

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

TRACKING NO.:2026-135

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										
Date Prepared:	May 22, 2026	Phone No.:	416-937-7561										
<b>Purpose</b>	To obtain authority to enter into a lease extension agreement with 1055239 Ontario Inc. c.o.b as Everyday Gourmet (the "Tenant") for Store No. LL14, located on the lower level of the South St. Lawrence Market at 93 Front Street East, Toronto (the "Lease Extension Agreement").												
<b>Property</b>	South St. Lawrence Market - 93 Front Street East, Toronto, ON M5E 1C3, Store No. LL14, as shown on Appendix "A" (the "Leased Premises").												
<b>Actions</b>	1. Authority be granted to enter into the Lease Extension Agreement 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>The City will receive a total rental revenue in the amount of \$272,709.22 (plus HST) over the lease term of five (5) years from 2025 to 2029. Revenues will be directed to Corporate Real Estate Management (CREM), under cost centre FA1375 and functional area code 3220200000.</p> <p>Revenues remitted to the City for each fiscal year are as follows:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Year 1</td> <td>(Revenue) \$53,090.65 – (Credit) \$2,393.71 = \$50,696.94</td> </tr> <tr> <td>Year 2</td> <td>(Revenue) \$54,943.22 – (Credit) \$2,393.71 = \$52,549.52</td> </tr> <tr> <td>Year 3</td> <td>(Revenue) \$56,861.34 – (Credit) \$2,393.71 = \$54,467.63</td> </tr> <tr> <td>Year 4</td> <td>(Revenue) \$58,858.27 – (Credit) \$2,393.71 = \$56,464.56</td> </tr> <tr> <td>Year 5</td> <td>(Revenue) \$60,924.28 – (Credit) \$2,393.71 = \$58,530.57</td> </tr> </table>			Year 1	(Revenue) \$53,090.65 – (Credit) \$2,393.71 = \$50,696.94	Year 2	(Revenue) \$54,943.22 – (Credit) \$2,393.71 = \$52,549.52	Year 3	(Revenue) \$56,861.34 – (Credit) \$2,393.71 = \$54,467.63	Year 4	(Revenue) \$58,858.27 – (Credit) \$2,393.71 = \$56,464.56	Year 5	(Revenue) \$60,924.28 – (Credit) \$2,393.71 = \$58,530.57
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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 has occupied the Leased Premises since 2018. Pursuant to City Council authority under Item 2023.GG7.9, the City entered into a lease extension agreement with the Tenant for a five (5) year term from January 1, 2020 to December 31, 2024. Following the expiry of this term, the Tenant has continued to occupy the Leased Premises on a month-to-month basis.</p> <p>The City subsequently offered the Tenant an option to extend the lease for additional five (5) year term, along with a rent credit, conditional upon the Tenant undertaking renovations and upgrades to the leased premises. The Tenant has elected to proceed with renovations, and the City has accordingly offered a further lease extension for the period of from January 1, 2025 to December 31, 2029, subject to the terms and conditions outlined in Appendix "A".</p> <p>The proposed rent and other major terms and conditions of the Lease Extension Agreement are considered fair, reasonable and reflective of market rates.</p>												
<b>Terms</b>	See Appendix "A".												
<b>Property Details</b>	<b>Ward:</b>	13- Toronto Centre											
	<b>Assessment Roll No.:</b>												
	<b>Approximate Size:</b>												
	<b>Approximate Area:</b>	545.74 square feet of Rentable Area											
	<b>Other Information:</b>												

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/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 \$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><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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><b>Delegated to more senior positions.</b></p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><b>Delegated to more senior positions.</b></p> <p><b>Delegated to more senior positions.</b></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/REOIs.</p> <p><input type="checkbox"/> Initiate process &amp; authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><b>Delegated to more senior positions.</b></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><b>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</b></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>B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>• Documents required to implement matters for which each position also has delegated approval authority.</li> <li>• 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).</li> </ul>
<b>Director, Real Estate Services also has signing authority on behalf of the City for:</b>
<ul style="list-style-type: none"> <li>• Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.</li> <li>• Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.</li> </ul>

<b>Pre-Condition to Approval</b>	
<input checked="" type="checkbox"/> Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property	
<b>Consultation with Councillor(s)</b>	
Councillor:	Chris Moise
Contact Name:	Edward LaRusic
Contacted by:	Phone <input type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	Concurs to extension
<b>Consultation with Divisions and/or Agencies</b>	
Division:	Financial Planning
Contact Name:	Karen Liu
Comments:	Reviewed and approved
<b>Legal Services Division Contact</b>	
Contact Name:	Gloria Lee

DAF Tracking No.: 2026-135	Date	Signature
<input checked="" type="checkbox"/> Recommended by: <b>Manager, Portfolio Management</b> Leila Valenzuela	May 22, 2026	Signed By Leila Valenzuela
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services</b> Alison Folosea	May 29, 2026	Signed By Alison Folosea

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

**Lease Term Extension:** January 1, 2025 to December 31, 2029

**Semi-Gross Rent:**

Period	Semi-Gross Rent
January 1, 2025 to December 31, 2025	\$71.21 per square foot of rentable area per annum
January 1, 2026 to December 31, 2026	\$73.70 per square foot of rentable area per annum
January 1, 2027 to December 31, 2027	\$76.28 per square foot of rentable area per annum
January 1, 2028 to December 31, 2028	\$78.95 per square foot of rentable area per annum
January 1, 2029 to December 31, 2029	\$81.72 per square foot of rentable area per annum

**Percentage Rent and Breakpoint:** 4.5% of annual gross sales which exceed the estimated breakpoint of \$945,494.89 for 2025.

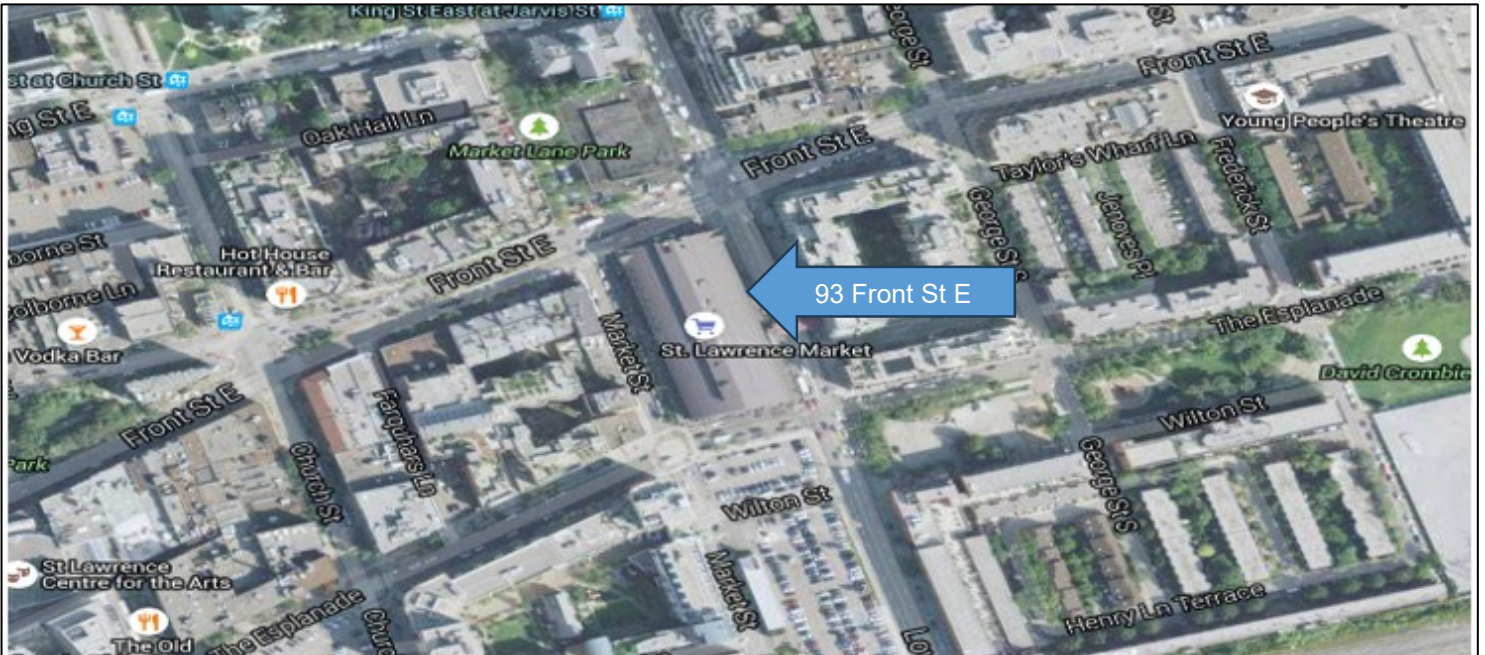
**Advertising and Promotion:** Advertising / Promotion is calculated at **\$5.86 PSF** of rentable area and will increase 4% yearly.

**Renovation Inducement:** The amount of \$11,968.54 will be credited to the tenant's account over the duration of the extended term due to the Tenant's renovation of the Leased Premises. This rental credit will be applied equally at the beginning of each calendar year over the five (5) year extension period.

All other terms and conditions of the lease shall remain the same.

Appendix "B"

Location Map



Leased Premises



Leased Premises – outlined in red