



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

TRACKING NO.: 2025-224

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:	June 24, 2025	Phone No.:	416-392-7665
Purpose	To obtain authority to enter into a lease extending and amending agreement (the “ <b>Lease Extension Agreement</b> ”) with Homewell Construction Inc. (the “ <b>Tenant</b> ”) with respect to the property municipally known as 705 Progress Avenue, Units 11 & 12, Toronto, for the purpose of offices, storage and warehousing of materials and equipment related to the Tenant’s construction business, as well as some minor assembly of kitchen cabinets.		
Property	Part of the property municipally known as 705 Progress Avenue, Toronto, as shown on the Location Map and premises sketches attached in Appendix "A" (the “ <b>Property</b> ”), comprising of approximately 4,048 square feet and known as Units 11 & 12 (the “ <b>Premises</b> ”).		
Actions	1. Authority be granted to enter into the Lease Extension 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>705 Progress Avenue is a facility jointly owned by City of Toronto and the Toronto District School Board (collectively, the "<b>Landlord</b>"). Net revenues collected are divided equally between the parties. The City's portion of total revenues is \$91,080.00 (plus HST), based on the total minimum rent of \$182,160.00 (plus HST), for the period of thirty-six (36) months commencing September 1, 2025, and ending August 31, 2028, as per the below table. The City’s net revenue 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 center FA1378 and will be included in future operating budget submissions for Council consideration.</p> <p>2025: \$19,228.00 (plus HST) 2026: \$58,696.00 (plus HST) 2027: \$61,732.00 (plus HST) 2028: \$42,504.00 (plus HST) <b>Total: \$182,160.00 (plus HST)</b></p> <p>The Tenant is responsible for the proportionate share of realty taxes, building insurance and maintenance, as well as all other operating costs of the building including water, gas, hydro, heating and air conditioning.</p> <p>The Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.</p>		
Comments	<p>By a lease agreement dated December 20, 2022 (The “<b>Lease</b>”) the Landlord leased the Premises to the Tenant for a term of five (5) years, commencing September 1, 2020, to August 31, 2025 (see Delegated Approval Form 2022-230). Authority is now being sought to extend the term of the Lease for a further period of three (3) years and to amend the terms of the lease.</p> <p>705 Progress Avenue is an industrial mall type of property consisting of approximately 156,000 square feet acquired in August 1996 by the former City of Scarborough in partnership with the former Scarborough Board of Education (the "<b>Board</b>"). Pending development of the property as a future park and a school facility, it was decided to continue to lease the units to multiple tenants. Former City of Scarborough and the Board entered into an Operating Agreement dated January 2, 1997, which provided that the City, in consultation with the Board, would engage a property manager (currently Compass Commercial Realty LP) and enter into a management agreement. The City and the property manager would be responsible for the day-to-day operation of the property.</p> <p>The proposed minimum rent and other major terms and conditions of the Lease Extension Agreement are considered to be fair, reasonable and reflective of market rates.</p>		
Terms	See Appendix "B".		
Property Details	Ward:	24-Scarborough Guildwood	
	Assessment Roll No.:	Part of 1901-05-2-810-04300	
	Approximate Size:	N/A	
	Approximate Area:	4,048 sq. ft.	
	Other Information:	N/A	

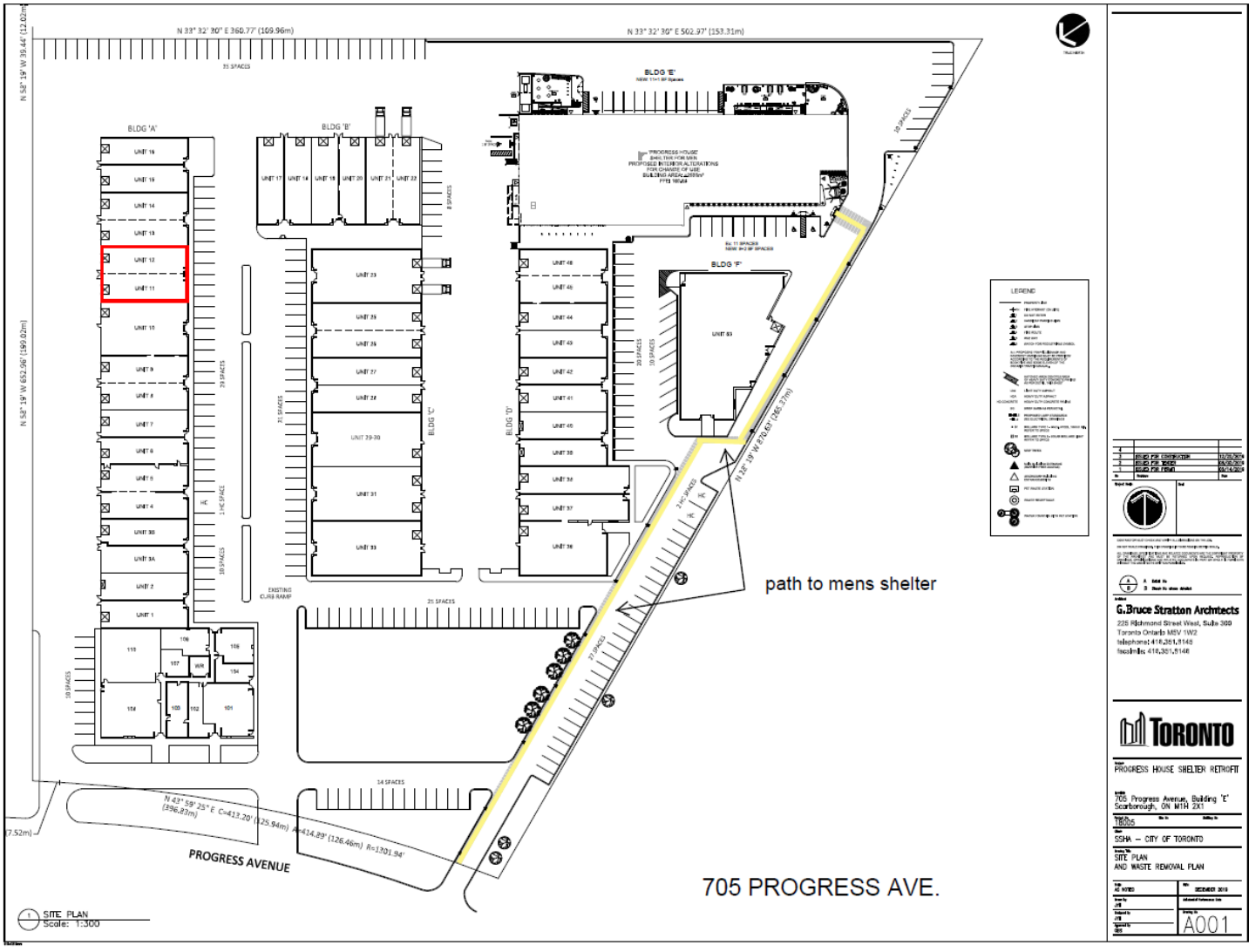
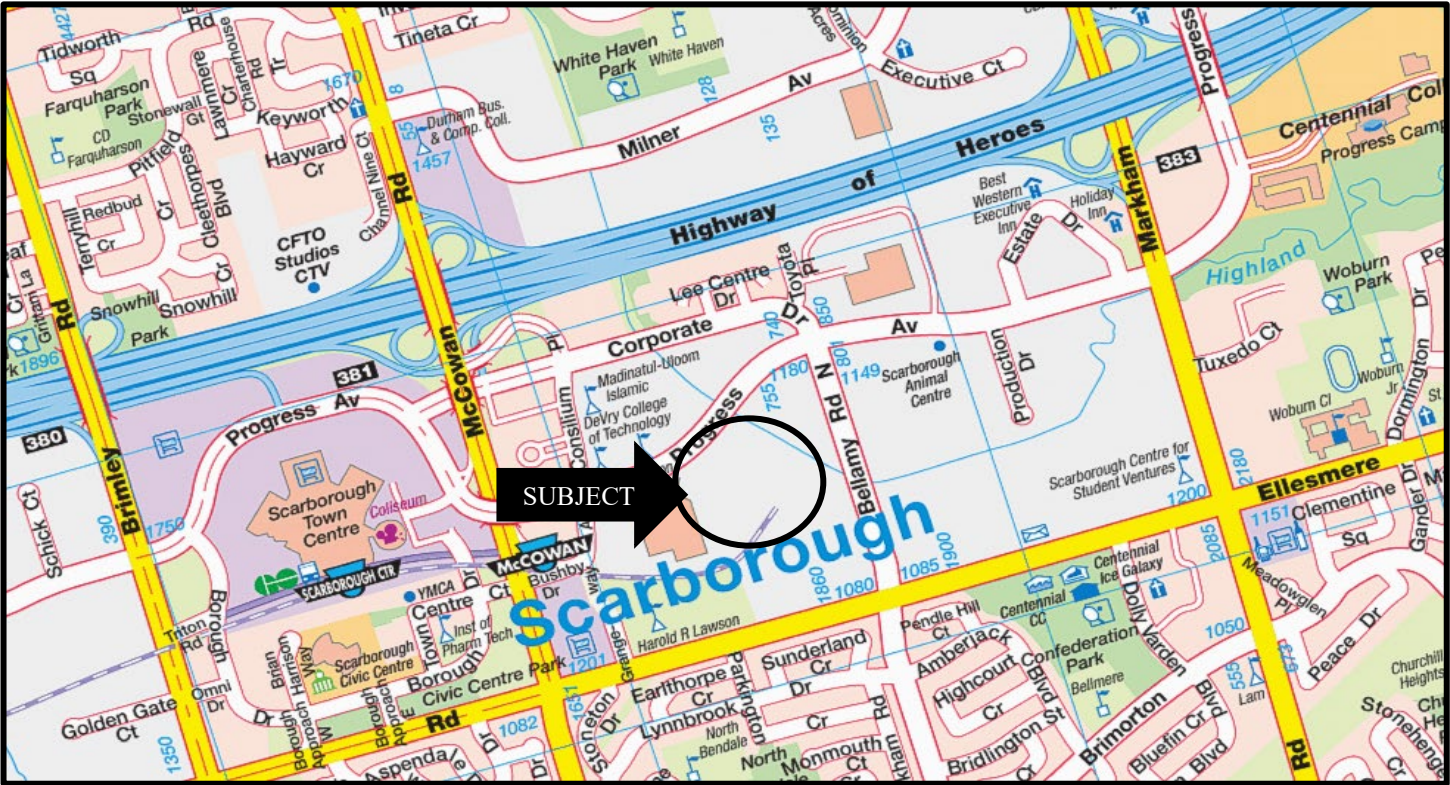
A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	<input type="checkbox"/> Where total compensation does not exceed \$50,000.	<input type="checkbox"/> Where total compensation does not exceed \$1 Million.
2A. Expropriations 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"/> (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"/> (b) Request Hearings of Necessity.
	<input type="checkbox"/> (c) Waive Hearings of Necessity.	<input type="checkbox"/> (c) Waive Hearings of Necessity.
3. Issuance of RFPs/REOIs:	Delegated to more senior positions.	<input type="checkbox"/> Issuance of RFPs/REOIs.
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 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 three (3) months, including licences for environmental assessments and/or testing, etc.	<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.	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.	<input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.
	Delegated to more senior positions.	<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

<b>B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"><li>• Documents required to implement matters for which each position also has delegated approval authority.</li><li>• 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).</li></ul>
<b>Director, Real Estate Services also has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"><li>• Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.</li><li>• Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.</li></ul>

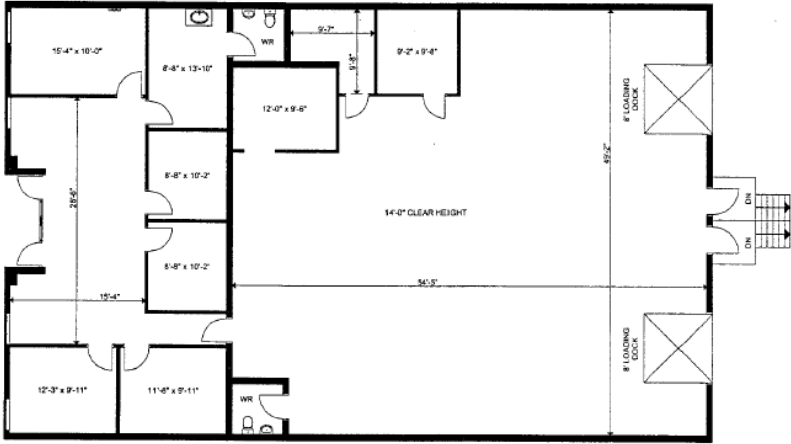
<b>Pre-Condition to Approval</b>																	
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property																	
<b>Consultation with Councillor(s)</b>																	
Councillor:		Paul Ainslie					Councillor:										
Contact Name:							Contact Name:										
Contacted by:		Phone	x	E-Mail		Memo		Other	Contacted by:		Phone		E-mail		Memo		Other
Comments:		No Objections					Comments:										
<b>Consultation with Divisions and/or Agencies</b>																	
Division:		CreateTO / P&R					Division:		<b>Financial Planning</b>								
Contact Name:		Nima Kia / Kirsten Stein					Contact Name:		Ciro Tarantino								
Comments:		No objections					Comments:		No objections								
<b>Legal Services Division Contact</b>																	
Contact Name:		Gloria Lee															

DAF Tracking No.: 2025-224	Date	Signature
Concurred with by:		
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Eric Allen	16-JUL-2025	Signed by Eric Allen
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Aug 11, 2025	Signed by Alison Folosea

Appendix "A"  
Floor Plan & Location Map



Measured Using  
Laser Technology



705 Progress Avenue Unit 62  
Toronto, Ontario M1H 2X1  
Tel: (416) 430-3015 fax: (416) 430-0016  
e-mail: mudie@ggi.com

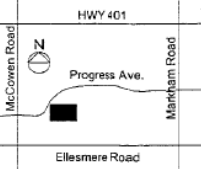
Version 1.0 December 2001

705 Progress Ave.  
Scarborough On.  
M1H 2X1  
Unit 11-12

Areas

4,048 sq ft

Location Map



Drawing Scale



prepared by:  
**extreme measures** Tel: 416-323-2859  
Fax: 416-323-3855  
mudie@extreme-measures.com  
www.extreme-measures.com

**Appendix "B"**  
**Major Terms and Conditions**

<b>Minimum Rent:</b>	Month 1-12	\$57,684.00 net of HST (\$14.25/ft <sup>2</sup> )
	Month 13-24	\$60,720.00 net of HST (\$15.00/ft <sup>2</sup> )
	Month 25-36	\$63,756.00 net of HST (\$15.75/ft <sup>2</sup> )
<b>Additional Rent:</b>	Estimated \$8,797.65, plus any applicable taxes based on the 2025 operating cost budget rate of \$6.52/ ft <sup>2</sup> .	
<b>Area of Premises:</b>	Approximately 4,048 ft <sup>2</sup> .	
<b>Extended Term:</b>	Three (3) years (September 1, 2025 – August 31, 2028).	
<b>Prepaid Rent:</b>	Last Month Rent = \$8,489.03 ((\$15.75+6.52) x 4,048 SF/12 +HST)	
<b>Security Deposit:</b>	\$8,489.03 ((\$15.75+6.52) x 4,048 SF/12 +HST)	

All other terms and conditions in the Lease shall remain the same.