

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

**TRACKING NO.: 2024-149**

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

Prepared By:	Desiree Picchiello	Division:	Corporate Real Estate Management
Date Prepared:	June 10 2024	Phone No.:	416-338-5028

<b>Purpose</b>	To obtain authority to enter into a license agreement between the City of Toronto (The "City"), MOD Developments (Charles) Limited Partnership by its general partner MOD Developments (Charles) Inc. and 2690799 Ontario Inc. (collectively the "Licensee"), and Na-Me-Res (Native Men's Residence) (the "Tenant") with respect to the property municipally known as 218 Carlton St. Toronto, for the purpose of the Licence Agreement.
<b>Property</b>	Part of the property municipally known as 218 Carlton St. Toronto, legally described as PT LT 5 N/S CARLTON ST PL 31 TORONTO; PT LT 9 PL D190 TORONTO AS IN CA679515; S/T CA679515 EXCEPT THE EASEMENT THEREIN; CITY OF TORONTO, PIN 21087-0318 (LT) as shown on the Location Map attached in Appendix "B" and shown in the Sketch of Areas licensed for work attached hereto as Appendix "C".
<b>Actions</b>	<ol style="list-style-type: none"> <li>1. Authority be granted to enter into the License Agreement between the Licensee, the Tenant and the City substantially on the major terms and conditions as set out in Appendix "A", and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor</li> </ol>
<b>Financial Impact</b>	<p>There shall be no financial impact for this Agreement as it will for nominal consideration.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>
<b>Comments</b>	<p>The Licensee was required to complete renovations to the Carlton Property prior to its conveyance to the City. The Licensee requested and City agreed to take title to the Carlton Property subject to outstanding renovation works, namely replacement of eight (8) windows and front door, facia work and cosmetic items to the roof line of the Calton Property to comply with the City's Heritage Division requirements which shall be completed by the Licensee when such windows and door are available for installation. The proposed licence agreement is for 18 weeks of access, construction staging, demolition, reconstruction and all other ancillary works relating to the renovation and replacement of windows and door, whose work has been extended in order to meet the heritage standards,</p> <p>The City will enter into a lease agreement with the Tenant for the purpose of providing affordable housing, together with all ancillary uses related thereto, and the Tenant has agreed to the City's grant of this License.</p>
<b>Terms</b>	See Appendix "A"

<b>Property Details</b>	<b>Ward:</b>	13 – Toronto-Centre
	<b>Assessment Roll No.:</b>	
	<b>Approximate Size:</b>	
	<b>Approximate Area:</b>	3,799.66 ft <sup>2</sup> ±
	<b>Other Information:</b>	

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 &amp; Parks &amp; 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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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 &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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 checked="" 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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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:	Chris Moise	Councillor:	
Contact Name:	<a href="mailto:councillor_moise@toronto.ca">councillor_moise@toronto.ca</a>	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:	Consulted	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	Housing Secretariat	Division:	<b>Financial Planning</b>
Contact Name:	Vicenzo Salantino	Contact Name:	Ciro Tarantino
Comments:	Consulted	Comments:	Consulted

**Legal Services Division Contact**

Contact Name:	Finuzza Mongiovi
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DAF Tracking No.: 2024-149	Date	Signature
Concurred with by: Manager, Real Estate Services		X
<input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services Niall Robertson</b> <input type="checkbox"/> Approved by:	June 13, 2024	Signed by Niall Robertson
<input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services Alison Folosea</b>	June 21, 2024	Signed by Alison Folosea

**APPENDIX "A"**  
**MAJOR TERMS & CONDITIONS**

**LICENSEE:** MOD Developments Limited Partnership and 2690799 Ontario Inc.

**LICENSOR/OWNER:** City of Toronto

**TENANT:** Na-Me-Res

**LICENSED AREA:** In the attached Appendix "C".

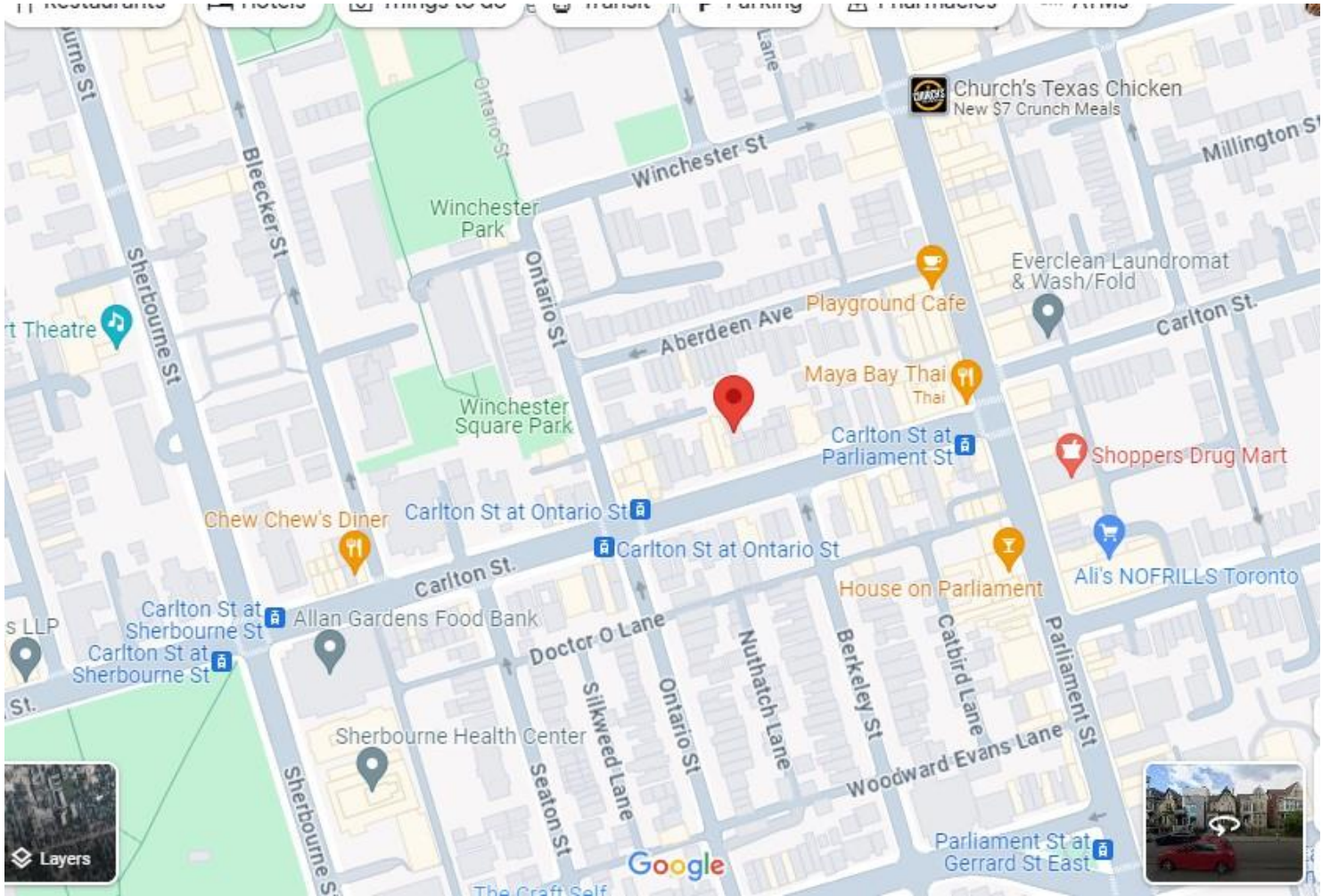
**WORK:** For the access, construction staging, demolition, reconstruction and all other ancillary works relating to complying with the City's Heritage Division requirements for 8 windows and 1 Main door.

**LETTER OF CREDIT:** The Licensee will provide a letter of credit in the amount of **\$128,000.00**, to secure the Works and satisfactory restoration of the Licensed Area.

**TERM:** 18 weeks commencing July 1, 2024 ending November 1, 2024

**LICENSE FEE:** Nominal. \$2

### APPENDIX "B" LOCATION MAP





**APPENDIX "C"**  
**SKETCH OF APPROVED LICENCED WORKS**



218 Carlton Street Front Door



218 Carlton, Basement and Ground Floor windows



218 Carlton, Detail of three floors

14 March, 2024