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

TRACKING NO.: 2025-211

Prepared By:         Lianne Chen         Division:         Corporate Real Estate Management           Date Prepared:         June 16, 2025         Phone No.:         146-392.7665           Purpose         To obtain authority to enter into a lease agreement?.         146-392.7665           Property         Protect of the property municipally known as 705 Progress Avenue, Unit 8 9, Toronto, for the purpose of storage and wholes electronics and to parts (the "Lease Agreement").           Property         Part of the property municipally known as 705 Progress Avenue, Toronto, as thown on the Location Map and pre-situations set out in Appendix "A" (the "Property"), comprising of approximately 4.049 square least and known as 8.8 9 (the "Promises").           Actions         1. Authority be granted to enter into the Lease Agreement with the Toronto, as thown on the Location Map and pre-situations set out in Appendix "B", and including such other terms as deemed appropriate by the approving autheries, main and state and the provide and therein, and in a form satisfactory to the City 50 solito.           Financial Impact         705 Progress Avenue is a jointy owned facility between the City of Toronto and the Toronto District School 1 (collective) the "Landrod", Narrevenues collectare divided equally between the pagement (2014) School 193.22.00           Hitting Agreement, as per Delov table. The City's period map and pre-site and the 2014 Counce Appendic Bay the forme City of Counce Appendic Bay Estate Management (CREM), unde conter FA1378 and will be included in future operating budget to Corporate Read Estate Management (CREM), unde conter FA1378 and will be included in future operating budget to Corporate Re	Approve	· · · · · · · · · · · · · · · · · · ·	ned in Article 2 of City of To	oronto Municipal Code Chapter 213, Real Property	
Date Preparied:         June 16, 2025         Phone No.:         1419-392-7665           Purpose         To obtain autority to enter into a base agreement with 1000541-K1 Contrain tor. (but <b>Trennet</b> ') with respect property municipally known as 705 Progress Avenue, Unit 8.8.9, Toronto, for the purpose of storage and wholes electronics and ty parts (the <b>Lease Agreement</b> ').           Proporty         Part of the property municipally known as 705 Progress Avenue, Toronto, as shown on the Location Map and presched the attended in Agreement's.           Actions         1. Authority to granized to enter into the Lease Agreement with the Terant, substantially on the major term conditions set out in Approxim 7°, and including sich other terms as deemed appropriate by the approving autherain, and in a form satiafactory to the City Solicitor.           Financial Impact         705 Progress Avenue, is a jointly owned facility between the City of Toronto and the Toronto District School 1 (collectively, the <b>Landor</b> (7). Net revenues collected are divided equally between the parties. The City's portion or revenues is 32, 7160 to (the STT). Diseed on the toron mainting materia. The City's portion or revenues is 32, 7160 to (the STT). Diseed on the toron mainting materia to the declated part of the prod of thiny-six (28) months commercing December 1, 2024 and ending Novembe 30, 2027 to lease Agreement (3, EST, 2028 (pius HST)           2024: 552.292 bG (pius HST)         2025: 562.928.21 (pius HST)           2026: 582.928.21 (pius HST)         2026: 582.928.21 (pius HST)           2027: 351.232.03 (pius HST)         Tota Estant Management (CREM), unde carter Frant is responsible for the proportionate share of reality taxes, building ins	Prepared By:	Lianne Chen	Division <sup>.</sup>	Corporate Real Estate Management	
Purpose         To obtain authority to reter into a lease agreement with 100064174 Ontatio Inc. (the "Tenant") with respect in electronics and tv parts (the "Lease Agreement").           Property         Part of the property municipally known as 705 Progress Avenue, Toronto, as shown on the Location Map and prosistelates attacked in Appendix "A" (the "Property"), comprising of approximately 4,049 square feet and known a 8.4.9 (the "Premises").           Actions         1. Authority be granted to enter into the Lease Agreement with the Tenant, substantially on the major term conditions set out in Appendix "B", and including such other terms as deemed appropriate by the approving autherein, and in a form astificatory to the Oily Solutok.           Financial Impact         705 Progress Avenue is a jointly owned facility between the City of Toronto and the Toronto 15/19.352.00, (plus HST), based on the total minimum rent from the lease agreement of 5/19.352.00, 2027. Lease Agreement, as per belw table. The City's net revenue portion will be transferred to the dedicated part and equally between the parties. The City's portion or revenues is 597.176.00 (plus HST)           2024: S5,229.06 (plus HST)         2025.834,852.00 (plus HST)           2025: 863.952.71 (plus HST)         2026: 864.952.71 (plus HST)           2026: 864.952.71 (plus HST)	· ·			· · · · · · · · · · · · · · · · · · ·	
sk 8 (the "Promises").         Actions         1. Authority be granted to enter into the Lease Agreement with the Tenant, substantially on the major term conditions set out in Appendix "B", and including such other terms as deemed appropriate by the approving autherain, and in a form satisfactory to the City Solictor.         Financial Impact       705 Progress Avenue is a jointy owned facility between the City of Toronto and the Toronto District School 1 (collectively, the "Landford"). Net revenues collected are divided equally between the partices. The City's portion of revenues is \$37,760.0 (b)(b) INST), based on the total minimum rent from the lease agreement of \$194,352.00 (b) 1000 (b) 10000 (b) 10000 (b) 1000 (b) 1000 (b) 1000 (b) 1000 (b) 10	•	To obtain authority to enter into a lease agreement with 1000954174 Ontario Inc. (the " <b>Tenant</b> ") with respect to the property municipally known as 705 Progress Avenue, Unit 8 & 9, Toronto, for the purpose of storage and wholesale of			
conditions set out in Appendix "B", and including such other terms as deemed appropriate by the approving aut herein, and in a form satisfactory to the City Solicitor.         Financial Impact       705 Progress Avenue is a jointy owned facility between the City of Toronto and the Toronto District School F (collectively, the "Landlord"). Net revenues collected are divided equally between the parties. The City's portion o revenues is 597,176.00 (Jus HST), based on the total minimum rent from the lease agreement of 5149,352.00 (HST), for the period of thirty-six (36) months commencing December 1, 2024 and ending November 30, 2027 (Lease Agreement, as per below table. The City's net revenue portion with be transferred to the dedicated part reserve fund (5% and 2% Land Acquisition Reserve Fund Scarborough - XF2007) less the management fee diracted to the 2024 Council Approved Oparating Budget for Corporate Reset Batate Management (CREM), unde center FA1378 and will be included in future operating budget submissions for Council consideration.         2024: \$5,229.96 (plus HST)       2026: \$64,952.71 (plus HST)         2026: \$62,952.71 (plus HST)       2026: \$64,952.71 (plus HST)         2026: \$64,952.71 (plus HST)       2027: \$61:241.13 (plus HST)         2026: \$64,952.71 (plus HST)       2026: \$64.952.71 (plus HST)         2026: \$64.952.71 (plus HST)       2026: \$64.952.71 (plus HST)         2027: \$61:241.31 (plus HST)       2026: \$64.952.71 (plus HST)         2026: \$64.952.71 (plus HST)       2026: \$64.952.71 (plus HST)         2026: \$64.952.71 (plus HST)       2026: \$64.952.71 (plus HST)         2026: \$64.952.71 (plus HST)       2026 (plus	Property	Part of the property municipally known as 705 Progress Avenue, Toronto, as shown on the Location Map and premises sketches attached in Appendix " <b>A</b> " (the " <b>Property</b> "), comprising of approximately 4,049 square feet and known as Unit 8 & 9 (the " <b>Premises</b> ").			
collectively, the "Landlord"). Net revenues collected are divided equally between the parties. The City's portion of revenues is 597, 175.00 (but HST), based on the total minimum rent from the lease agreement of 5144, 352.00 (but HST), based on the total minimum rent from the lease agreement of 5144, 352.00 (but HST) assessment for city of the provenue portion will be transferred to the dedicated part reserve fund (5% and 2% Land Acquisition Reserve Fund Scarborough - XR207) lease hamaagement fee directed to the 2024 Council Approved Operating Budget submissions for Council consideration.         2024: \$5,229.96 (plus HST)       2025: \$62.928.21 (plus HST)         2025: \$62.928.21 (plus HST)       2026: \$64.952.71 (plus HST)         2026: \$64.952.71 (plus HST)       2027: \$61.241.13 (plus HST)         2027: \$61.241.13 (plus HST)       Total: \$194,352.00 (plus HST)         2027: \$61.241.13 (plus HST)       Total: \$194,352.00 (plus HST)         7 Total: \$194,352.00 (plus HST)       Total: \$196,352.01 (plus HST)         7 Total: \$194,352.00 (plus HST)       Total: \$196,352.01 (plus HST)         7 Total: \$194,352.00 (plus HST)       Total: \$196,352.01 (plus HST)         7 Total: \$194,352.00 (plus HST)       Total: \$194,352.00 (plus HST)         2026: \$100.01 (plus HST)       Total: \$194,352.00 (plus HST)         7 Total: \$194,352.00 (plus HST)       Total: \$194,352.00 (plus HST)         2027: \$101.241.13 (plus HST)       Total: \$194,352.00 (plus HST)         7 The Chief Financial Officer has reviewed this DAF and agrees with the financial impact i	Actions	1. Authority be granted to enter into the Lease Agreement with the Tenant, substantially on the major terms and conditions set out in Appendix " <b>B</b> ", and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.			
2025: \$62,928.21 (plus HST)         2026: \$64,952.71 (plus HST)         2027: \$61,241.13 (plus HST)         Tota: \$194,352.00 (plus HST)         Tota: \$194,352.00 (plus HST)         The Tenant is responsible for the proportionate share of realty taxes, building insurance and maintenance, as w         all other operating costs of the building including water, gas, hydro, heating and air conditioning.         The Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.         705 Progress Avenue is an industrial mall type of property consisting of approximately 156,000 square feet acquir August 1996 by the former City of Scarborough bard of Education         "Board"). Pending development of the property as a future park and a school facility, it was decided to contin         "Board"). Pending development of the property as a future park and a school facility, it was decided to contin         "Board"). Pending development of the property as a future park and a school facility, it was decided to contin         lease the units to multiple tenants. Former City of Scarborough and the Board entered into an Operating Agree         dated January 2, 1997, which provided that the City, in consultation with the Board would engage a property mat         (currently Compass Commercial Realty LP) and enter into a management agreement. The City and the property are approxible for the day-to-day operation of the property.          The proposed minimum rent and other major terms and conditions of the Lease Agreement are considered to b         reasonable and reflective of market rates.          Property Detailis       Ward:       24-Scarborough Guildwood         Approximate	Financial Impact	<ul> <li>(collectively, the "Landlord"). Net revenues collected are divided equally between the parties. The City's portion of total revenues is \$97,176.00 (plus HST), based on the total minimum rent from the lease agreement of \$194,352.00 (plus HST), for the period of thirty-six (36) months commencing December 1, 2024 and ending November 30, 2027 of the Lease Agreement, as per below table. The City's net revenue portion will be transferred to the dedicated parkland reserve fund (5% and 2% Land Acquisition Reserve Fund Scarborough - XR2007) less the management fee to be directed to the 2024 Council Approved Operating Budget for Corporate Real Estate Management (CREM), under cost</li> </ul>			
Property Details       Ward:       24-Scarborough Guildwood         Property Details       Ward:       24-Scarborough Guildwood         Approximate Size:       N/A		2025: \$62,928.21 (plus HST) 2026: \$64,952.71 (plus HST) 2027: \$61,241.13 (plus HST)			
all other operating costs of the building including water, gas, hydro, heating and air conditioning.         The Chief Financial Officer has reviewed this DAF and agrees with the financial impact information. <b>Comments</b> 705 Progress Avenue is an industrial mall type of property consisting of approximately 156,000 square feet acquid August 1996 by the former City of Scarborough in partnership with the former Scarborough Board of Education "Board"). Pending development of the property as a future park and a school facility, it was decided to contin "Board"). Pending development of the provider date the City, in consultation with the Board would engage a property man (currently Compass Commercial Realty LP) and enter into a management agreement. The City and the promanager would be responsible for the day-to-day operation of the property.         The proposed minimum rent and other major terms and conditions of the Lease Agreement are considered to b reasonable and reflective of market rates. <b>Property Details</b> Ward:       24-Scarborough Guildwood         Assessment Roll No.:       Part of 1901-05-2-810-04300         Approximate Size:       N/A		Total: \$194,352.00 (plus HST)			
Comments       705 Progress Avenue is an industrial mall type of property consisting of approximately 156,000 square feet acquir August 1996 by the former City of Scarborough in partnership with the former Scarborough Board of Education "Board"). Pending development of the property as a future park and a school facility, it was decided to contin lease the units to multiple tenants. Former City of Scarborough and the Board entered into an Operating Agree dated January 2, 1997, which provided that the City, in consultation with the Board entered into an Operating Agree dated January 2, 1997, which provided that the City, in consultation with the Board entered into an Operating Agree dated January 2, 1997, which provided that the City, in consultation with the Board entered into an Operating Agree dated January 2, 1997, which provided that the City, in consultation with the Board entered into an Operating Agree dated January 2, 1997, which provided that the City, in consultation with the Board entered into an Operating Agree dated January 2, 1997, which provided that the City, in consultation with the Board entered into an Operating Agree dated January 2, 1997, which provided that the City, in consultation with the Board entered into an Operating Agree dated January 2, 1997, which provided that the City in consultation of the property.         The proposed minimum rent and other major terms and conditions of the Lease Agreement are considered to b reasonable and reflective of market rates.         Terms       See Appendix "B".         Property Details       Ward:       24-Scarborough Guildwood       Assessment Roll No.:         Assessment Roll No.:       Part of 1901-05-2-810-04300       Approximate Size:       N/A					
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Terms       See Appendix "B".         Property Details       Ward:         24-Scarborough Guildwood         Assessment Roll No.:       Part of 1901-05-2-810-04300         Approximate Size:       N/A	August 1996 by the former City of Scarborough in partnership with the former Scarborough Board " <b>Board</b> "). Pending development of the property as a future park and a school facility, it was decid lease the units to multiple tenants. Former City of Scarborough and the Board entered into an Opel dated January 2, 1997, which provided that the City, in consultation with the Board, would engage a provide (currently Compass Commercial Realty LP) and enter into a management agreement. The City		o with the former Scarborough Board of Education (the bark and a school facility, it was decided to continue to gh and the Board entered into an Operating Agreement ation with the Board, would engage a property manager a management agreement. The City and the property		
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Assessment Roll No.:     Part of 1901-05-2-810-04300       Approximate Size:     N/A	Terms	See Appendix " <b>B</b> ".			
Assessment Roll No.:     Part of 1901-05-2-810-04300       Approximate Size:     N/A					
Assessment Roll No.:     Part of 1901-05-2-810-04300       Approximate Size:     N/A	Property Details	Ward:	24-Scarborough Guild	boowb	
		Approximate Size:	N/A		
		Approximate Area:	4,049 sq. ft.		
Other Information: N/A			· ·		

Revised: March 16, 2022

Α.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	Where total compensation does not exceed \$50,000.	Where total compensation does not exceed \$1 Million.
<b>2A.</b> Expropriations Where City is Expropriating Authority:	Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.	Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.
2B. Expropriations For Transit- Related Purposes Where City is Property Owner or Has Interest in Property Being	(a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.	(a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.
Expropriated:	(b) Request Hearings of Necessity.	(b) Request Hearings of Necessity.
	(c) Waive Hearings of Necessity.	(c) Waive Hearings of Necessity.
3. Issuance of RFPs/REOIs:	Delegated to more senior positions.	Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	Delegated to more senior positions.	Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
<ol> <li>Transfer of Operational Management to Divisions, Agencies and Corporations:</li> </ol>	Delegated to more senior positions.	Delegated to more senior positions.
<b>6.</b> Limiting Distance Agreements:	Where total compensation does not exceed \$50,000.	Where total compensation does not exceed \$1 Million.
<ol> <li>Disposals (including Leases of 21 years or more):</li> </ol>	Where total compensation does not exceed \$50,000.	Where total compensation does not exceed \$1 Million.
<ol> <li>Exchange of land in Green Space System &amp; Parks &amp; Open Space Areas of Official Plan:</li> </ol>	Delegated to more senior positions.	Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
<ol> <li>Leases/Licences (City as Landlord/Licensor):</li> </ol>	(a) Where total compensation (including options/ renewals) does not exceed \$50,000.	(a) Where total compensation (including options/ renewals) does not exceed \$1 Million.
	(b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc.	(b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc.
	Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.	Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.
<b>10.</b> Leases/Licences (City as Tenant/Licensee):	Where total compensation (including options/ renewals) does not exceed \$50,000.	Where total compensation (including options/ renewals) does not exceed \$1 Million.
<b>11.</b> Easements (City as Grantor):	Where total compensation does not exceed \$50,000.	(a) Where total compensation does not exceed \$1 Million.
	Delegated to more senior positions.	(b) When closing roads, easements to pre- existing utilities for nominal consideration.
<b>12.</b> Easements (City as Grantee):	Where total compensation does not exceed \$50,000.	Where total compensation does not exceed \$1 Million.
<b>13.</b> Revisions to Council Decisions in Real Estate Matters:	Delegated to more senior positions.	Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
<b>14.</b> Miscellaneous:	Delegated to more senior positions.	(a) Approvals, Consents, Notices and Assignments under all Leases/Licences
		(b) Releases/Discharges
		(c) Surrenders/Abandonments
		(d) Enforcements/Terminations (e) Consents/Non-Disturbance Agreements/
		Acknowledgements/Estoppel Certificates
		(g) Notices of Lease and Sublease
		(h) Consent to regulatory applications by City, as owner
		(i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title
		(j) Documentation relating to Land Titles applications
		(k) Correcting/Quit Claim Transfer/Deeds

Pre-Condition to Approval					
x Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property					
Consultation with Councillor(s)					
Councillor:	Paul Ainslie	Councillor:			
Contact Name:		Contact Name:			
Contacted by:	Phone x E-Mail Memo Other	Contacted by:	Phone E-mail Memo Other		
Comments:	No Issues or Concerns	Comments:			
Consultation wi	th Divisions and/or Agencies				
Division:		Division:	Financial Planning		
Contact Name:		Contact Name:	Ciro Tarantino		
Comments:		Comments:	No objections		
Legal Services Division Contact					
Contact Name:	Jay Gronc				
DAF Tracking No.: 2025-211		Date	Signature		
Concurred with by:					
W Decommended hus Menerous Deal Estate Consistent					

X         Recommended by:           Approved by:	Manager, Real Estate Services Eric Allen	19-JUN-2025	Signed by Eric Allen
x Approved by:	Director, Real Estate Services Alison Folosea	July 2, 2025	Signed by Alison Folosea







## Appendix "B" Major Terms and Conditions

Minimum Rent:	Month 1-12\$62,759.50 net of HST (\$15.50/ft²)Month 13-24\$64,784.00 net of HST (\$16.00/ft²)Month 25-36\$66,808.50 net of HST (\$16.50/ft²)		
Additional Rent:	Estimated \$2,071.74, plus any applicable taxes based on the 2024 operating cost budget rate of \$6.14/ ft <sup>2</sup> .		
Area of Premises:	Approximately 4,049 ft <sup>2</sup> .		
Term:	Three (3) years (December 1, 2024 – November 30, 2027).		
Use:	The Leased Premises shall be used and shall continually be operated throughout the term for storage and wholesale of electronics and tv parts.		
Landlord's Work:	N/A		
Prepaid Rent	First Month Rent = \$8,250.92 ((\$15.50+6.14) x 4,049 SF/12 +HST)		
	Last Month Rent = \$8,632.20 ((\$16.50+6.14) x 4,049 SF/12 +HST)		
	Total = \$16,883.12		
Security Deposit:	\$8,632.20 ((\$16.50+6.14) x 4,049 SF/12 +HST)		
Option to Extend:	N/A		
Tenant's Early Termination:	N/A		
Landlord's Early Termination:	Upon three (3) months' prior written notice.		
Parking:	two (2) vehicle (a trailer on its own will count as one (1) vehicle) at the rear door which belongs to the Premises, or as designated by the Landlord.		
Water Heater:	The Tenant agrees to be responsible for the installation and rental of its own water heater, and any related costs. If there is an existing heater present, then the Tenant shall be responsible for the cost of repair and/or replacement, including any related costs.		
Tenant Acknowledgement:	The Tenant acknowledges that portions of the Lands and Building are being used to provide shelter services. The Tenant releases the Landlord from all liability, costs, damages, claims or demands claimed to be caused by such shelter services, including interference with business operation and quiet enjoyment.		