



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

TRACKING NO.: 2025-050

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

|                         |   |                        |                                  |
|-------------------------|---|------------------------|----------------------------------|
| Prepared By:            | Sami Aljundi  | Division:              | Corporate Real Estate Management |
| Date Prepared:          | March 14, 2025  | Phone No.:             | 416 338 4862                     |
| <b>Purpose</b>          | To obtain authority to enter into a lease agreement (the "Agreement") between the City of Toronto (the "Tenant") with Toronto District School Board, care of Toronto Lands Corporation (the "Landlord") with respect to the property municipally known as 62 Gooderham Drive, Toronto for the purpose of using the property as a training facility for Emergency Medical Services staff.  |                        |                                  |
| <b>Property</b>         | The property municipally known as 62 Gooderham Dr. Toronto, legally described as Part of Lots 17-22 and 29-35, Registered Plan 3328 Part of Lot 34, Concession 1, City of Toronto, being all of PIN 06320-0253, (the "Property"), as shown on the Location Map in Appendix "B"  |                        |                                  |
| <b>Actions</b>          | 1. Authority be granted to enter into the Agreement with the Landlord, substantially on the major terms and conditions set out in Appendix "A", and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.   |                        |                                  |
| <b>Financial Impact</b> | <p>The total cost to the City for the Agreement over the two years leased term plus 3 years of extension (if exercised) is estimated to be \$1,528,009.51 (plus HST), or \$1,554,902.47 (net of HST recovery), payable in advance on the first day of every month during the Term, as extended.</p> <p>Funding is included in the 2024 Operating Budget for the Emergency Medical Services Division (under cost center B55300) and will be included for future years.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>  |                        |                                  |
| <b>Comments</b>         | <p>Toronto Paramedic Services needs to relocate its Educational Programs Unit out of 674 Markham St. to create space for its recently formed District 6 Operations Team which oversees downtown core operations and will be the primary response team for the upcoming FIFA events. District 6 is currently sharing space with District 2 Operations in the Scarborough Hub. The Educational Programs Unit will provide training to Emergency Medical Services staff at the proposed site.</p> <p>The proposed rent and other major terms and conditions of the Agreement are considered to be fair, reasonable and reflective of market rates.</p> |                        |                                  |
| <b>Terms</b>            | See Appendix "A"  |                        |                                  |
| <b>Property Details</b> | <b>Ward:</b>  | 21- Scarborough-Centre |                                  |
|                         | <b>Assessment Roll No.:</b>   |                        |                                  |
|                         | <b>Approximate Size:</b>  |                        |                                  |
|                         | <b>Approximate Area:</b>  | 21,090 sq ft.          |                                  |
|                         | <b>Other Information:</b>   |                        |                                  |

| 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; 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. 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:   | Michael Thompson   | Councillor:   |   |
| Contact Name: | Amalia Stefanopoulos   | 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 Objection   | Comments:     |   |

**Consultation with Divisions and/or Agencies**

|               |                            |               |                    |
|---------------|----------------------------|---------------|--------------------|
| Division:     | Emergency Medical Services | Division:     | Financial Planning |
| Contact Name: | Dave McEachern             | Contact Name: | Ciro Tarantino     |
| Comments:     | No Objection               | Comments:     | No Objection       |

**Legal Services Division Contact**

|               |             |
|---------------|-------------|
| Contact Name: | Michelle Xu |
|---------------|-------------|

| DAF Tracking No.: 2025-050  | Date           | Signature                 |
|---|----------------|---------------------------|
| Recommended by: Manager, Real Estate Services<br>Niall Robertson                                    | March 14, 2025 | Signed by Niall Robertson |
| Recommended by: Director, Real Estate Services<br>Alison Folosea                                    | March 14, 2025 | Signed by Alison Folosea  |
| <input type="checkbox"/> Recommended by: Executive Director,<br>Corporate Real Estate Management    | March 17, 2025 | Signed by Patrick Matozzo |
| <input checked="" type="checkbox"/> Approved by: Patrick Matozzo                                    |                |                           |
| <input type="checkbox"/> Approved by: Deputy City Manager,<br>Corporate Services<br>David Jollimore |                |                           |

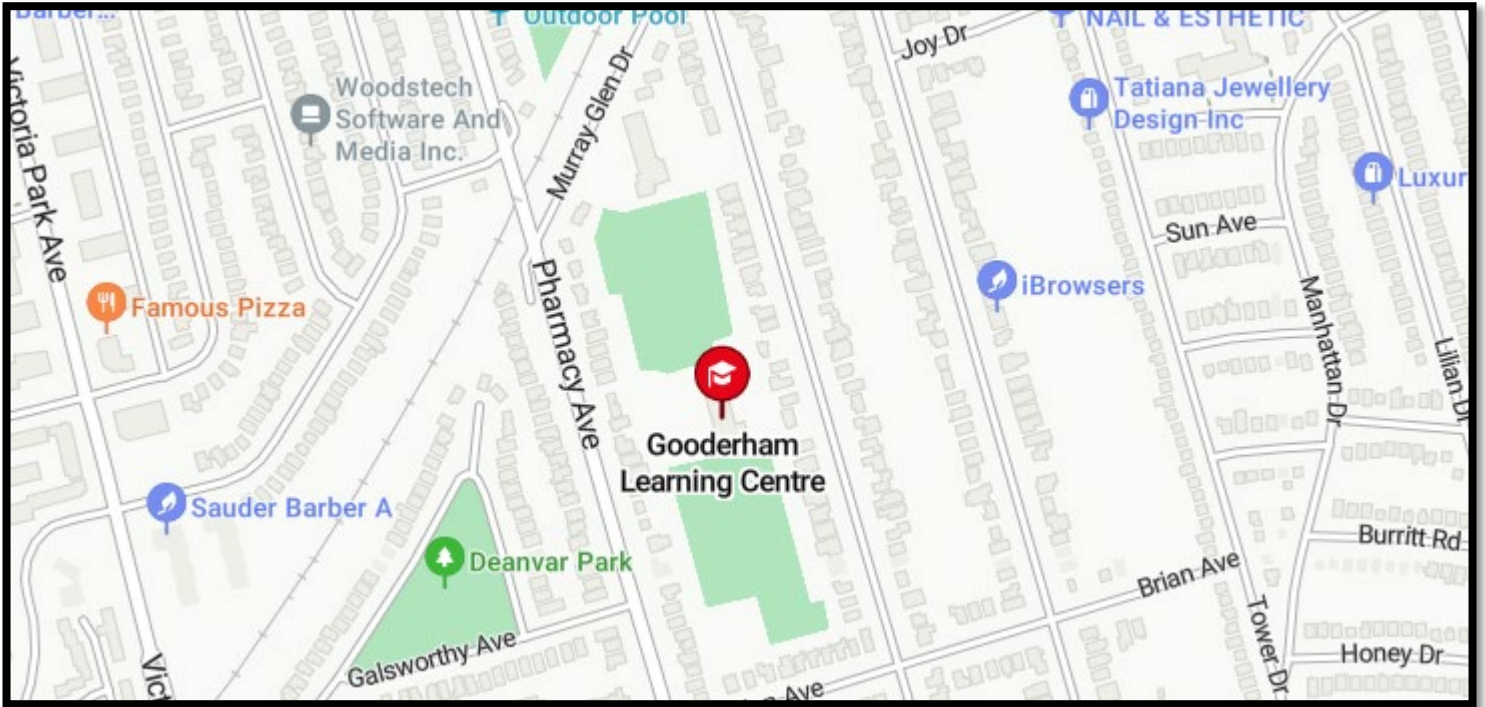
## Appendix "A"

### Major Terms and Conditions

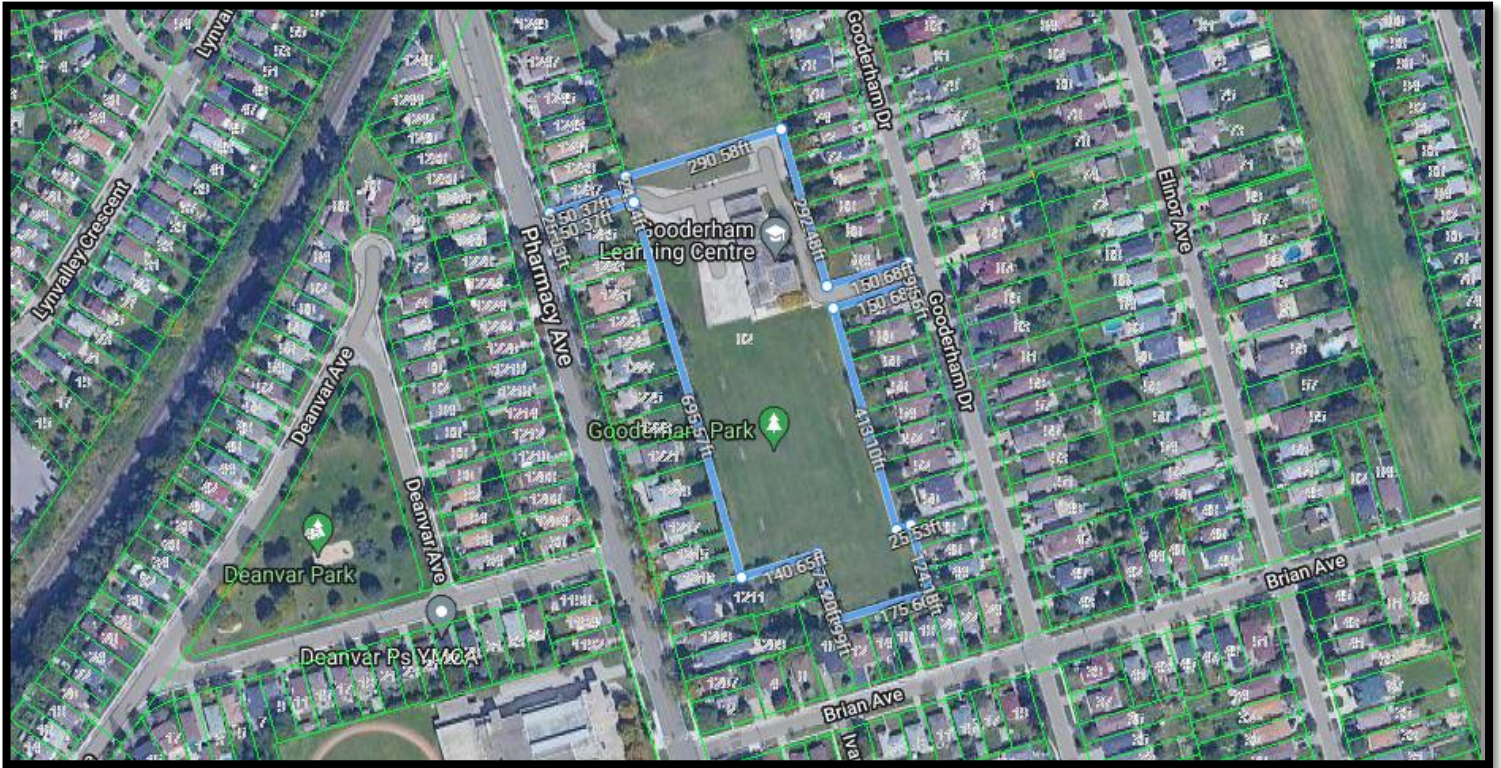
|                            |   |                |                       |  |
|----------------------------|---|----------------|-----------------------|--|
| <b>Leased Premises:</b>    | Approximately 21,090 square feet of area located within the lands municipally known as 62 Gooderham Drive, Toronto  |                |                       |  |
| <b>Use:</b>                | Training facility for EMS staff   |                |                       |  |
| <b>Rent:</b>               | <b>Date</b>   | <b>Monthly</b> | <b>Annual</b>         | <b>Total cost rent net of HST recovery</b> |
|                            | Mar 1 <sup>st</sup> 2025  | \$21,083.33    | \$253,000.00          | \$257,452.80                               |
|                            | Mar 1 <sup>st</sup> 2026  | \$21,610.42    | \$259,325.00          | \$263,889.12                               |
|                            | Mar 1 <sup>st</sup> 2027  | \$22,150.68    | \$265,808.13          | \$270,486.35                               |
|                            | Mar 1 <sup>st</sup> 2028  | \$22,704.44    | \$272,453.33          | \$277,248.51                               |
|                            | Mar 1 <sup>st</sup> 2029  | \$23,272.06    | \$279,264.66          | \$284,179.72                               |
|                            | <b>Total</b>  |                | <b>\$1,329,851.11</b> | <b>\$1,353,256.49</b>                      |
| <b>Cleaning Services</b>   | <p>The Tenant shall pay the Landlord a Cleaning Fee of \$3,302.64 plus HST per month for the duration of the Term.</p> <p>The Landlord shall be responsible for arranging and maintaining Cleaning Services for the leased premises, including: (i) life safety checks, (ii) fire drills, (iii) call-outs, and (iv) preventative maintenance</p>  |                |                       |  |
| <b>Term:</b>               | Two years, commencing on the earlier of a date determined by the Landlord with 14 days of advance notice to the Tenant and January 1, 2026, and expiring on a date immediately before the second anniversary of the Term.   |                |                       |  |
| <b>Termination Rights:</b> | The Tenant and the Landlord shall each have the right to terminate the lease by giving at least six (6) months of prior written notice and setting out the lease termination date.  |                |                       |  |
| <b>Options to Extend:</b>  | 3 years with an early termination clause (escalation clause of 2.5% of year 1)  |                |                       |  |
| <b>Tenant's Insurance</b>  | <p>Owner's automobile liability insurance not less than \$1,000,000.00 per occurrence;</p> <p>CGL insurance of not less than \$5,000,000.00 per occurrence</p>  |                |                       |  |
| <b>Other Terms:</b>        | <ol style="list-style-type: none"> <li>1. Tenant acknowledges that the Leased Premises may contain asbestos which has been encapsulated and polychlorinated biphenyls (PCB's) in the fluorescent light ballasts, both of which are in compliance with Applicable Laws as of the date of this Lease.</li> <li>2. Tenant acknowledges that the Landlord is party to a collective agreement with the Maintenance and Construction Skilled Trade Council (the "Council") that requires all construction and maintenance work on the lands to be performed by contractors who are parties to or bound by a collective agreement with the Council.</li> </ol> |                |                       |  |
|                            |   |                |                       |  |

## Appendix "B"

### Location Map



### Site Map



Floor Plans

