



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

TRACKING NO.: 2025-029

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

Prepared By:	Boluwarin Mojeed	Division:	Corporate Real Estate Management																														
Date Prepared:	March 10, 2025	Phone No.:	437-996-8720																														
Purpose	To obtain authority to enter into a lease extension and amending agreement with His Majesty the King in right of Ontario as represented by the Minister of Infrastructure (the " Landlord "), for the City's continued use of the building located at 354 George Street, Toronto, for the purpose of a temporary shelter (the " Lease Extension Agreement ").																																
Property	The property located at 354 George Street, Toronto (parking lot and building) comprising a rentable area of 23,810 square feet, which comprise of 19,325 square feet for certain premises in the building and 4,485 square feet for the 19 parking spaces, as shown on the Location Map in Appendix "B" (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 in Appendix "A", 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 two-year extension term is \$646,968.50 (plus HST) or \$658,355.15 (net of HST recovery).</p> <p>The costs to be incurred by the City in the 2025 – 2027 fiscal year, based on expense type, is as follows:</p> <table border="1"> <thead> <tr> <th>Expense</th> <th>2025</th> <th>2026</th> <th>2027</th> <th>Total Over Term</th> </tr> </thead> <tbody> <tr> <td>Basic Rent</td> <td>\$ 161,041.67</td> <td>\$ 241,562.50</td> <td>\$ 80,520.83</td> <td>\$ 483,125.00</td> </tr> <tr> <td>Additional Rent</td> <td>\$ 34,398.50</td> <td>\$ 51,597.75</td> <td>\$ 17,199.25</td> <td>\$ 103,195.50</td> </tr> <tr> <td>Parking Rent</td> <td>\$ 20,216.00</td> <td>\$ 30,324.00</td> <td>\$ 10,108.00</td> <td>\$ 60,648.00</td> </tr> <tr> <td>Subtotal</td> <td>\$ 215,656.17</td> <td>\$ 323,484.25</td> <td>\$ 107,828.08</td> <td>\$ 646,968.50</td> </tr> <tr> <td>Total Net of HST Recovery</td> <td>\$ 219,451.72</td> <td>\$ 329,177.57</td> <td>\$ 109,725.86</td> <td>\$ 658,355.15</td> </tr> </tbody> </table> <p>Funding is included in the 2025 Council Approved Operating Budget for Toronto Shelter and Support Services ("TSSS") under account HS100X, 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>			Expense	2025	2026	2027	Total Over Term	Basic Rent	\$ 161,041.67	\$ 241,562.50	\$ 80,520.83	\$ 483,125.00	Additional Rent	\$ 34,398.50	\$ 51,597.75	\$ 17,199.25	\$ 103,195.50	Parking Rent	\$ 20,216.00	\$ 30,324.00	\$ 10,108.00	\$ 60,648.00	Subtotal	\$ 215,656.17	\$ 323,484.25	\$ 107,828.08	\$ 646,968.50	Total Net of HST Recovery	\$ 219,451.72	\$ 329,177.57	\$ 109,725.86	\$ 658,355.15
Expense	2025	2026	2027	Total Over Term																													
Basic Rent	\$ 161,041.67	\$ 241,562.50	\$ 80,520.83	\$ 483,125.00																													
Additional Rent	\$ 34,398.50	\$ 51,597.75	\$ 17,199.25	\$ 103,195.50																													
Parking Rent	\$ 20,216.00	\$ 30,324.00	\$ 10,108.00	\$ 60,648.00																													
Subtotal	\$ 215,656.17	\$ 323,484.25	\$ 107,828.08	\$ 646,968.50																													
Total Net of HST Recovery	\$ 219,451.72	\$ 329,177.57	\$ 109,725.86	\$ 658,355.15																													
Comments	<p>The City entered into a lease dated May 1, 2019 with the Landlord for a three year term ending April 30, 2022, as authorized by DAF 2019-181, for the purpose of operating a respite center or homeless shelter and providing other ancillary services as deemed appropriate by TSSS.</p> <p>The current term lease extension agreement dated May 1 2023 was extended for 2 years until April 30, 2025, as approved by DAF 2023-086. A further two years extension has been agreed to by both parties, commencing on May 1, 2025 and expiring on April 30, 2027.</p>																																
Terms	Major terms and conditions are outlined in Appendix "A". TSSS has approved and confirmed that the said terms and conditions are fair, reasonable and meet their service needs. Real Estate staff consider the terms and conditions of the proposed Lease Extension Agreement to be fair and reasonable and reflective of market rates.																																
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>13 – Toronto Centre</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td>23,810 square feet</td> </tr> <tr> <td>Approximate Area:</td> <td></td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	13 – Toronto Centre	Assessment Roll No.:		Approximate Size:	23,810 square feet	Approximate Area:		Other Information:																					
Ward:	13 – Toronto Centre																																
Assessment Roll No.:																																	
Approximate Size:	23,810 square feet																																
Approximate Area:																																	
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 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:	Chris Moise	Councillor:	
Contact Name:	Tyler Johnson	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:	Toronto Shelter & Support Services	Division:	Financial Planning
Contact Name:	Kiefer Shields	Contact Name:	Ciro Tarantino
Comments:	Concurred	Comments:	Comments Incorporated

Legal Services Division Contact

Contact Name: Gloria Lee

DAF Tracking No.: 2025-029	Date	Signature
<input type="checkbox"/> Recommended by: Manager, Real Estate Services Devi Mohan	March 11 2025	Signed by Devi Mohan
<input type="checkbox"/> Approved by:		
<input type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	March 17, 2025	Signed by Alison Folosea

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

Landlord:	His Majesty the King in right of Ontario as represented by The Minister of Infrastructure
Premises:	354 George St, Toronto, comprising approximately 19,325 square feet for the rentable area of the building and 4,485 square feet for the 19 parking spaces for the rentable area of the parking lot
Extension Term:	2 years (May 1, 2025 to April 30, 2027)
Base Rent:	\$241,562.50 / annum (\$12.50/sq ft of rentable area of building) plus HST
Additional Rent:	\$51,597.75 / annum (\$2.67/sq ft of rentable area of building) plus HST
Parking Area Rent:	\$30,324 / annum (\$133 per parking stall per month)
All other terms and conditions to remain the same.	

Appendix "B"

Location Map

