



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

TRACKING NO.: 2025-023

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

Prepared By:	Devi Mohan	Division:	Corporate Real Estate Management
Date Prepared:	January 30, 2025	Phone No.:	437-991-8168
Purpose	To obtain authority to enter into a lease extension and amending agreement with Times 5800 Inc. (the "Landlord") for the City's continued use of the property municipally known as 5800 Yonge Street for a further period of 12 months from June 1, 2025 to May 31, 2026 (the "Lease Extension Agreement").		
Property	The property municipally known as 5800 Yonge Street (lands and building) as shown in Appendix "A" and legally described as Part of Lot 22, Concession 1, West of Yonge Street, Township of York designated as Parts 1 and 2 on Plan 64R-5523, City of Toronto (the "Leased Premises").		
Actions	1. Authority be granted to enter into the Lease Extension Agreement with the Landlord, substantially on the major terms and conditions set out below and including such other terms and conditions as may be deemed appropriate by the approving authority herein, and in a form acceptable to the City Solicitor.		
Financial Impact	<p>The total cost to the City for the one-year term of the Lease Extension Agreement is \$908,115.62 (plus HST) or \$924,098.45 (net of HST recovery). The monthly cost is \$75,676.30 plus HST or \$77,008.20 net of HST recovery.</p> <p>Funding is included in the 2024 Council Approved Operating Budget for Toronto Shelter & Support Services ("TSSS") under account F00058 and will be included in future operating budget submissions for Council consideration.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as detailed in the Financial Impact section.</p>		
Comments	<p>The City entered into a lease dated September 27th, 2018 with the Landlord, as authorized by DAF 2018-133, for the Leased Premises for a term of two (2) years commencing October 1, 2018, for the operation of a temporary shelter for the homeless newcomers to Canada and for other ancillary purposes, including office space, storage space and public parking. The original lease has since been amended and extended (the "Lease"). The current lease extension agreement was dated March 7, 2024 for a term of 12 months from June 1, 2024 to May 31, 2025 as approved by DAF 2024-0555. A further one-year extension of the term has been agreed by the parties.</p> <p>TSSS has approved and confirmed that the lease extension terms are acceptable and meet their service needs. Real Estate staff consider the terms and conditions to be fair and reasonable and reflective of market rates.</p>		
Terms	<p>All other terms and conditions of the Lease will remain the same except for the following:</p> <p>Term: Twelve (12) months from June 1, 2025 to May 31, 2026</p> <p>Rent: \$908,115.62 plus HST per annum to be paid in equal monthly installments</p> <p>Option to Extend: The term of the Lease may be further extended as the parties may mutually agree upon in writing.</p> <p>Early Termination: The parties may each terminate the Lease upon three (3) months prior written notice. Any early termination may be further amended to be earlier or later than the applicable date as mutually agreed by both parties.</p> <p>Use: As a shelter to accommodate the vulnerable or newcomers to Canada.</p>		
Property Details	Ward:	23 - Willowdale	
	Assessment Roll No.:	19 08 073 210 107 00	
	Approximate Size:	8.1 acres ±	
	Approximate Area:	7,837.86 m2 ± (84,366 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 checked="" 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:	Councillor Cheng	Councillor:	-
Contact Name:	Sara Hildebrand	Contact Name:	-
Contacted by:	Phone <input type="checkbox"/> x 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 objection	Comments:	

Consultation with Divisions and/or Agencies

Division:	Toronto Shelter & Support Services	Division:	Financial Planning
Contact Name:	Loretta Ramadhin	Contact Name:	Ciro Tarantino
Comments:	Consulted	Comments:	Comments incorporated

Legal Services Division Contact

Contact Name: Frank Weng

DAF Tracking No.: 2025-023	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Acting Manager, Real Estate Services Leila Valenzuela	Jan. 30, 2025	Signed by Leila Valenzuela
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Jan 31, 2025	Signed by Alison Folosea

APPENDIX A



Figure 1- Location Map



Figure 2 – 5800 Yonge Street – Leased Premises