



**DELEGATED APPROVAL FORM**  
**DEPUTY CITY MANAGER, CORPORATE SERVICES**  
**EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT**

TRACKING NO.: 2025-066

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

Prepared By:	Owen Bartley	Division:	Corporate Real Estate Management														
Date Prepared:	March 11, 2025	Phone No.:	(416) 338-1297														
<b>Purpose</b>	To obtain authority to enter into a lease extension agreement with Regency Yonge Holdings Inc. (the "Landlord") with respect to the property municipally known as 1835 Yonge Street, Unit 400, Toronto for the purpose of continued use as office space (the "Lease Extension Agreement").																
<b>Property</b>	The property municipally known as 1835 Yonge Street, Toronto, legally described as Pcl 4-3 Sec M5; Pt Lt 4 PI M5 Toronto Pt 1, 66R15186. t/w with subsurface rights Pt Lt 4 PI M5 Pt 3, 66R15186 as in C454045. t/w Pt Lt 4 PI M5 Pt 2, 66R15186 as in C454045.; Toronto, City of Toronto, being all of PIN 21124-0015 (LT) (the "Property"), as shown on the Location Map in Appendix "B".																
<b>Actions</b>	1. Authority be granted to enter into the Lease Extension Agreement with the Landlord, substantially on the major terms and conditions set out in Appendix "A", and including such other amended terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.																
<b>Financial Impact</b>	<p>The estimated costs of the lease extension are approximately \$1,953,647.88 (net of HST) or \$1,988,032.09 (net of HST recoveries) as detailed below and will be funded by the tenant under IO 1852, Account 4320900 and cost centre 9999.</p> <p>The cost to the City on a fiscal year basis, is as follows:</p> <table border="1" style="margin-left: 40px; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>net of HST recovery</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>\$ 97,784.33</td> </tr> <tr> <td>2026</td> <td>\$ 392,540.77</td> </tr> <tr> <td>2027</td> <td>\$ 399,613.37</td> </tr> <tr> <td>2028</td> <td>\$ 357,269.27</td> </tr> <tr> <td>2029</td> <td>\$ 421,356.46</td> </tr> <tr> <td>2030</td> <td>\$ 319,467.88</td> </tr> </tbody> </table> <p>Funding for the existing 2025 lease commitments and the 4th Floor extension in 2025 is included in the 2025 Approved Operating Budget. Funding for future years will be included in future operating budget submissions.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>			Year	net of HST recovery	2025	\$ 97,784.33	2026	\$ 392,540.77	2027	\$ 399,613.37	2028	\$ 357,269.27	2029	\$ 421,356.46	2030	\$ 319,467.88
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<b>Comments</b>	<p>TTC has occupied space at 1835 Yonge Street since April 1, 2008. They have requested to extend a portion of the existing space, specifically Suite 400, to continue to occupy until new City-owned space is ready, which is estimated to be in 2029. The Lease Extension Agreement will include an option by the City to terminate once the new space is ready.</p> <p>The proposed rent and other major terms and conditions of the Lease Extension Agreement are considered to be fair, reasonable and reflective of market rates.</p>																
<b>Terms</b>	See Appendix "A"																
<b>Property Details</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><b>Ward:</b></td> <td>12 – Toronto-St. Paul's</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td>190410306000200</td> </tr> <tr> <td><b>Approximate Size:</b></td> <td></td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>1,034.75 m<sup>2</sup> ± (11,138 ft<sup>2</sup> ±)</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table>			<b>Ward:</b>	12 – Toronto-St. Paul's	<b>Assessment Roll No.:</b>	190410306000200	<b>Approximate Size:</b>		<b>Approximate Area:</b>	1,034.75 m <sup>2</sup> ± (11,138 ft <sup>2</sup> ±)	<b>Other Information:</b>					
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A.	Executive Director, Corporate Real Estate Management has approval authority for:	Deputy City Manager, Corporate 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 \$3 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></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><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 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 \$3 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><b>Delegated to a more senior position.</b></p> <p><input checked="" type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$3 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 \$3 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>	<p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.</p> <p><b>Request/waive hearings of necessity delegated to less senior positions.</b></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><input type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$5 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 \$5 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.</p> <p><input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$5 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 \$5 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; 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**B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for:**

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- 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:	Josh Matlow	Councillor:	
Contact Name:	Josh Matlow	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:	Advised	Comments:	

**Consultation with Divisions and/or Agencies**

Division:	TTC	Division:	Financial Planning
Contact Name:	Mike Cernik	Contact Name:	Ciro Tarantino
Comments:	No concerns	Comments:	No concerns

**Legal Services Division Contact**

Contact Name:	Frank Weng
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DAF Tracking No.: 2025-066	Date	Signature
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	March 11, 2025	Signed by Vinette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea	March 12, 2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management	March 12, 2025	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Approved by: Patrick Matozzo		
<input type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore		

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

- Leased Premises: Suite 400, 1835 Yonge Street, Toronto
- Area: Approximately 11,138 sq ft
- Rent: Years 1-2: \$18.00 per sq ft per annum  
Year 3: \$18.50 per sq ft per annum  
Years 4-5: \$19.00 per sq ft per annum
- Term: 5 years commencing October 1, 2025 and expiring on September 30, 2030
- Early Termination: At any time after the second (2nd) anniversary of the commencement of the extended term, the City shall have the right, but not the obligation, to terminate the Lease upon giving written notice of such termination to the Landlord. The Termination Notice shall specify the termination date which shall be twelve (12) months after the Termination Notice is given.
- Insurance Provision: The City to obtain and maintain
- (a) "All risks", physical damage and business interruption insurance;
  - (b) Public liability and property damage insurance in no event to be less than Five Million Dollars (\$5,000,000.00);
  - (c) "All risks" tenant's legal liability insurance for the full replacement cost of the demised premises;
  - (d) (d) Glass coverage for the replacement of all broken glass, cracked or damaged in, on and about the Demised Premises; and
  - (e) Any other form or forms of insurance as the Landlord or the mortgagees of the Landlord may reasonably require from time to time.



## Appendix "B"

## Location Map

