



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

TRACKING NO.: 2025-275

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:	August 18, 2025	Phone No.:	416-392-7665										
Purpose	To obtain authority for the Toronto Parking Authority ("TPA"), (the " Landlord ") to enter into an agreement with Riverdale Martial Arts Inc. (the " Assignor ",) and 1001309646 ONTARIO Inc. (the " Assignee "), with respect to the property municipally known as 838 Broadview Avenue, Unit 2, Toronto, ON (the " Premises ") for the purpose of consenting to the assignment of a lease of the Leased Premises (the " Assignment of Lease and Landlord Consent Agreement ").												
Property	The Leased Premises are approximately 2,000 square feet of space located at Unit 2 of the building known municipally as 838 Broadview Avenue, Toronto, being part of PIN 103950226. This site is also known as Municipal Carpark 282, and shown on the Location Map, attached hereto as Appendix "B".												
Actions	1. Authority be granted for Toronto Parking Authority to enter into the Assignment of Lease and Landlord Consent Agreement substantially on the major terms and conditions set out in Appendix "A" herein, and including such other terms and conditions deemed appropriate by the Director of Real Estate Services, and in a form acceptable to the City Solicitor.												
Financial Impact	<p>1001309646 Ontario Inc. will continue to pay the Toronto Parking Authority (TPA) rent in the amount of \$3,000 per month (inclusive of HST), as well as provide a security deposit equivalent to one (1) month's rent of \$3,000 for the month-to-month tenancy, as outlined in Appendix "A".</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>A lease dated March 1, 2013 (the "Original Lease") was entered into between the previous landlord, 2285566 Ontario Inc., and, Peter Oki, as previous tenant, for a term of one (1) year and continued thereafter on a month-to-month basis. The TPA acquired the Property on April 27, 2016, and assumed the existing tenancies. The Property was subsequently identified as a potential future redevelopment site. Peter Oki confirmed the Original Lease to the TPA by way of a Tenant Acknowledgement dated April 14, 2016. The Original Lease and the Tenant Acknowledgment are collectively referred to in the Assignment of Lease and Landlord Consent Agreement as the "Lease".</p> <p>Peter Oki and Robert Currie incorporated Riverdale Martial Arts Inc. (RMA), on February 15, 2018. Sometime thereafter Peter Oki assigned the Lease to the RMA. The Peter Oki then sold his shares in RMA to Robert Currie on September 25, 2018 and resigned as director, leaving Robert Currie as the sole director and shareholder of RMA.</p> <p>DAF tracking number 2020-142 dated June 5, 2020, authorized TPA to enter into an Assignment of Lease and Landlord Consent Agreement with RMA for the Premises effective on September 25, 2018, on a month-to-month basis.</p> <p>On or about February 2, 2025, the Assignor sought the Landlord's written consent and request to assign the Lease and Rent Arrears to the Assignee. On August 1, 2025, the Assignee has agreed to assume all rights, responsibilities, and obligations of the Tenant under the Lease, including the payment of outstanding arrears as of the date of the Assignment of Lease and Landlord Consent Agreement. The Landlord has agreed to grant its consent, subject to and upon the terms and conditions set out in this Agreement.</p> <p>In the context of future plans for the subject property, the City is currently negotiating with a third party to redevelop the Premises. In the event that plans for the redevelopment are actualized, the City and TPA will re-evaluate the terms and conditions of the month-to-month tenancy.</p>												
Terms	See Appendix "A".												
Property Details	<table border="1"> <tr> <td>Ward:</td><td>14 – Toronto Danforth</td></tr> <tr> <td>Assessment Roll No.:</td><td>Part of 19 04 075 490 077 00 / PIN 103950226</td></tr> <tr> <td>Approximate Size:</td><td>NA</td></tr> <tr> <td>Approximate Area:</td><td>186 m² ± (2,000 ft² ±)</td></tr> <tr> <td>Other Information:</td><td>Municipal Carpark 282</td></tr> </table>			Ward:	14 – Toronto Danforth	Assessment Roll No.:	Part of 19 04 075 490 077 00 / PIN 103950226	Approximate Size:	NA	Approximate Area:	186 m ² ± (2,000 ft ² ±)	Other Information:	Municipal Carpark 282
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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 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 checked="" 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:	Paula Fletcher	Councillor:	
Contact Name:	Catherine Leblanc-Miller	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 objections –month-to-month only	Comments:	

Consultation with Divisions and/or Agencies

Division:	Toronto Parking Authority / CreateTO	Division:	Financial Planning
Contact Name:	Miguel De Jesus / Nick Simos	Contact Name:	Karen Liu / Hai Yen Nguyen
Comments:	No objections	Comments:	No concerns, incl. consultation with TPA finance as well

Legal Services Division Contact

Contact Name: Karen Pfuetzner

DAF Tracking No.: 2025-275	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Eric Allen	02-SEP-2025	Signed by Eric Allen
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	04-Sept-2025	Signed by Alison Folosea

Appendix "A"

Major Terms and Conditions

Landlord: Toronto Parking Authority

Assignor: Riverdale Martial ArtsInc.

Assignee / Tenant: 1001309646 ONTARIO INC.

Property: 838 Broadview Ave., Toronto, ON also known as Municipal Carpark 282, and shown on the Location Map, attached hereto as Appendix "B".

Leased Premises: Unit 2 of the Property, being approximately 2,000 square feet.

Term: Month to Month

Base Rent: \$3,000 per month (inclusive of HST)

Landlord's Work: Tenant agrees to accept the premises on an "AS IS" basis

Utilities: The Tenant agrees to be responsible for all utilities and associated cost for the unit.

Security Deposit: The Assignee /Tenant shall pay to the TPA \$3,000 which shall be held as a Security Deposit.

Termination: At any time, either the Landlord or the Assignee/Tenant may terminate the Lease upon giving one (1) month's prior written notice to the other Party.

Appendix "B"

Location Map

