



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

TRACKING NO.: 2025-181

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

Prepared By:	Owen Bartley	Division:	Corporate Real Estate Management
Date Prepared:	August 22, 2025	Phone No.:	(416) 338-1297

<b>Purpose</b>	To obtain authority to enter into a lease with The TDL Group Corp. (the "Tenant") with respect to a portion of the property municipally known as 20 Sheppard Avenue West, Toronto, also known as the Sheppard-Yonge Subway Station, for the purpose of operating a Tim Hortons restaurant (the "Lease").																																								
<b>Property</b>	Part of the property municipally known as 20 Sheppard Avenue West, Toronto, legally described as part of unit 1, Plan D-90, Parts 1 & 3 Plan 66R15646; save & except Parts 4 & 5 Plan 66R-17052, t/w easement over Part 2 Plan 66R-15646 as in C579537, s/t easement over Parts 1 & 3 Plan 66R-15646, s/e Parts 4 & 5 66R-17052 as in C579537, Township of York/North York, City of Toronto, being Part of PIN 10144-0088 (LT), as shown on the Location Map in Appendix "B" (the "Property"), and shown hatched in red on Appendix "C" (the Leased Area').																																								
<b>Actions</b>	1. Authority be granted to enter into the Lease with the Tenant, 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.																																								
<b>Financial Impact</b>	<p>Revenues will be directed to the 2025 Operating Budget for the TTC, and will be included in future operating budget submissions for Council consideration. Estimated revenue, including percentage rent, to be remitted to the City for each fiscal year (estimating an October 1, 2025 Commencement Date) is as follows:</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Amount (+HST)</th> <th>Year</th> <th>Amount (+HST)</th> </tr> </thead> <tbody> <tr><td>2025</td><td>\$ 20,333.87</td><td>2033</td><td>\$ 92,955.48</td></tr> <tr><td>2026</td><td>\$ 81,335.48</td><td>2034</td><td>\$ 92,955.48</td></tr> <tr><td>2027</td><td>\$ 81,335.48</td><td>2035</td><td>\$ 94,407.98</td></tr> <tr><td>2028</td><td>\$ 82,787.98</td><td>2036</td><td>\$ 98,765.48</td></tr> <tr><td>2029</td><td>\$ 87,145.48</td><td>2037</td><td>\$ 98,765.48</td></tr> <tr><td>2030</td><td>\$ 87,145.48</td><td>2038</td><td>\$ 98,765.48</td></tr> <tr><td>2031</td><td>\$ 87,145.48</td><td>2039</td><td>\$ 98,765.48</td></tr> <tr><td>2032</td><td>\$ 88,597.98</td><td>2040</td><td>\$ 74,074.11</td></tr> </tbody> </table> <table border="1"> <tr> <td>Total Revenue (+HST)</td> <td>\$ 1,365,282.19</td> </tr> <tr> <td>Total Revenue Net of HST Recovery</td> <td>\$ 1,389,311.15</td> </tr> </table>	Year	Amount (+HST)	Year	Amount (+HST)	2025	\$ 20,333.87	2033	\$ 92,955.48	2026	\$ 81,335.48	2034	\$ 92,955.48	2027	\$ 81,335.48	2035	\$ 94,407.98	2028	\$ 82,787.98	2036	\$ 98,765.48	2029	\$ 87,145.48	2037	\$ 98,765.48	2030	\$ 87,145.48	2038	\$ 98,765.48	2031	\$ 87,145.48	2039	\$ 98,765.48	2032	\$ 88,597.98	2040	\$ 74,074.11	Total Revenue (+HST)	\$ 1,365,282.19	Total Revenue Net of HST Recovery	\$ 1,389,311.15
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<b>Comments</b>	<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> <p>The Tenant is interested in establishing a Tim Horton's coffee shop inside the Sheppard-Yonge Subway Station and has identified the Leased Area for its use. The proposed tenancy will generate revenue and improve station amenities.</p> <p>The proposed rent and other major terms and conditions of the Lease are considered to be fair, reasonable and reflective of market rates.</p>																																								
<b>Terms</b>	See Appendix "A"																																								

<b>Property Details</b>	<b>Ward:</b>	18 - Willowdale
	<b>Assessment Roll No.:</b>	190807201001302
	<b>Approximate Size:</b>	
	<b>Approximate Area:</b>	107.95 m <sup>2</sup> ± (1,162 ft <sup>2</sup> ±)
	<b>Other Information:</b>	

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/REOIs:</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 &amp; Parks &amp; 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><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOIs.</p> <p><input type="checkbox"/> Initiate process &amp; 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 checked="" 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><b>Delegated to a more senior position.</b></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><b>Request/waive hearings of necessity delegated to less senior positions.</b></p> <p><input type="checkbox"/> Issuance of RFPs/REOIs.</p> <p><input type="checkbox"/> Initiate process &amp; 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 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; 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**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:	Lilly Cheng					Councillor:					
Contact Name:	Lilly Cheng					Contact Name:					
Contacted by:	Phone	<input checked="" type="checkbox"/>	E-Mail	Memo	Other	Contacted by:	Phone		E-mail	Memo	Other
Comments:	Advised					Comments:					

**Consultation with Divisions and/or Agencies**

Division:	TTC	Division:	Financial Planning
Contact Name:	Paul Occhiogrosso	Contact Name:	Karen Liu
Comments:	No concerns	Comments:	No concerns

**Legal Services Division Contact**

Contact Name:	Chris Cieslik
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DAF Tracking No.: 2025-181	Date	Signature
Recommended by: Manager, Real Estate Services Vinette Prescott-Brown	August 25, 2025	Signed by Vinette Prescott-Brown
Recommended by: Director, Real Estate Services Alison Folosea	August 27, 2025	Signed by Alison Folosea
<input type="checkbox"/> Recommended by: Executive Director, Corporate Real Estate Management	August 28, 2025	Signed by Patrick Matozzo
<input checked="" type="checkbox"/> Approved by: Patrick Matozzo		
<input type="checkbox"/> Approved by: Deputy City Manager, Corporate Services David Jollimore		

**Appendix "A"**

**Major Terms and Conditions**

Leased Premises: Approximately 1,162 square feet of retail area at Sheppard-Yonge Subway Station, shown hatched in red on Appendix C

Basic Rent:

Years	Basic	Monthly	Annual	HST	Annual Total	Annual Net of HST Recovery
1 to 3	\$ 65.00	\$ 6,294.17	\$ 75,530.00	\$ 9,818.90	\$ 85,348.90	\$ 76,859.33
4 to 7	\$ 70.00	\$ 6,778.33	\$ 81,340.00	\$10,574.20	\$ 91,914.20	\$ 82,771.58
8 to 10	\$ 75.00	\$ 7,262.50	\$ 87,150.00	\$11,329.50	\$ 98,479.50	\$ 88,683.84
11 to 15	\$ 80.00	\$ 7,746.67	\$ 92,960.00	\$12,084.80	\$ 105,044.80	\$ 94,596.10

Percentage Rent: The Tenant shall pay to the City in each Lease Year, further rent equal to the aggregate amount, if any, by which five (5%) percent of Gross Revenue in such Lease Year exceeds Basic Rent for such Lease Year.

The estimated *average* annual percentage rent revenue used for calculation purposes is \$5,805.48.

Term: Fifteen (15) years.

Possession Date: Estimated to be around September 1, 2025.

Fixturing Period: The earlier of 120 days from the (i) Possession Date and (ii) the date the Tenant opens to the public for business.

Commencement Date: The day immediately following the last day of the Fixturing Period.

Options to Renew: One term of five (5) years.

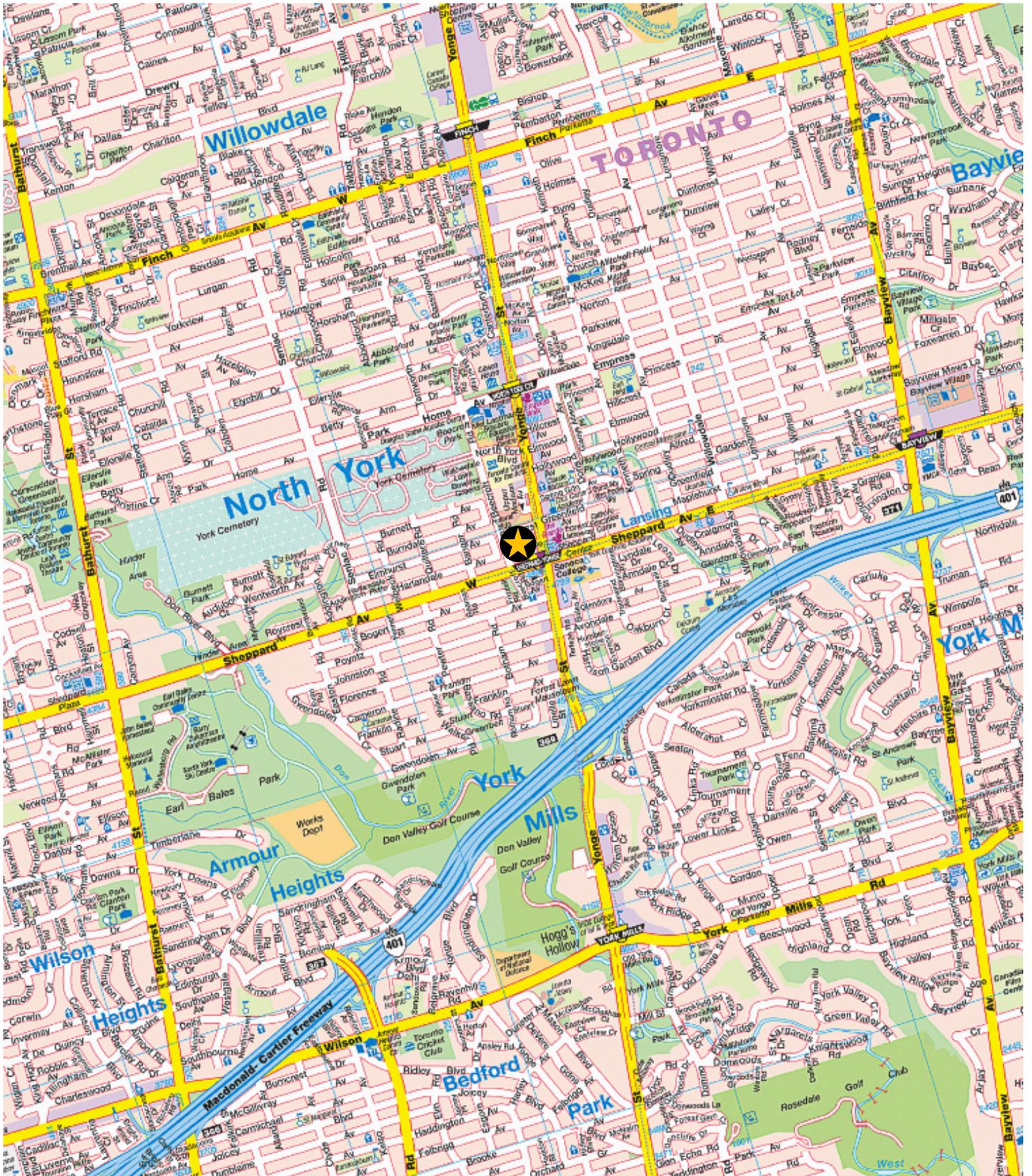
Use: A Tim Hortons restaurant.

Insurance: Tenant at its own expense, shall take out and keep in full force and effect:

- (a) all risks insurance (including flood and earthquake) property insurance in an amount equal to one hundred (100%) percent of the full replacement cost;
- (b) commercial general liability insurance including, products/completed operations, personal injury including contractual liability, employer's liability and/or contingent employer's liability and/or contingent employer's liability, broad blanket contractual liability, occurrence property damage, and provisions for cross liability and severability of interests with limits of not less than Two Million Dollars (\$2,000,000.00) per occurrence;
- (c) Tenant's "all-risk" legal liability insurance in an amount not less than Two Million Dollars (\$2,000,000.00) per occurrence;
- (d) standard owner's automobile liability insurance with limits of not less than One Million Dollars (\$1,000,000.00) in respect of any one accident; and
- (e) any such other forms of insurance as the City, acting reasonably, may require from time to time.

# Appendix "B"

## Location Map



# Appendix "C"

## Premises

