,678.00 (plus HST) or \$474,891.53 (net of HST recovery), of which \$149,807.20 (plus HST) or \$152,443.81 (net of HST recovery) is payable as minimum rent, \$224,710.80 (plus HST) or \$228,665.71 (net of HST recovery) is payable as estimated additional rent, and \$92,160.00 (plus HST) or \$93,782.02 (net of HST recovery) is payable as for parking.

Funding is available in the 2024 Council Approved Operating Budget for Toronto Paramedic Services (AM004), and will be included in future operating budget submissions for Council consideration.

The cost of gross rent to be incurred by the City for each fiscal year is as follows (net of HST recovery):

Year	Minimum Rent	Additional Rent	Gross Rent	Parking	STT
2024	\$ 28,583.21	\$ 45,733.14	\$ 74,316.36	\$ 18,756.40	\$ 93,072.76
2025	\$ 29,535.99	\$ 45,733.14	\$ 75,269.13	\$ 18,756.40	\$ 94,025.53
2026	\$ 30,488.76	\$ 45,733.14	\$ 76,221.90	\$ 18,756.40	\$ 94,978.31
2027	\$ 31,441.54	\$ 45,733.14	\$ 77,174.68	\$ 18,756.40	\$ 95,931.08
2028	\$ 32,394.31	\$ 45,733.14	\$ 78,127.45	\$ 18,756.40	\$ 96,883.85
Total	\$ 152,443.81	\$ 228,665.71	\$ 381,109.52	\$ 93,782.02	\$ 474,891.53

Comments The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.

City of Toronto originally entered into a lease with Sunnybrook Hospital for the premises at 2075 Bayview Avenue (currently EMS Station 57) commencing on January 1, 1977; this lease expired on March 31, 1995 and has since been in overhold as the City developed its City-Wide Real Estate Strategy and Office Portfolio Optimization (for more information on ModernTO, see Item EX9.3 adopted by City Council on October 29, 2019).

On April 6, 2022 City Council adopted Item EX31.10, which proposed a number City-building objectives including re-purposing 18 Dyas Road, North York for a multi-hub facility for Toronto Paramedics Services. Once re-purposed, Toronto Paramedics plans to move EMS Station 57 from 2075 Bayview to the 18 Dyas Road location. This Lease Agreement allows EMS Station 57 to continue operating at this location until the 18 Dyas Road has been re-purposed.

The proposed rent and other major terms and conditions of the Lease Agreement are considered to be fair, reasonable and reflective of market rates.

Terms See Appendix "B."

Property Details	Ward:	15 – Don Valley West
	Assessment Roll No.:	
	Approximate Size:	173.96 square metres (1,872.59 rentable square feet)
	Approximate Area:	
	Other Information:	

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 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:	Jaye Robinson	Councillor:	
Contact Name:	Rachel Van Fraassen	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:		Comments:	

Consultation with Divisions and/or Agencies

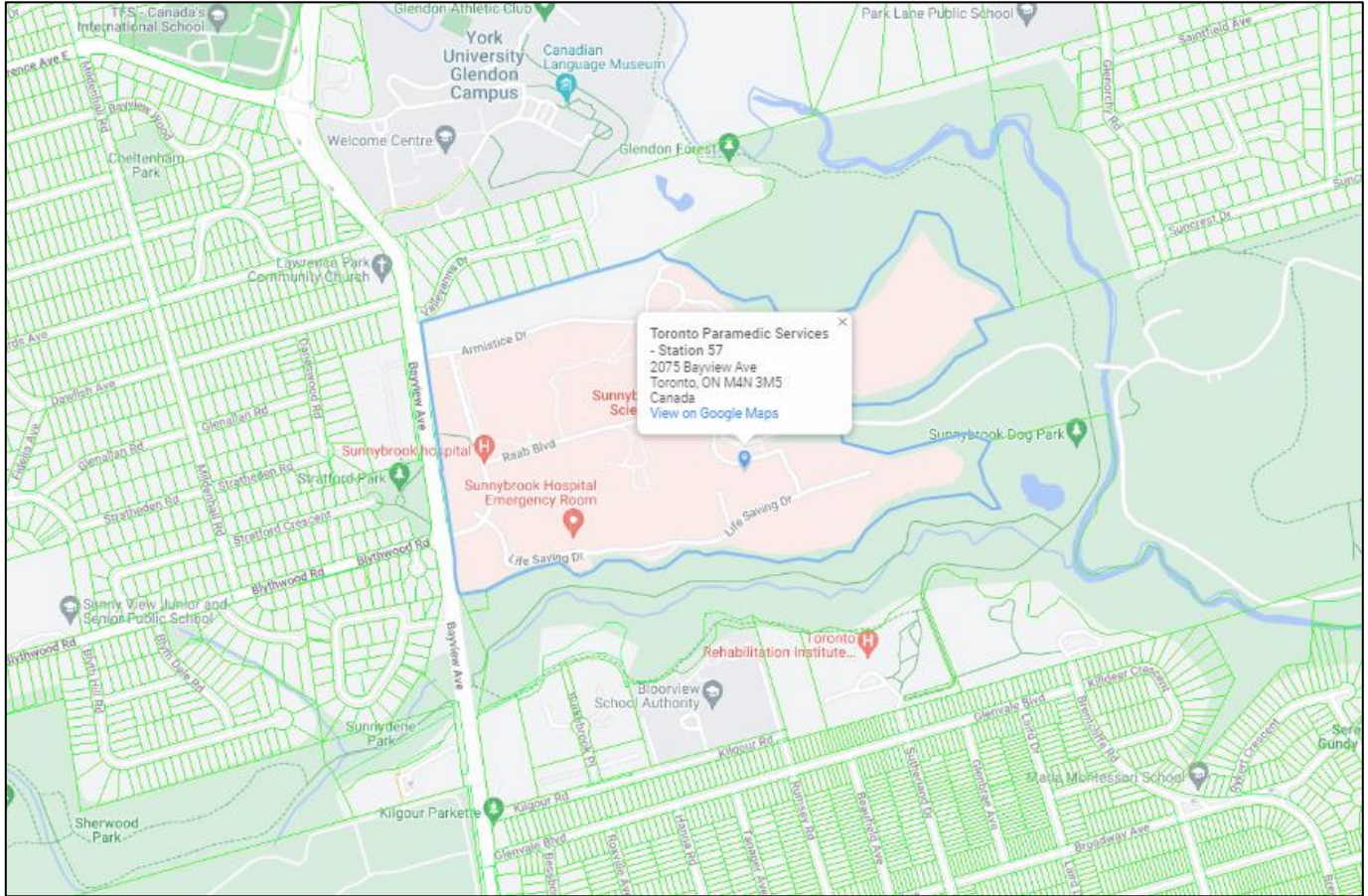
Division:	Toronto Paramedic Services	Division:	Financial Planning
Contact Name:	Dave MacEachern	Contact Name:	Ciro Tarantino
Comments:		Comments:	

Legal Services Division Contact

Contact Name:	Frank Weng
---------------	------------

DAF Tracking No.: 2024-063	Date	Signature
<input type="checkbox"/> Recommended by: Niall Robertson Manager, Real Estate Services	March 14, 2024	Signed by Niall Robertson
<input type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Alison Folosea Director, Real Estate Services	March 15, 2024	Signed by Alison Folosea

APPENDIX "A" Location Map



APPENDIX "B"
Appendix "A" – Major Terms and Conditions

Landlord:	Sunnybrook Health Sciences Centre
Tenant:	City of Toronto
Leased Premises:	EMS Station 57, 2075 Bayview Avenue
Use:	Premises to be used for the purpose of an ambulance station and no other purpose.
Approximate Space:	1,872.59± square feet of rentable square feet as per Appendix "C" – Floor Plan
Lease Commencement:	January 1, 2024
Lease Expiry:	December 31, 2028 (5-year term)
Base Rent:	<p>\$15.00 per square foot (plus HST), per annum, increasing annually as follows:</p> <p>January 1, 2024 - \$15.00 per square foot, per annum</p> <p>January 1, 2025 - \$15.50 per square foot, per annum</p> <p>January 1, 2026 - \$16.00 per square foot, per annum</p> <p>January 1, 2027 - \$16.50 per square foot, per annum</p> <p>January 1, 2028 - \$17.00 per square foot, per annum</p>
Additional Rent:	<p>Additional rent shall include:</p> <p>(a) Operating Costs Amount to be Fixed for Lease Term, calculated at \$24.00 per square foot (plus HST), per annum from the Commencement Date;</p> <p>(b) Tenant's share of property taxes. Due to Landlord exemption from the payment of property taxes, the Tenant shall not be required to pay property taxes so long as such exemption continues.</p>
Parking:	Tenant shall be allotted 12 parking spaces at cost of \$128.00 per month (plus HST) per space.
Extension Option:	The City shall have the option to extend the lease for an additional three (3) years on the same terms and conditions, save and except for the rent which shall be negotiated between the parties, based on the then fair market rent rate for comparable premises in the area.
Tenant's Right to Terminate:	The Tenant may elect to terminate the lease upon twelve (12) months written notice from the Tenant to the Landlord.
Tenant Improvement Allowance:	Landlord will directly reimburse the Tenant for 50% of the cost of specific leasehold improvements to be completed by the Tenant, for the retrofit of 2 bay garage doors to facilitate manual operation in case of power out, up to a maximum amount of fifteen thousand dollars (\$15,000.00) plus applicable sales taxes, which shall be paid in two equal instalments: (i) the first instalment being Seven Thousand Five Hundred Dollars (\$7,500.00) payable within a year of the Tenant providing evidence of the improvement being procured; and (ii) the second instalment being Seven Thousand Five Hundred Dollars (\$7,500.00) payable the following year once Tenant has provided evidence that installation of the specific improvements have been completed.
Insurance:	The City shall, at its expense, arrange for general liability and property damage insurance in the amount of not less than Two Million (\$2,000,000.00) per occurrence and shall provide evidence of such insurance to the Landlord.

APPENDIX "C"
Floor Plan

