



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

TRACKING NO.: 2025-037

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

Prepared By:	Joe Corigliano	Division:	Corporate Real Estate Management																								
Date Prepared:	February 11, 2025	Phone No.:	416-392-1167																								
Purpose	To obtain authority to enter into a licence extension agreement (the "2025 Extension Agreement") with Cineplex Entertainment Limited Partnership (the "Licensee") with respect to an area comprising of approximately 5,790 square feet of outdoor space (the "Licensed Area") on the lands and premises referred to as "John Street Roundhouse" and municipally known as 255 Bremner Boulevard, Toronto for the purpose of operating an outdoor patio associated with The Rec Room (the "Property").																										
Property	The Property municipally known as 255 Bremner Boulevard, Toronto, as shown on the Location Map in Appendix "B".																										
Actions	1. Authority be granted to enter into the 2025 Extension Agreement with the Licensee, substantially on the major terms and conditions set out in Appendix "A", and including such other or amended terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.																										
Financial Impact	<p>The City will receive from the Licensee Licence Fees for the six month period of May 1 to October 31 during each year of the Fourth Extension Term as listed below. All amounts below are subject to HST.</p> <table border="1"> <thead> <tr> <th>Season</th> <th>Cost Per Annum</th> <th>Cost For Season (6 Months)</th> <th>Total Rental Revenue</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>\$72,375.00 plus HST</td> <td>\$36,187.50 plus HST</td> <td></td> </tr> <tr> <td>2026</td> <td>\$74,546.26 plus HST</td> <td>\$37,273.13 plus HST</td> <td></td> </tr> <tr> <td>2027</td> <td>\$76,782.64 plus HST</td> <td>\$38,391.32 plus HST</td> <td></td> </tr> <tr> <td>2028</td> <td>\$79,086.12 plus HST</td> <td>\$39,543.06 plus HST</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>\$151,395.01 plus HST</td> </tr> </tbody> </table> <p>In addition to the License Fees above, the Licensee shall have the right to continue to operate the Licenced Area in the Off-Season Period in each year of the Fourth Extension Term at a per diem rate of \$199.17 (plus HST) for each day that the Licensee operates the Licenced Area during the Off-Season Period. The Licensee shall pay the above per diem rate for each day of the Off Season Licence.</p> <p>Revenues will be directed to the 2025 Council Approved Operating Budget for Parks & Recreation under cost centre P00530.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>			Season	Cost Per Annum	Cost For Season (6 Months)	Total Rental Revenue	2025	\$72,375.00 plus HST	\$36,187.50 plus HST		2026	\$74,546.26 plus HST	\$37,273.13 plus HST		2027	\$76,782.64 plus HST	\$38,391.32 plus HST		2028	\$79,086.12 plus HST	\$39,543.06 plus HST					\$151,395.01 plus HST
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Comments	<p>The Extension Agreement will further extend the term set out in the licence agreement between the City and the Licensee dated May 1, 2017 as previously extended and amended, on the same terms and conditions, except for the License Fees and as otherwise amended by the 2025 Extension Agreement.</p> <p>The proposed licence fee and other major terms and conditions of the Licence Agreement are considered to be fair, reasonable and reflective of market rates.</p>																										
Terms	Please see page 4: Appendix "A" for the major terms and conditions of the 2025 Extension Agreement.																										
Property Details	<table border="1"> <tr> <td>Ward:</td> <td>Ward 10 – Spadina/Fort York</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>537.91m² ± (5,790.00 ft² ±)</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	Ward 10 – Spadina/Fort York	Assessment Roll No.:		Approximate Size:		Approximate Area:	537.91m ² ± (5,790.00 ft ² ±)	Other Information:															
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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:	A. Malik	Councillor:	
Contact Name:	A. Maliik	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 Concerns	Comments:	

Consultation with Divisions and/or Agencies

Division:	Parks and Recreation	Division:	Financial Planning
Contact Name:	Peter (Park) White	Contact Name:	Ciro Tarantino
Comments:	Concurs	Comments:	No Concern

Legal Services Division Contact

Contact Name: Jack Payne

DAF Tracking No.: 2025-037	Date	Signature
Concurred with by: Manager, Real Estate Services		
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Niall Robertson <input type="checkbox"/> Approved by:	Feb. 11, 2025	Signed by Niall Robertson
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Feb. 28, 2025	Signed by Alison Folosea

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

Licensor: City of Toronto

Licensee: Cineplex Entertainment Limited Partnership

Licensed Area: The portion of the City Lands shown outlined in red in Appendix "B"

Terms and Conditions of Agreement:

1. Extension Term: The term of the Licence Agreement shall be extended for the period of May 1 to October 31 in each of 2025, 2026, 2027 and 2028, commencing May 1st, 2025 and expiring October 31, 2028 (the "Fourth Extension Term").
2. The Licensee is permitted to operate the Licenced Area, from 11:00 am to midnight, seven days per week, throughout and until the expiry of the Fourth Extension Term.
3. Licence Fee: The Licensee shall pay Licence Fees for the six month period of May 1 to October 31 during each year of the Fourth Extension Term as set out below.

Season	Cost Per Annum	Cost For Season (6 Months)	Total Rental Revenue
2025	\$72,375.00 plus HST	\$36,187.50 plus HST	
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			\$151,395.01 plus HST

In addition to the License Fee above, the Licensee shall have the right to continue to operate the Licenced Area in the Off-Season Period in each year of the Fourth Extension Term at a per diem rate of \$199.17 for each day that the Licensee operates the Licenced Area during the Off-Season Period.

4. Subject to all applicable laws, the Licensee may: (i) enclose all or part of the Licenced Area; (ii) heat the Licenced Area using propane; (iii) play soft background music; (iv) erect television screens; and (v) erect commercial umbrellas without advertisement. Should the City receive two complaints regarding the volume of the music, the Licensee shall reduce the volume after the first complaint and the General Manager of Parks & Recreation can require that no further music be played in the Licenced Area after the second complaint, and should the City receive two complaints regarding the television volume, the Licensee shall reduce the volume after the first complaint and the General Manager can require the television to be operated with the volume completely off after the second complaint.

Appendix "B" - Location Map

Municipal Address: 255 Bremner Boulevard ("John Street Roundhouse"), Toronto, Ontario

