

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

TRACKING NO.: 2024-314

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|--|---|------------|----------------------------------|--------------|----------------------|-----------------------------|--|--------------------------|--|--------------------------|---|---------------------------|--|
| 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: | December 9, 2024 | Phone No.: | 416-392-1857 | | | | | | | | | | |
| Purpose | To amend Members Motion 23.20 "Renewal of Below Market Rent Lease Agreement with Toronto Azzurri Soccer Club" adopted by City Council on November 13 and 14, 2024 (the "Motion"), in order to amend certain terms of the Motion to reflect standard procedural review and approval process for lease extensions. | | | | | | | | | | | | |
| Property | Part of the property municipally known as Keele Reservoir, located at 4995 Keele Street, Toronto. | | | | | | | | | | | | |
| Actions | <p>1. Authority be granted to amend Recommendation No. 1 of the Motion, by replacing the recommendation with the following:</p> <p><i>"City Council authorize the Executive Director, Corporate Real Estate Management, in consultation with the General Manager, Parks, Forestry and Recreation and the General Manager, Toronto Water, to negotiate and execute a 10-year nominal lease extension on terms and conditions satisfactory to the Executive Director, Corporate Real Estate Management, in consultation with the General Manager, Parks, Forestry and Recreation, and the General Manager, Toronto Water, and in a form satisfactory to the City Solicitor, to extend the term of the Lease for 10 years, commencing from January 1, 2026 and ending on December 31, 2035, in respect of the lease over 4995 Keele Street, Toronto, dated January 1, 2006, and as amended by a lease amending agreement dated June 1, 2008, between the Toronto Azzurri Soccer Club, as tenant, and the City of Toronto, as landlord, to permit the Tenant to operate and maintain their field house, and to operate and maintain a soccer field within the Property."</i></p> | | | | | | | | | | | | |
| Financial Impact | <p>There is no financial impact.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p> | | | | | | | | | | | | |
| Comments | <p>Toronto Azzurri Soccer Club is a Below Market Rent not for profit tenant of a City-owned property located at 4995 Keele Street in Ward 6. On January 1, 2006, the tenant entered into a 20-year Below Market Rent lease agreement for the Property.</p> <p>The Motion authorized a lease renewal agreement which was time-sensitive by virtue of the tenant needing a confirmation of renewed tenancy to be able to secure grants to continue to deliver their community programs. The Motion, however, is required to be corrected to reflect the standard procedural review and approval process for lease extensions, requiring consultation with partnering Divisions and Corporate Real Estate Management executing a real estate transaction document.</p> | | | | | | | | | | | | |
| Property Details | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>Ward 6 – York Centre</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>14,390.621 m² ± (154,899.355 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table> | | | Ward: | Ward 6 – York Centre | Assessment Roll No.: | | Approximate Size: | | Approximate Area: | 14,390.621 m ² ± (154,899.355 ft ² ±) | Other Information: | |
| Ward: | Ward 6 – York Centre | | | | | | | | | | | | |
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| Approximate Size: | | | | | | | | | | | | | |
| Approximate Area: | 14,390.621 m ² ± (154,899.355 ft ² ±) | | | | | | | | | | | | |
| 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/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 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 checked="" 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: | James Pasternak | Councillor: | |
| Contact Name: | Jenya Drazman | 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: | No objections | Comments: | |

Consultation with Divisions and/or Agencies

| | | | |
|---------------|--|---------------|---------------------------|
| Division: | Parks, Forestry & Recreation and Toronto Water | Division: | Financial Planning |
| Contact Name: | Alex Deighan and Mike Brannon | Contact Name: | Ciro Tarantino |
| Comments: | concur | Comments: | concur |

Legal Services Division Contact

Contact Name: Michelle Xu

DAF Tracking No.: 2024-314

Date

Signature

☒ Recommended by: Acting Manager, Real Estate Services
Leila Valenzuela

Dec. 17, 2024

Signed by Leila Valenzuela

☐ Approved by:

☒ Approved by: Director, Real Estate Services
Alison Folosea

Dec. 20, 2024

Signed by Alison Folosea