



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

TRACKING NO.: 2025-196

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

Prepared By:	Shernaz Writer	Division:	Corporate Real Estate Management										
Date Prepared:	July 25, 2025	Phone No.:	416 392 7399										
Purpose	To obtain authority to enter into a Lease Extension and Amending Agreement between 1594342 Ontario Limited (the "Landlord") and the City for the continuing use of approximately 13,875 square feet of community program space within the property known municipally as 160 Eglinton Avenue East, Toronto.												
Property	The property municipally known as 160 Eglinton Avenue East, Toronto, Plan 639 PT LOTS 10,11 & 12. As shown in Appendix "B" (the "Leased Premises").												
Actions	1. Authority be granted to enter into a Lease Extension and Amending Agreement between the Landlord and the City for the Leased Premises, 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.												
Financial Impact	<p><u>Existing Space:</u> The total cost to the City for the initial four (4) year term inclusive of minimum rent and additional rent, which consists of the City's proportionate share of common area maintenance, will be \$1,582,042.66 (plus HST) or \$1,609,886.61 (net of HST recovery). If the City exercises the four-year option to extend the lease, the estimated cost for the extension will be \$1,836,313.89 (plus HST) or \$1,868,633.01 net of HST recovery. Therefore, the total cost for the full eight-year period for the existing space will amount to \$3,418,356.55 (plus HST) or \$3,478,519.63 net of HST recovery.</p> <p><u>New Space:</u> The cost to the City for leasing this new space over the initial four-year term, inclusive of minimum rent and additional rent, will be \$272,875.29 (plus HST) or \$277,677.90 net of HST recovery. Should the City choose to extend the lease for another four years, the estimated cost for the extension will be \$ 2,85,979.40 (plus HST) or \$291,012.64 net of HST recovery. Thus, the total cost for the new space over eight years will be \$ 558,854.69 (plus HST) or \$568,690.53 net of HST recovery.</p> <p>Combining both the existing and new spaces, the total estimated cost to the City for the full eight-year lease period will be \$4,047,210.16 net of HST recovery.</p> <p>Lease costs to be paid by the City for each fiscal year is shown in Appendix "A" – Major Terms and Conditions. Funding is available in the 2025 Council Approved Operating Budget for Corporate Real Estate Management ("CREM") under cost centre FA1481 and will be included in future operating budget submissions for Council consideration.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>												
Comments	<p>The City originally entered into a 10-year lease in 1992 with Coscan Development Corp., the property owner at the time, to establish the Central Eglinton Community Centre (CECC). In 1999, the lease was amended to expand the premises from approximately 7,933 square feet to 11,039 square feet, with the amended term expiring concurrently with the original lease in 2002. Subsequent lease renewals were approved under delegated authority with successive owners of the Leased Premises. These include a 10-year term with Brookfield Properties Ltd. in 2002 ("First Extension Term"), a five-year term with 1594342 Ontario Ltd. in 2012 ("Second Extension Term"), another five-year term from 2017 to 2022 ("Third Extension Term") and a three years and one day term from 2022 to 2025 ("Fourth Extension Term").</p> <p>Following the receipt of a \$460,000 provincial grant to support expanded community programming over a two-year period, CECC requires additional space to deliver these new services. The proposed additional area of 2,105 square foot in Unit #203 will accommodate the implementation of new programs. A lease renewal for a further four-year term, with an option to extend for an additional four years, will support continued program delivery and maintain CECC's operations at its current location during this period.</p> <p>CREM, in consultation with relevant City divisions and agencies, will continue efforts to identify a long-term site within the City's portfolio.</p>												
Terms	See Appendix "A" – major terms and conditions on page 4.												
Property Details	<table border="1"> <tr> <td>Ward:</td><td>12 – Toronto – St Paul's</td></tr> <tr> <td>Assessment Roll No.:</td><td>1904 104 010 05600</td></tr> <tr> <td>Approximate Size:</td><td>N/A</td></tr> <tr> <td>Approximate Area:</td><td>13,875 sq. ft.</td></tr> <tr> <td>Other Information:</td><td>N/A</td></tr> </table>			Ward:	12 – Toronto – St Paul's	Assessment Roll No.:	1904 104 010 05600	Approximate Size:	N/A	Approximate Area:	13,875 sq. ft.	Other Information:	N/A
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Other Information:	N/A												

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/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 \$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>Request/waive hearings of necessity delegated to less senior positions.</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><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>Delegated to a more senior position.</p> <p><input 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>Request/waive hearings of necessity delegated to less senior positions.</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><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 checked="" 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:	Josh Matlow	Councillor:	
Contact Name:	Andrew Athanasia	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:	Concurred	Comments:	

Consultation with Divisions and/or Agencies

Division:	Manager Tower & Neighbourhood Revital Community & Social Services	Division:	Financial Planning
Contact Name:	Daniel Bondi	Contact Name:	Karen Liu
Comments:	Concurred	Comments:	Concurred

Legal Services Division Contact

Contact Name:	Anders Knudsen
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DAF Tracking No.: 2025-196	Date	Signature
Recommended by: Manager, Real Estate Services Devi Mohan	July 25, 2025	Signed by Devi Mohan
Recommended by: Director, Real Estate Services Alison Folosea	July 30, 2025	Signed by Alison Folosea
<input checked="" type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management <input type="checkbox"/> Approved by: Patrick Matozzo	July 30, 2025	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore	July 31, 2025	Signed by David Jollimore

Appendix "A"

Major Terms and Conditions

Landlord: 1594342 Ontario Ltd.

Tenant: City of Toronto, Central Eglinton Community Centre, Association of Community Centres

Leased Premises: 160 Eglinton Avenue East

6,469 square feet on the ground floor (Suite 100)

3,106 square feet on the second floor (Suite 201)

1 464 square feet on the mezzanine (Suite 100M)

2,836 square feet on the third floor (Suite 320)

Total 13,875 square feet

Additional space: Unit # 203 – 2105 square feet

Use: Community Centre

Renewal Term: Four (4) years, commencing December 1, 2025 and expiring November 30, 2029 for the existing space.

Four (4) years five (5) months, commencing August 1, 2025 and expiring November 30, 2029 for the new space.

Further Option to Renew: Further renewal for Four (4) years at fair market rate.

Base Rent:

A. \$ 18.00 per sq. ft. in Years 1 & 2, \$ 18.50 per sq. ft. in Year 3, \$ 19.00 per sq. ft. in Year 4; **for Suites 100, 201 and 320, plus HST.**

B. \$ 10.00 in Years 1 to 2 for Suite 100M, plus HST, \$ 10.25 in Years 3 to 4; **for suite 100M, plus HST**

*** 3 months basic rent free for the fifth lease extension by LL**

For the additional 4 years,

A. Base rent is \$ 19.50 per sq. ft. in Year 1, \$ 20.00 per sq. ft. in Year 2, \$ 20.50 per sq. ft. in year 3 and \$ 21.00 per sq. ft. in year 4; **for Suites 100, 201 and 320, plus HST.**

B. \$ 10.50 per sq. ft. in Year 1, \$ 10.75 per sq. ft. in Year 2, \$ 11.00 per sq. ft. in Year 3 and \$ 11.50 per sq. ft. in Year 4; **for Suite 100M, plus HST.**

*** 3 months basic rent free for the additional space by LL**

Additional Rent:

A. The estimated rate for additional rent (for 2025) is \$ 11.65 per sq. ft. in Year 1, \$ 12.00 per sq. ft. in Year 2, \$ 12.36 per sq. ft. in Year 3, and \$ 12.73 per sq. ft. in Year 4, plus HST.

B. For the additional 4 years, additional rent is estimated at \$ 13.11 per sq. ft. in Year 1, and \$ 13.51 per sq. ft. in Year 2, \$ 13.91 per sq. ft. in Year 3, and \$ 14.33 per sq. ft. in Year 4, plus HST.

Fiscal Year Cost - 5th Lease Extension						
	2025 (only Dec'25)	2026	2027	2028	2029	Total Cost For the 4 year ext.
Total Rent	\$13,470.31	\$360,412.86	\$405,494.92	\$416,526.07	\$386,138.49	\$1,582,042.66
Total Rent Plus HST	\$15,221.45	\$407,266.53	\$458,209.26	\$470,674.46	\$436,336.49	\$1,787,708.21
Total Net of HST Recovery	\$13,707.39	\$366,756.13	\$412,631.63	\$423,856.93	\$427,686.99	\$1,609,886.61

*** considered a 0.3% year on year increase on the additional rent***

Fiscal Year Cost - Option to extend 5th Lease Extension						
	2029 (only Dec'29)	2030	2031	2032	2033	Total Cost For 4 year option
Total Rent	\$37,126.96	\$446,008.79	\$452,363.51	\$464,570.64	\$436,243.89	\$1,836,313.79
Total Rent Plus HST	\$41,953.46	\$503,989.93	\$511,170.77	\$524,964.82	\$492,955.60	\$2,075,034.58
Total Net of HST Recovery	\$37,780.39	\$453,858.54	\$460,325.11	\$472,747.08	\$443,921.78	\$1,868,632.91

*** considered a 0.3% year on year increase on the basic and additional rent***

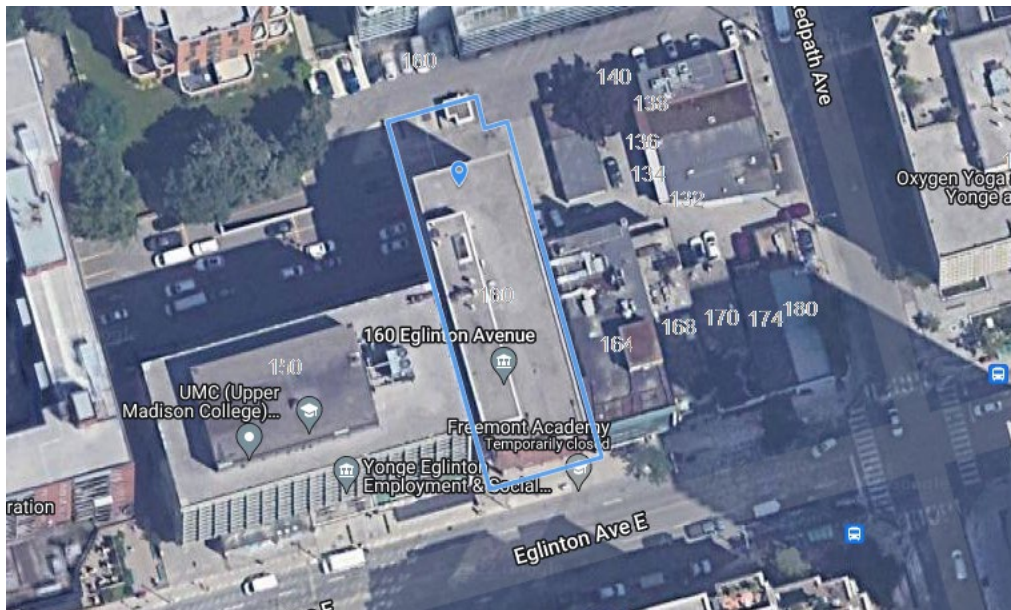
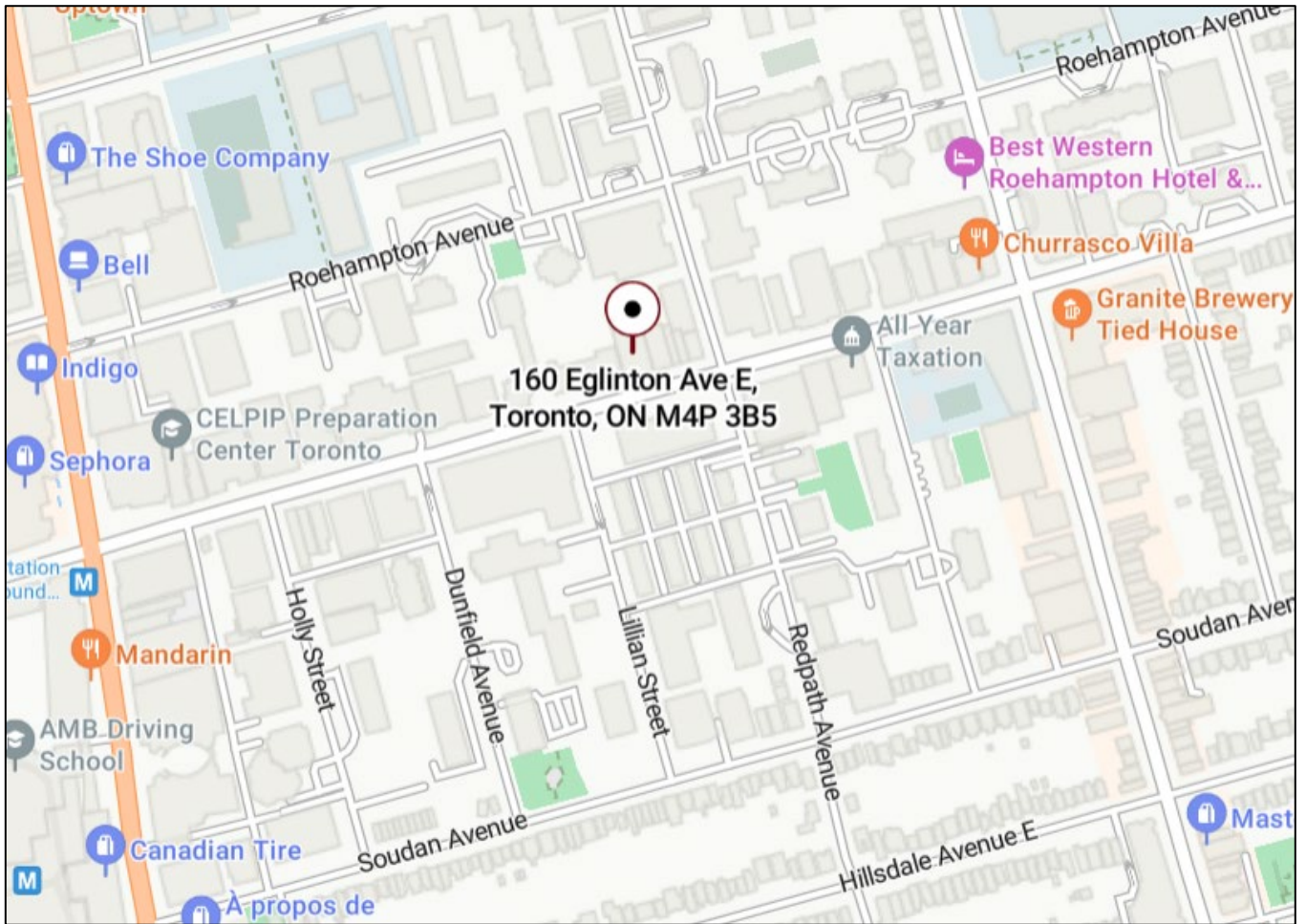
Fiscal Year Cost - for additional space in unit # 203						
	2025 (Aug - Dec'25)	2026	2027	2028	2029	Total Cost For the 4 year term
Total Rent	\$21,734.13	\$62,474.56	\$63,299.80	\$65,024.26	\$60,342.54	\$272,875.29
Total Rent Plus HST	\$24,559.57	\$70,596.25	\$71,528.77	\$73,477.41	\$68,187.07	\$308,349.08
Total Net of HST Recovery	\$22,116.65	\$63,574.11	\$64,413.88	\$66,168.69	\$61,404.57	\$277,677.90

*** considered a 0.3% year on year increase on the additional rent***

Fiscal Year Cost - for additional space in unit # 203						
	2029 (only Dec'29)	2030	2031	2032	2033	Total Cost For 4 year option
Total Rent	\$5,721.00	\$68,808.43	\$70,687.35	\$72,594.83	\$68,167.79	\$285,979.40
Total Rent Plus HST	\$6,464.73	\$77,753.53	\$79,876.71	\$82,032.16	\$77,029.60	\$323,156.72
Total Net of HST Recovery	\$5,821.69	\$70,019.46	\$71,931.45	\$73,872.50	\$69,367.54	\$291,012.64

*** considered a 0.3% year on year increase on the basic and additional rent***

Appendix B

Location Map
160 Eglinton Avenue East

Floor plan of new space – Suite # 203

