

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

TRACKING NO.: 2025-013
CONFIDENTIAL ATTACHMENT

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

Prepared By:	Devi Mohan	Division:	Corporate Real Estate Management
Date Prepared:	January 23, 2025	Phone No.:	437-991-8168

Purpose	To obtain authority to fully and finally resolve all the expropriation claims of a tenant, Angela Beauty Parlor Ltd. (the "Tenant"), occupying a unit at 1430 Gerrard Street East expropriated by the City, by entering into a new lease (the "Lease Agreement") and providing compensation for legal fees as required under the Expropriations Act.
Property	The property municipally known as 1430 Gerrard Street East, being Part 1 on Expropriation Plan AT6560961 as registered on April 29, 2024 (the "Property") and as shown on the Location Map in Appendix "A". The Tenant is located in Unit B of the Property (the "Leased Premises").
Actions	<ol style="list-style-type: none"> 1. Authority be granted to enter into the Lease Agreement with the Tenant for the Leased Premises, substantially on the major terms and conditions set out in the Appendix B. 2. Authority be granted to reimburse the Tenant's costs associated with the expropriation, in exchange for providing the City with a full and final release, and in a form acceptable to the City Solicitor. 3. The Confidential Attachment to remain confidential until there has been a final determination of all compensation payable relating to the expropriation of the Property and only released publicly thereafter in consultation with the City Solicitor.
Financial Impact	<p>The City will receive total revenue of \$120,400 plus HST over the term of the lease. The City is responsible for realty tax of \$27,619.77 for Unit B for the initial term of the lease. Revenue will be directed to the Approved Operating Budget for Corporate Real Estate Management under cost center FA1379. Future year revenue will be referred to the City's annual budget process and will be included as part of the 2025 and future year budget submissions for consideration. Realty tax cost incurred by the City will be funded from FA1379.</p> <p>Reimbursement of the Tenant's reasonable legal costs relating to the expropriation as set out in the Confidential Attachment will be funded from the Housing Secretariat 2024 approved Capital Budget, cost center CAF003-03-68.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>
Comments	<p>On April 29, 2024, as per council direction (2022.PH31.4 and 2024.GG9.12) the City expropriated the Property for the purpose of creating permanent affordable rental housing. The City took possession of the Property on September 16th, 2024.</p> <p>The Tenant is currently operating at the Property as a former tenant of the former property owner (the lease is no longer valid given the City's expropriation of the Property). As the commercial space is not immediately needed for affordable building purposes, the City has agreed to lease the Leased Premises to the Tenant. City will lease the Property to the Tenant, for a term ending on December 31, 2025 (the "Lease"), on the same terms as the Tenant's lease with the former property owner.</p> <p>Given the Lease and the City payment of the Tenant's legal costs resulting from the expropriation, the Tenant agrees to waive and release all claims it might have resulting from the expropriation. Staff reviewed the Tenant's legal costs incurred because of the expropriation, and believe that they are fair and reasonable, and should be paid in accordance with the Expropriations Act, in exchange for the Tenant's full and final release of all claims.</p>
Terms	Major Terms in Appendix "B".

Property Details	Ward:	Ward 14 – Toronto-Danforth
	Assessment Roll No.:	1904-08-3-480-02400
	Approximate Size:	N/A
	Approximate Area:	N/A
	Other Information:	N/A

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 checked="" 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:

- 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:	Paula Fletcher	Councillor:	
Contact Name:	Nicolas Valverde	Contact Name:	
Contacted by:	Phone <input type="checkbox"/> X E-Mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>	Contacted by:	Phone <input type="checkbox"/> E-mail <input type="checkbox"/> Memo <input type="checkbox"/> Other <input type="checkbox"/>
Comments:	No objection	Comments:	

Consultation with Divisions and/or Agencies

Division:	Housing Secretariat	Division:	Financial Planning
Contact Name:	Noah Slater	Contact Name:	Ciro Tarantino
Comments:	No comments	Comments:	Comments incorporated

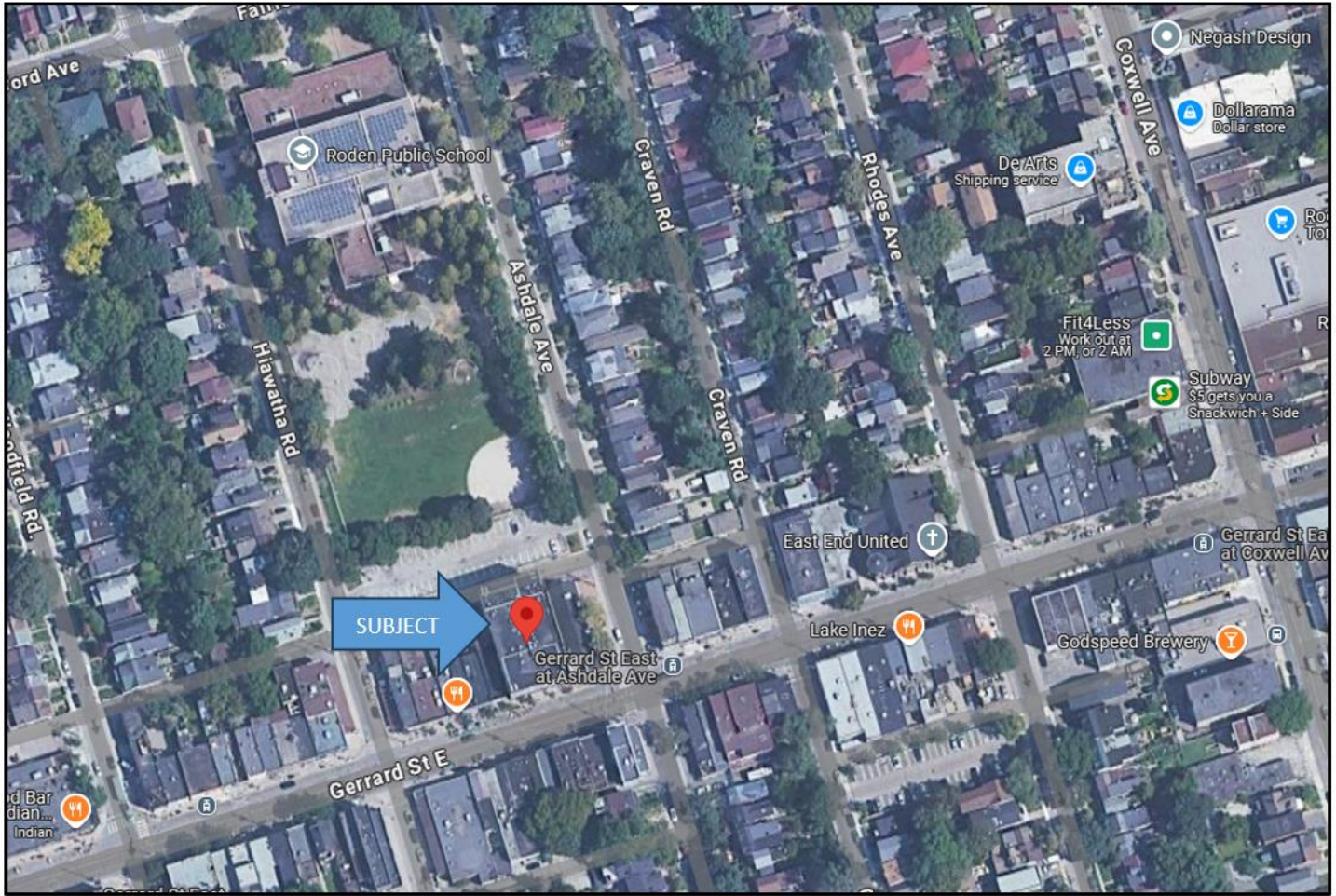
Legal Services Division Contact

Contact Name:	Vanessa Bacher
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DAF Tracking No.: 2025-013	Date	Signature
<input checked="" type="checkbox"/> Recommended by: Acting Manager, Real Estate Services Leila Valenzuela	Jan. 23, 2025	Signed by Leila Valenzuela
<input type="checkbox"/> Approved by:		
<input checked="" type="checkbox"/> Approved by: Director, Real Estate Services Alison Folosea	Jan. 24, 2025	Signed by Alison Folosea

Appendix "A"

Location Map



Appendix "B"**Major Terms and Conditions of the Lease Agreement**

Term:	20 months and 2 days
Commencement Date:	April 29, 2024
Expiry Date:	December 31, 2025
Option to renew:	One 5-year option to renew
Use:	Beauty salon
Basic Rent:	\$6000.00 per month plus applicable taxes
Gross Lease:	During the Term, the Tenant is responsible for all expenses related to the Leased Premises except realty taxes.
Insurance:	The Tenant shall take out and always maintain, during the Term, the insurance requirements contained within the Lease Agreement.