

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

TRACKING NO.: 2026-030

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

Prepared By:	Sheetal Ramkhelawon	Division:	Corporate Real Estate Management
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Date Prepared:	January 14, 2026	Phone No.:	416-937-7561
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Purpose To obtain authority to enter into a lease agreement with Durham Brewing Company Inc. c.o.b as C'est What Brewing at the Market (the "Tenant") with respect to the property municipally known as 93 Front St. E., Store Nos. LL36 & LL37, Toronto for the purpose of a craft brewery, retail beer store, and tasting room and an indemnity agreement with Vasco Jeronimo and George Milbrandt (collectively, the "Lease Agreement").

Property South St. Lawrence Market - Store Nos. LL36 & LL37 - 93 Front Street East, Toronto as shown on the Location Map and Leased Premises in Appendix "A".

Actions

- Authority be granted to enter into the Lease 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 The City will receive a total rental revenue in the amount of \$479,672.35 (plus HST) over the lease term of three (3) years and an additional three (3) years extension term, if exercised by the Tenant. Revenues to the City will be directed to the Operating Budget for Corporate Real Estate Management (CREM), under cost centre FA1375 and functional area code 3220200000.

Revenues remitted to the City for each fiscal year are as follows:

Year 1 2025/2026	\$74,203.84
Year 2 2026/2027	\$76,407.43
Year 3 2027/2028	\$78,679.17
Year 4 2028/2029	\$81,021.21
Year 5 2029/2030	\$83,435.72
Year 6 2030/2031	\$85,924.98

Comments The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.

The St. Lawrence Market has been operated by the City of Toronto as a food market since 1803. Currently, 62 different tenants occupy approximately 47,000 square feet of rentable space in the Market.

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 "B".

Property Details	Ward:	13- Toronto Centre
	Assessment Roll No.:	
	Approximate Size:	
	Approximate Area:	725 square feet of Rentable Area
		150 Square feet of Rentable Patio Area
	Other Information:	

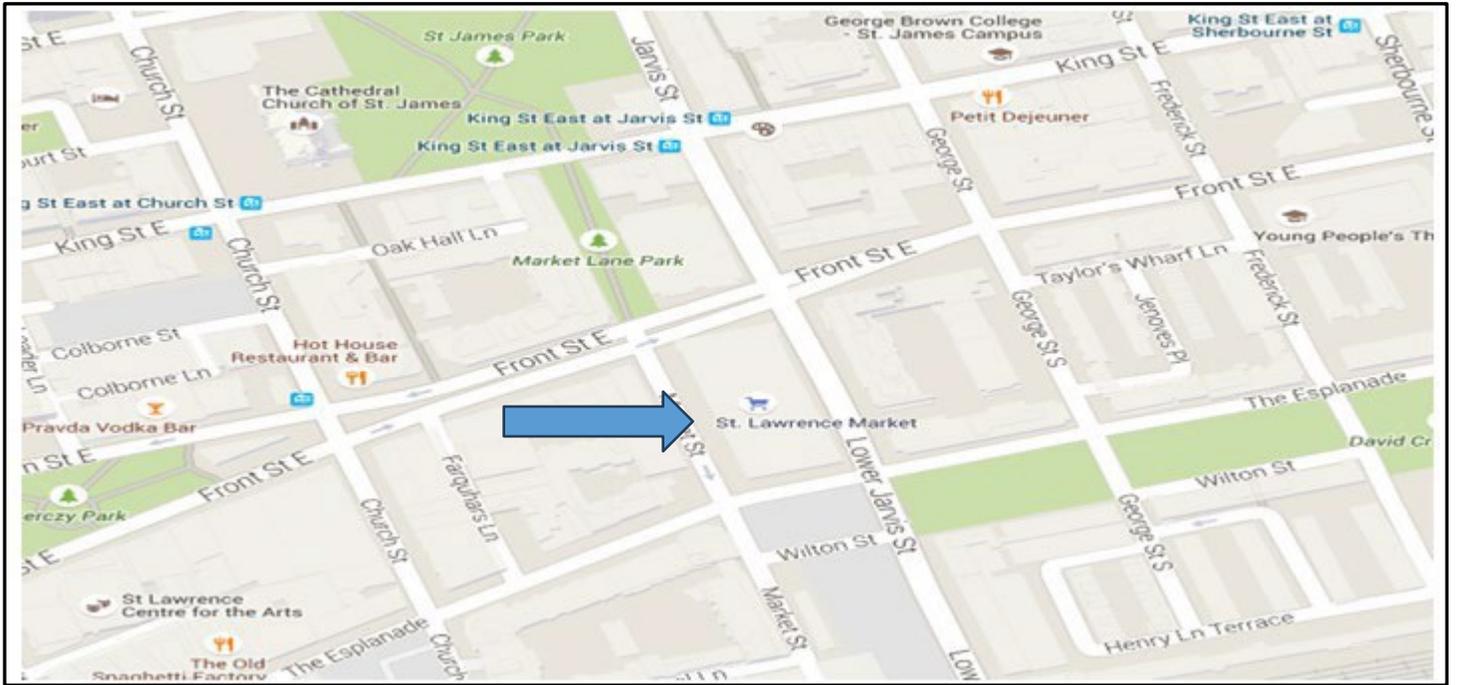
A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2A. Expropriations Where City is Expropriating Authority:</p> <p>2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest 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 checked="" 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 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:
<ul style="list-style-type: none"> • 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:
<ul style="list-style-type: none"> • 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	
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property	
Consultation with Councillor(s)	
Councillor:	Chris Moise
Contact Name:	Edward LaRusic
Contacted by:	<input type="checkbox"/> Phone <input type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other
Comments:	Concur to extension
Consultation with Divisions and/or Agencies	
Division:	Financial Planning
Contact Name:	Karen Liu
Comments:	Reviewed and approved
Legal Services Division Contact	
Contact Name:	Gloria Lee

DAF Tracking No.: 2026-030	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Manager, Real Estate Services Leila Valenzuela <input type="checkbox"/> Approved by:	Jan 14, 2026	Signed by Leila Valenzuela
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Jan 14, 2026	Signed by Alison Folosea

Appendix "A" Location Map & Leased Premises Sketch



Location Map



Leased Premises Sketch

Appendix "B"

Major Terms and Conditions

A. Lease Agreement

Leased Premises: Store Nos. LL36 and LL37 - approximately 725 square feet of rentable area; and patio space of approximately 150 square feet of rentable area.

Fixturing Period: October 15, 2025 to January 12, 2026

Lease Term: January 13, 2026 to January 12, 2029

Semi Gross Rent:

Period	Semi-Gross Rent (Leased Premises)	Semi-Gross Rent (Patio)
January 13, 2026 to January 12, 2027	\$71.21 per square foot of Rentable Area per annum	\$42.00 per square foot of Rentable Area per annum
January 13, 2027 to January 12, 2028	\$73.35 per square foot of rentable area per annum	\$43.26 per square foot of rentable area per annum
January 13, 2028 to January 12, 2029	\$75.55 per square foot of rentable area per annum	\$44.56 per square foot of rentable area per annum

Use: The Tenant shall use the Leased Premises for:

- A small craft brewery, retail beer store, and tasting room.
- Operation of a limited food program exclusively featuring meals and snacks curated by Market vendors, to be offered in connection with beer tastings tasting beer flights.
- Take-away packaged beer in cans and growlers.
- C'est What branded promotional items
- Sale of packaged beer, ciders, seltzers, and sodas in cans, bottles and growlers

Insurance: The Tenant shall maintain: (i) all risks property insurance; (ii) business interruption insurance; (iii) crime insurance; (iv) commercial general liability of not less than Two Million Dollars (\$2,000,000.00) per occurrence; (v) liquor liability insurance in amounts no less than Two Million Dollars (\$2,000,000.00) per occurrence; (vi) plate glass insurance; and (vii) any other form of insurance as may be required from time to time.

Option to Extend: One additional period of three (3) years based on the Semi-Gross Rent payable as follows:

Period	Semi-Gross Rent (Leased Premises)	Semi-Gross Rent (Patio)
December 1, 2028 to November 30, 2029	\$77.81 per square foot of Rentable Area per annum	\$45.89 per square foot of Rentable Area per annum
December 1, 2029 to November 30, 2030	\$80.15 per square foot of rentable area per annum	\$47.27 per square foot of rentable area per annum
December 1, 2030 to November 30, 2031	\$82.55 per square foot of rentable area per annum	\$48.69 per square foot of rentable area per annum

B. Indemnity Agreement

- The Indemnifier shall pay all rent, charges, and any other amounts payable by the Tenant under the Lease.
- The Indemnifier shall promptly perform and complete all of the terms, covenants, and conditions to be kept, observed, and performed by the Tenant under the Lease.
- The Indemnifier shall indemnify and save harmless the City from any loss, costs, or damages resulting from any default by the Tenant under the Lease.