



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

TRACKING NO.: 2025-208

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property			
Prepared By:	Lianne Chen	Division:	Corporate Real Estate Management
Date Prepared:	October 9, 2024	Phone No.:	416-392-7665
Purpose	To obtain authority to enter into a lease agreement between the City of Toronto as landlord (the " Landlord ") and Hayden T. Glanville and Carson Shaun Glanville (the " Tenant ") with respect to the property municipally known as 6965 Bells Road, located in Middlesex Centre Township, Ontario for the purpose of residential use (the " Lease Agreement ").		
Property	The residential property municipally known as 6965 Bells Road, Middlesex Centre Township, Ontario, legally described and outlined in red in Appendix " A " attached hereto including the house, any outbuildings, a single attached garage with up and over doors and a private laneway with parking for several vehicles (the " Leased Premises ").		
Actions	Authority be granted to enter into a two (2) years Lease Agreement with the Tenant, substantially on the major terms and conditions set out in Appendix " B ", and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.		
Financial Impact	<p>The total rent revenue from the Lease Agreement is estimated to be \$57,105.00 as per below for a term of two (2) years, commencing on December 1, 2024, or \$2,350.00 per month for the period of twelve (12) months, commencing on December 1, 2024, and ending November 30, 2025, and \$2,408.75 per month for the period of twelve (12) months, commencing December 1, 2025, and ending November 30, 2026.</p> <p>2024: \$ 2,350.00 (no HST) 2025: \$28,258.75 (no HST) 2026: \$26,496.25 (no HST) Total: \$57,105.00 (no HST)</p> <p>In addition, the Tenant is responsible for all utilities and occupancy costs including water, gas, hydro, heating, and cooling.</p> <p>Revenues to the City will be included in 2024 Approved Operating Budget for Corporate Real Estate Management (CREM) under cost center FA2490 and will be included in future year operating budget submissions for consideration.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.</p>		
Comments	<p>The subject property is located between the cities of St. Thomas and London, Ontario and was acquired by the City of Toronto along with several other similar residential and agricultural properties from Green Lane Landfill in April of 2007. These lands were acquired to secure Toronto's long-term disposal/landfill requirements. Surrounding the landfill site is a buffer zone of agricultural and residential properties. This buffer zone is expected to be in place while the landfill is operational. The subject property is located within this buffer zone. Properties contained within the buffer zone are leased, generating required revenue to maintain the area. The subject property contains a detached one-story dwelling consisting of approximately 1,369 square feet, and the garage located north of the landfill site.</p> <p>Compass Commercial Realty LP manages the City-owned properties surrounding the Green Lane Landfill site on behalf of City of Toronto. A credit check on the Tenant was conducted and was deemed to be satisfactory. The proposed rent and other major terms and conditions of the Lease Agreement are considered to be fair, reasonable and reflective of market rates.</p>		
Terms	See Appendix " B ".		
Property Details	Ward:	00 – Outside City	
	Assessment Roll No.:	3939-01-9-040-04600	
	Approximate Size:	House = 1,369 square feet	
	Approximate Area:	N/A	
	Other Information:	N/A	

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

Pre-Condition to Approval																			
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property																			
Consultation with Councillor(s)																			
Councillor:		N/A - 00 – Outside City						Councillor:											
Contact Name:								Contact Name:											
Contacted by:		<input type="checkbox"/>	Phone	<input 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:								Comments:											
Consultation with Divisions and/or Agencies																			
Division:		SWMS						Division:		Financial Planning									
Contact Name:		Sara Little						Contact Name:		Ciro Taratino									
Comments:		No Objections						Comments:		No Objections									
Legal Services Division Contact																			
Contact Name:		Jay Gronc																	

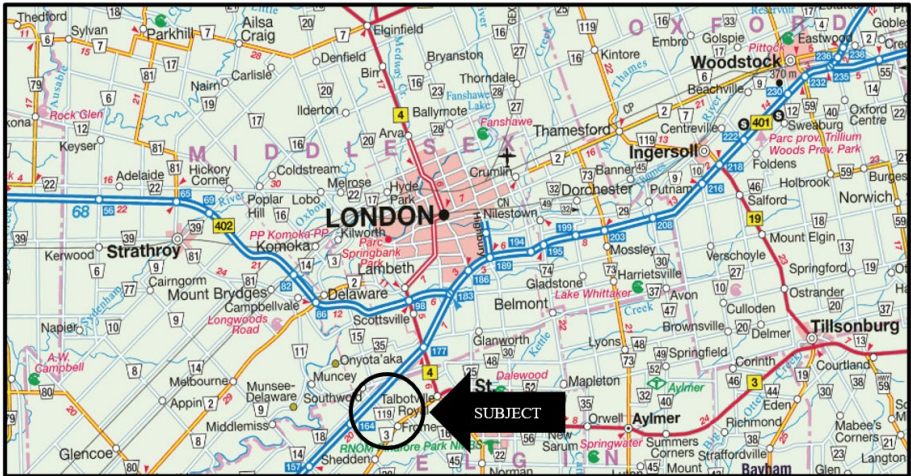
DAF Tracking No.: 2025-208	Date	Signature
		X
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services, Eric Allen <input type="checkbox"/> Approved by:	July 16, 2025	Signed by Eric Allen
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services, Alison Folosea	July 24, 2025	Signed by Alison Folosea

Appendix A

Location Map

1. 6965 Bells Rd

NE 1/4 LT 23 CON 2 S/T DL 10568 MIDDLESEX CENTRE WP/DELAWARE (PIN: 09719-0025)



Appendix "B"
Major Terms and Conditions

Gross Rent:	Year 1 rent: \$2,350.00 / month (no HST) effective December 1, 2024 Year 2 rent: \$2,408.75 / month (no HST) effective December 1, 2025
Additional Rent:	N/A
Term:	2 years commencing December 1, 2024, and expiring November 30, 2026 (month to month thereafter, pursuant to the terms of the Residential Tenancies Act, 2006)
Use:	Residential Only
Landlord's Work:	N/A.
Utilities	Tenant is responsible for Hydro, Heat, Water, and annual propane tank rental fee (\$150.00).
Deposit:	\$2,408.75 applicable to last month's rent. The Tenant agrees to increase the amount of deposit for the last month's rent to the current monthly rent as it may be increased from time to time by paying the landlord the difference between the then currently held deposit and the newly increased monthly rent.
Tenant Ending the Tenancy:	At least 60 days' notice after the initial term in accordance with the Landlord and Tenant Board ("L TB ") forms
Landlord Ending the Tenancy:	Must give proper notice with LTB forms in certain situation set out under the <i>Residential Tenancies Act</i> , 2006 (the Act)
NSF Fee:	\$40.00 per NSF cheque.
Payment:	Rent is to be paid in advance on the 1 st of the month, and subject to any increases imposed thereon by the Landlord from time to time at least (90) days prior written notices in accordance with the Ontario Landlord and Tenant Board guidelines
Insurance:	The tenant must have liability insurance at all time, if the landlord asks for proof of coverage, the tenant must provide it, it is up to the tenant to get contents insurance if they want it.
Additional Space:	Red barn included in the Leased Premises