

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

TRACKING NO.: 2024-268

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

Prepared By:	Joseph Sergnese	Division:	Corporate Real Estate Management										
Date Prepared:	October 28, 2024	Phone No.:	416-392-1857										
Purpose	To obtain authority to enter into a lease extension and amending agreement (the "Agreement") with 2276918 Ontario Inc. (the "Landlord") with respect to the leased premises at 145 Millwick Drive, Toronto for the purpose of a senior's recreation space.												
Property	The leased premises is located on the first floor of the building at 145 Millwick Drive (the "Leased Premises").												
Actions	1. Authority be granted to enter into the Agreement with the Landlord, substantially on the major terms and conditions 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.												
Financial Impact	<p>The City will pay a monthly license fee of \$3,500 (plus HST) or \$3,561.60 (net of HST recovery) for the one (1) year Term of the license extension (payable the first day of each month), for a total cost of \$42,000 (plus HST) or \$42,739.20 (net of HST recovery). The cost to be incurred by the City for each fiscal year, is as follows:</p> <p>2024: \$7,123.20 (net of HST recovery) 2025: \$35,616 (net of HST recovery) TOTAL: 42,739.20 (net of HST recovery)</p> <p>Funding is available in the 2024 Approved Operating Budget for Parks, Forestry and Recreation under cost centre P12271, and will be included in future budget submissions for Council consideration.</p>												
Comments	<p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p> <p>The original lease agreement for the Leased Premises was entered into between the Landlord and the City of Toronto on November 1, 2011, for a three (3) year term expiring on October 31, 2014, as a need for indoor and outdoor recreation space for seniors within the area was identified. The lease was renewed on November 1, 2014, for a three (3) year term expiring on October 31, 2017. In 2017, the lease was further renewed for a three (3) year from November 1, 2017, to October 31, 2022. In the latter part of 2018, the Landlord agreed to extend the lease for five (5) additional years commencing November 1, 2017. Terms and conditions of the lease remained the same, including rent. The Lease was renewed for another year from November 1, 2022, to October 31, 2023, to accommodate time to relocate the seniors' program to another City owned space. The lease was renewed for another year from November 1, 2023, to October 31, 2024, as there will be more time required to find another City owned space.</p>												
Terms	<p>In consultation with Community Recreation staff, another lease renewal for one (1) year term is required as there is more time required to move this program to a City-owned space. The terms and conditions of the Agreement are considered to be fair, reasonable and reflective of market rates.</p> <p>See Appendix "A" for major terms and conditions.</p>												
Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td><td>7 – Humber River – Black Creek</td></tr> <tr> <td>Assessment Roll No.:</td><td>1908 013 510 15211</td></tr> <tr> <td>Approximate Size:</td><td>N/A</td></tr> <tr> <td>Approximate Area:</td><td>2000 ft2</td></tr> <tr> <td>Other Information:</td><td>N/A</td></tr> </table>			Ward:	7 – Humber River – Black Creek	Assessment Roll No.:	1908 013 510 15211	Approximate Size:	N/A	Approximate Area:	2000 ft2	Other Information:	N/A
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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/REOs:</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 checked="" 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/REOs.</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 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:	Anthony Peruzza	Councillor:	
Contact Name:	Matias de Dovitiis	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:	No Objections	Comments:	

Consultation with Divisions and/or Agencies

Division:	Parks Forestry and Recreation	Division:	Financial Planning
Contact Name:	Thomas Kakamousias	Contact Name:	Ciro Tarantino
Comments:	Concurs	Comments:	Concurs

Legal Services Division Contact

Contact Name: Lisa Strucken

DAF Tracking No.: 2024-268	Date	Signature
Concurred with by: Manager, Real Estate Services Niall Robertson	October 29, 2024	Signed by Niall Robertson
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Jennifer Kowalski	October 29, 2024	Signed by Jennifer Kowalski
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea		X

Appendix "A"**Major Terms and Conditions**

Landlord: 2276918 Ontario Inc.

Tenant: City of Toronto

Leased Premises: 145 Millwick Dr.

Term: One (1) year commencing on November 1, 2024 and terminating on October 31, 2025.

Use: Senior Recreational Space

Basic Rent: \$3,500.00 monthly plus HST for the one (1) year term extension payable by first day of each month.

Early Termination Rights: The City will have the option to terminate the Lease provided a 60 days' notice is given to the Landlord.

Appendix "B"

Location Map

