

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

TRACKING NO.: 2024-304

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

Prepared By:	Elliott Baron	Division:	Corporate Real Estate Management																												
Date Prepared:	December 20, 2024	Phone No.:	(416) 338-3207																												
Purpose	To obtain authority to enter into a lease agreement with Ridgevest Developments Limited (the "Landlord") with respect to the property municipally known as 800 Lansdowne Avenue, unit 101, Building C, Toronto for the purpose of facilitating the provision of non-profit community services (the "Lease Agreement").																														
Property	The property municipally known as 800 Lansdowne Avenue, Unit 101, Building C, Toronto (the "Property"), as shown on the Location Map and floor plan 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 below, 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	<p>The total cost to the City is estimated to be \$164,688 plus HST, or \$167,586.93 net of HST recovery, over the potential four (4) year term. The cost to be incurred by the City in each fiscal year is detailed in the below table. Funding is available in the 2024 Approved Operating Budget for Corporate Real Estate Management (CREM) under cost centre FA1379 and will be included in future budget submissions for consideration. All expenditures are to be reimbursed to CREM's Operating Budget by the City's current subtenant at the Property, resulting in a neutral financial impact to the City.</p> <table border="1"> <thead> <tr> <th>Fiscal Year</th><th>Market Rent (before HST)</th><th>Est. Additional Rent (before HST)</th><th>Total (net of HST recovery)</th></tr> </thead> <tbody> <tr> <td>2024</td><td>\$9,400</td><td>\$4,324</td><td>\$13,965.58</td></tr> <tr> <td>2025</td><td>\$28,200</td><td>\$12,972</td><td>\$41,896.73</td></tr> <tr> <td>2026</td><td>\$28,200</td><td>\$12,972</td><td>\$41,896.73</td></tr> <tr> <td>2027</td><td>\$28,200</td><td>\$12,972</td><td>\$41,896.73</td></tr> <tr> <td>2028</td><td>\$18,800</td><td>\$8,648</td><td>\$27,931.16</td></tr> <tr> <td>Total</td><td>\$112,800</td><td>\$51,888</td><td>\$167,586.93</td></tr> </tbody> </table>			Fiscal Year	Market Rent (before HST)	Est. Additional Rent (before HST)	Total (net of HST recovery)	2024	\$9,400	\$4,324	\$13,965.58	2025	\$28,200	\$12,972	\$41,896.73	2026	\$28,200	\$12,972	\$41,896.73	2027	\$28,200	\$12,972	\$41,896.73	2028	\$18,800	\$8,648	\$27,931.16	Total	\$112,800	\$51,888	\$167,586.93
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Comments	<p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p> <p>The City has leased the Property since September 1, 2006. The initial 15 year term was authorized by Ontario Municipal Board Order/Decision No. 0924 in relation to Board Case No. PL030172 and by Motion J(11) adopted by Council on April 15 and 16, 2004 (the "Original Lease"). The Original Lease was a result of a Section 37 agreement for nominal rent. It was subsequently renewed at market value as authorized by DAF 2021-330 and DAF 2022-210. The previous agreement expired as the option to renew was not exercised, however both parties have agreed to continue facilitating the provision of social services to the community at the same rate. The Property was designated as a Municipal Capital Facility as authorized by City Council's adoption of item GG3.10 on May 10, 2023, and in accordance with By-law 412-2023, amended through By-law 1100-2023.</p> <p>The proposed rent and other major terms and conditions of the Lease Agreement are considered fair, reasonable and reflective of market rates.</p>																														
Terms	<p>Substantially the same major terms and conditions of the Original Lease, with key terms as follows:</p> <ol style="list-style-type: none"> Leased Premises: 800 Lansdowne Avenue, unit 101, Building C, Toronto, comprising approximately 1,880 sq.ft. of rentable area Basic Rent: \$28,200 plus HST per annum (\$2,350 plus HST per month) Additional Rent: Net to the Landlord, estimated at \$12,972 plus HST per annum (\$1,081 plus HST per month) Term: Two (2) years, September 1, 2024 – August 31, 2026 Renewal Options: (i) September 1, 2026 – August 31, 2027, and (ii) September 1, 2027 – August 31, 2028 Use: General municipal purposes Insurance: Commercial general liability insurance of \$5,000,000 																														
Property Details	Ward:	9 - Davenport																													
	Assessment Roll No.:	1904-03-1-520-00152																													
	Approximate Size:	N/A																													
	Approximate Area:	174.66 m2 ± (1,880 ft2 ±)																													
	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/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 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 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:	Alejandra Bravo	Councillor:	
Contact Name:	Wyndham Bettencourt-McCarthy	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	No Objections	Comments:	

Consultation with Divisions and/or Agencies

Division:	N/A	Division:	Financial Planning
Contact Name:		Contact Name:	Ciro Terantino
Comments:		Comments:	Comments Incorporated

Legal Services Division Contact

Contact Name: Frank Weng

DAF Tracking No.: 2024-304	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	Dec. 20, 2024	Signed by Vinette Prescott-Brown
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Dec. 20, 2024	Signed by Alison Folosea

Appendix A

Location Map & Leased Premises

