



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

TRACKING NO.: 2025-334

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

Prepared By:	Myron Menezes	Division:	Corporate Real Estate Management																
Date Prepared:	October 1, 2025	Phone No.:	416-338-3586																
Purpose	To obtain authority to enter into a lease agreement with WMJ (4950 Yonge) Holdings Inc. (the "Landlord") for approximately 2,282 square feet of rentable space at the property municipally known as 4950 Yonge Street, 9 th floor, Suite 911, Toronto, Ontario, Toronto for the purpose of a business office (the "Lease Agreement").																		
Property	Suite 911, 9th floor, 4950 Yonge Street, City of Toronto (the "Leased Premises"), as shown on the Location Map in Appendix "B".																		
Actions	1. Authority be granted to enter into the Lease Agreement with the Landlord, 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	The total estimated costs of the Lease Agreement from October 1, 2025 to September 30, 2027 are approximately \$203,799.49 (net of all taxes and charges) or \$207,386.36 (net of HST recoveries) as detailed below. Funding for the lease is available in 2025-2034 Capital Budget and Plan for Toronto Parking Authority under the capital project "Reimaging the monitoring station" (WBS CPK463-08/CAPTOR TPA908974). The cost to TPA on a calendar year basis is approximately as follows: <table border="1"> <thead> <tr> <th>Year</th><th>Term/Period</th><th>Annual Cost (net of all charges and taxes)</th><th>Annual Cost (net of HST recoverables)</th></tr> </thead> <tbody> <tr> <td>2025</td><td>Oct 1, 2025 - Dec 31, 2025</td><td>\$25,147.64</td><td>\$25,590.24</td></tr> <tr> <td>2026</td><td>Jan 1, 2026 - Dec 31, 2026</td><td>\$101,245.15</td><td>\$103,027.07</td></tr> <tr> <td>2027</td><td>Jan 1, 2027 - Sep 30, 2027</td><td>\$77,406.70</td><td>\$78,769.05</td></tr> </tbody> </table> The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.			Year	Term/Period	Annual Cost (net of all charges and taxes)	Annual Cost (net of HST recoverables)	2025	Oct 1, 2025 - Dec 31, 2025	\$25,147.64	\$25,590.24	2026	Jan 1, 2026 - Dec 31, 2026	\$101,245.15	\$103,027.07	2027	Jan 1, 2027 - Sep 30, 2027	\$77,406.70	\$78,769.05
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Comments	Toronto Parking Authority (TPA) currently operates a monitoring centre at 95 Beecroft Road. 95 Beecroft is an existing 5-storey garage constructed circa 1985 with approximately 5,500 ft² of office space constructed on the second level. The current layout, and legacy technology hinders TPA's ability to operate to industry standards for communication and situational awareness required for a monitoring center. TPA is planning to renovate to modernize the monitoring centre to meet current codes, and industry standards. In order to facilitate office renovations, TPA monitoring centre staff and management working at 95 Beecroft Road will require temporary relocation to another office facility for the duration of the construction project (1.5-2 years) to ensure safety operation continuity. The Leased Premises was identified as the most suitable after visiting numerous locations. The proposed rent and other major terms and conditions of the Lease Agreement are considered to be fair, reasonable and reflective of market rates.																		
Terms	See Appendix "A"																		
Property Details	<table border="1"> <tr> <td>Ward:</td><td>18 – Willowdale</td></tr> <tr> <td>Assessment Roll No.:</td><td></td></tr> <tr> <td>Approximate Size:</td><td></td></tr> <tr> <td>Approximate Area:</td><td>212 m² ± (2,282 ft² ±)</td></tr> <tr> <td>Other Information:</td><td></td></tr> </table>			Ward:	18 – Willowdale	Assessment Roll No.:		Approximate Size:		Approximate Area:	212 m ² ± (2,282 ft ² ±)	Other Information:							
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A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions: 2A. Expropriations Where City is Expropriating Authority: 2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated: 3. Issuance of RFPs/REOs: 4. Permanent Highway Closures: 5. Transfer of Operational Management to Divisions, Agencies and Corporations: 6. Limiting Distance Agreements: 7. Disposals (including Leases of 21 years or more): 8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan: 9. Leases/Licences (City as Landlord/Licensor): 10. Leases/Licences (City as Tenant/Licensee): 11. Easements (City as Grantor): 12. Easements (City as Grantee): 13. Revisions to Council Decisions in Real Estate Matters: 14. Miscellaneous:	☐ Where total compensation does not exceed \$50,000. ☐ 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 \$50,000. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. Delegated to more senior positions. Delegated to more senior positions. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ (a) Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ (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. ☐ Where total compensation (including options/ renewals) does not exceed \$50,000. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. ☐ Where total compensation does not exceed \$50,000. Delegated to more senior positions. Delegated to more senior positions.	☐ Where total compensation does not exceed \$1 Million. ☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million. ☐ (b) Request Hearings of Necessity. ☐ (c) Waive Hearings of Necessity. ☐ Issuance of RFPs/REOs. ☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law. Delegated to more senior positions. ☐ Where total compensation does not exceed \$1 Million. ☐ Where total compensation does not exceed \$1 Million. ☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan. ☐ (a) Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (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. ☒ Where total compensation (including options/ renewals) does not exceed \$1 Million. ☐ (a) Where total compensation does not exceed \$1 Million. ☐ (b) When closing roads, easements to pre-existing utilities for nominal consideration. ☐ Where total compensation does not exceed \$1 Million. ☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)). ☐ (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 ☐ (f) Objections/Waivers/Cautions ☐ (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

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:	Lily Cheng					Councillor:					
Contact Name:	Sara Hildebrand					Contact Name:					
Contacted by:	Phone	☒	E-Mail		Memo		Contacted by:	Phone		E-mail	
Comments:	No objections					Comments:					

Consultation with Divisions and/or Agencies

Division:	Toronto Parking Authority					Division:	Financial Planning				
Contact Name:	Troy Simpson/Samantha Champagne					Contact Name:	Karen Liu				
Comments:	Comments Incorporated					Comments:	Comments Incorporated				

Legal Services Division Contact

Contact Name: Chris Cieslik Comments Incorporated

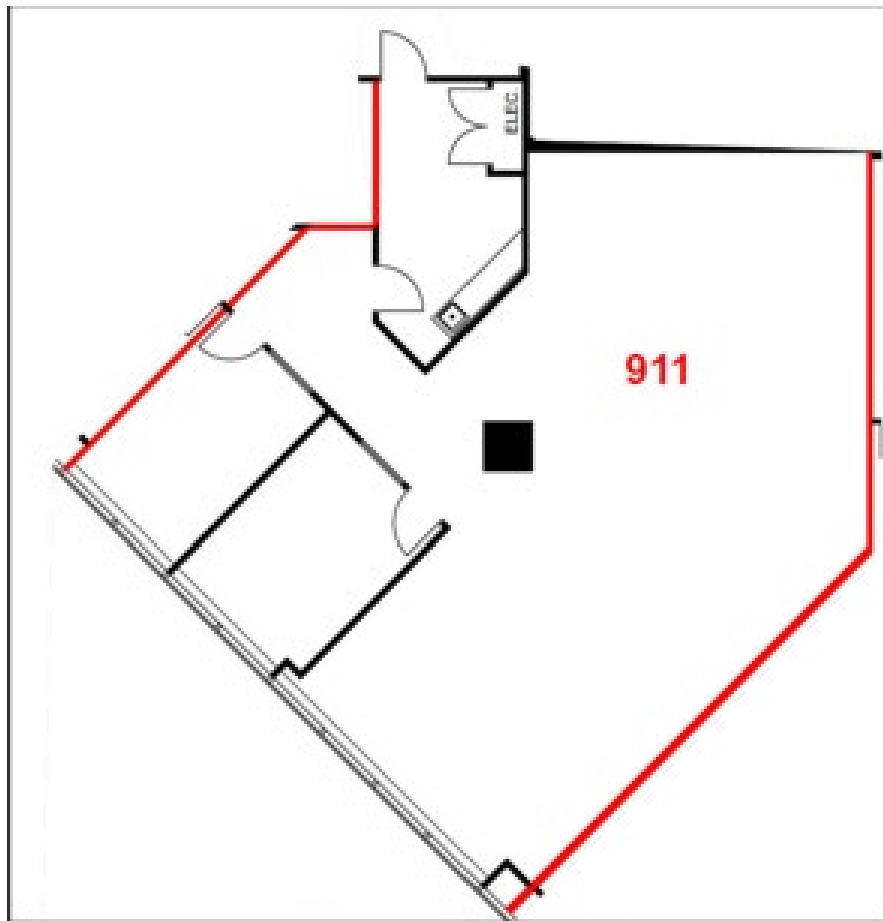
DAF Tracking No.: 2025-334		Date	Signature
☒ Recommended by:	Manager, Real Estate Services Leila Valenzuela	Oct. 28, 2025	Signed by Leila Valenzuela
☐ Approved by:			
☒ Approved by:	Director, Real Estate Services Alison Folosea	Oct. 28, 2025	Signed by Alison Folosea

Appendix "A"**Major Terms and Conditions**

Leased Premises:	Suite 911, 4950 Yonge Street, Toronto, Ontario
Premises Size:	2,282 ft ²
Basic Rent:	\$4,278.75 per month plus HST at a rate of \$22.50 per square foot annually from October 1, 2025 to September 30, 2026; \$4,373.83 per month plus HST at a rate of \$23.00 per square foot annually from October 1, 2026 to September 30, 2027;
Additional Rent:	\$4,103.80 per month plus HST at a rate of \$21.58 per square foot for the calendar year 2025 with future calendar years to be reconciled with actual expenses incurred by the Landlord.
Term:	2 years (October 1, 2025 and expiring on September 30, 2027)
Use:	For the purpose of a business office.
Insurance:	1. Commercial General Liability: \$5,000,000 2. All Risks Property insurance 3. if applicable, comprehensive form boiler and machinery insurance 4. Tenant's legal liability insurance 5. business interruption insurance for a minimum period of 24 months 6. plate glass insurance on all internal and external glass within, fronting or forming part of the Premises 7. any other form of insurance that the Landlord or any Mortgagee may reasonably require from time to time

Appendix "B"

Location Map



Leased Premises - Suite 911 - 4950 Yonge St