



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

TRACKING NO.: 2026-236

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| Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |                                  |
| Prepared By:                                                                                                                     | Jack Harvey                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Division:             | Corporate Real Estate Management |
| Date Prepared:                                                                                                                   | August 13, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Phone No.:            | (416) 397-7704                   |
| <b>Purpose</b>                                                                                                                   | To obtain authority to consent to: (i) an assignment from 1011DS Corp., as general partner for and on behalf of 1011DS LP (the " <b>Existing Tenant</b> ") to Medical Hub Toronto Inc. (the " <b>Assignee</b> ") of a ground lease dated January 31, 1973 as amended and assigned from time to time (the " <b>Lease</b> ") originally between the City (formerly The Municipality of Metropolitan Toronto) as landlord, and Fel-sab Developments Limited as tenant (the " <b>Lease</b> "); and (ii) a leasehold mortgage (the " <b>Leasehold Mortgage</b> ") to be given back by the Assignee to Bank of Montreal (the " <b>Lender</b> ").                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |                                  |
| <b>Property</b>                                                                                                                  | 1011 Dufferin Street, Toronto (the " <b>Leased Premises</b> "), shown on the map and photo attached hereto as Appendix "B".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                       |                                  |
| <b>Actions</b>                                                                                                                   | Authority be granted to enter into an agreement (the " <b>Consent Agreement</b> ") between the City, the Existing Tenant, the Assignee and the Lender consenting to the assignment and mortgaging of the Lease on the terms and conditions set out in the "Terms" section below and on such other or amended terms as may be deemed appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |                                  |
| <b>Financial Impact</b>                                                                                                          | <p>There is no financial impact resulting from this approval.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |                                  |
| <b>Comments</b>                                                                                                                  | <p>The current term of the Lease expires on December 31, 2038. The Lease contains one further option to renew the term for 33 years. The Existing Tenant has agreed to sell its interest in the Lease and has requested that the City consent to the assignment thereof to the Assignee. The Assignee proposes to grant the Leasehold Mortgage and other security to the Lender, including a general assignment of all subleases of the Property, to finance the purchase of the Lease.</p> <p>Below are the Leasehold Mortgage details:</p> <p>Guarantors: Arman Sikan and Anureet Kaur. Garg<br/>         Loan Amount: \$5,600,000.00 CAD<br/>         Interest: Prime Rate plus 1.25% per annum. Interest is calculated monthly in arrears, and payable Monthly.<br/>         The Prime Rate in effect as of July 21, 2026 is 4.45%.</p> <p>The Lease is in good standing, including payment of rent and realty taxes.</p> <p>Real Estate Services staff have completed and are satisfied with their due diligence on the Assignee and the Leasehold Mortgage.</p> |                       |                                  |
| <b>Terms</b>                                                                                                                     | See Appendix "A".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |                                  |
| <b>Property Details</b>                                                                                                          | <b>Ward:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 9 – Davenport         |                                  |
|                                                                                                                                  | <b>Assessment Roll No.:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1904-03-1-100-11800   |                                  |
|                                                                                                                                  | <b>Approximate Size:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 12,593.78 square feet |                                  |
|                                                                                                                                  | <b>Approximate Area:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | N/A                   |                                  |
|                                                                                                                                  | <b>Other Information:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                   |                                  |

Revised: January, 2026

| A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Manager, Real Estate Services<br>has approval authority for:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Director, Real Estate Services<br>has approval authority for:                                                                                                                                                                                                                                                                                                                                                           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| <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 &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/REOs.</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 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 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:   | Alejandra Bravo                                                                                                                        | Councillor:   |                                                                                                                             |
| Contact Name: | Em Wong                                                                                                                                | Contact Name: |                                                                                                                             |
| Contacted by: | <input type="checkbox"/> Phone <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other | Contacted by: | <input type="checkbox"/> Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other |
| Comments:     | Pending                                                                                                                                | Comments:     |                                                                                                                             |

**Consultation with Divisions and/or Agencies**

|               |            |               |                           |
|---------------|------------|---------------|---------------------------|
| Division:     | CreateTO   | Division:     | <b>Financial Planning</b> |
| Contact Name: | Nick Simos | Contact Name: | Karen Liu                 |
| Comments:     | Pending    | Comments:     | Pending                   |

**Legal Services Division Contact**

|               |              |
|---------------|--------------|
| Contact Name: | Mark Zwegers |
|---------------|--------------|

| DAF Tracking No.: 2026-236                                                                                      | Date        | Signature                |
|-----------------------------------------------------------------------------------------------------------------|-------------|--------------------------|
| <input checked="" type="checkbox"/> Recommended by: <b>Manager, Real Estate Services</b><br><b>Eric Allen</b>   | 16-AUG-2026 | Signed By Eric Allen     |
| <input type="checkbox"/> Approved by:                                                                           |             |                          |
| <input checked="" type="checkbox"/> Approved by: <b>Director, Real Estate Services</b><br><b>Alison Folosea</b> | 18-Aug-2026 | Signed By Alison Folosea |

## **Appendix "A"**

### **Major Terms and Conditions**

The Consent Agreement provides as follows:

- The City consents to the assignment of the Lease to the Assignee.
- The Assignee agrees to assume and perform all of the Existing Tenant's obligations under the Lease, including the payment of rent.
- The Existing Tenant is not released from its obligations under the Lease.
- The City confirms that to its knowledge, the Lease is in good standing.
- The City consents to the Leasehold Mortgage and other security to be given by the Assignee to the Lender.
- The City confirms that the Lender can rely on Paragraphs 40 and 43 of the Lease which require the City to give notice of any defaults by the tenant under the Lease and give the Lender a right to cure those defaults and to enter into a new lease with the Lender on the same terms as the Lease in the event that the City terminates the Lease because of a default by the tenant thereunder.
- The Lender agrees that the City can rely on Paragraph 44 of the Lease which grants to the City the right upon termination of the Lease to pay out the amounts outstanding under the first and second leasehold mortgages and receive a release and assignment thereof from the Lender.

**Appendix "B"****Location Map  
1011 Dufferin Street**