

Authority: Executive Committee Item EX16.4, as adopted by City of Toronto Council on September 30 and October 1, 2020; Executive Committee Item EX28.8, as adopted by City of Toronto Council on November 7, 8 and 9, 2017; General Government and Licensing Committee Item GL12.7, as adopted by City of Toronto Council on June 29 and 30, 2020 and Section 169-5.2B of City of Toronto Municipal Code Chapter 169, Officials, City

CITY OF TORONTO

Bill 766

BY-LAW -2020

To amend City of Toronto Municipal Code Chapter 213, Real Property to delegate approval authority pertaining to expropriations for transit related purposes and to include certain signing authorities that were previously delegated to staff.

Whereas Council authorized an amendment to the City of Toronto Municipal Code to delegate to staff approval authority pertaining to expropriations for transit related purposes where the City is the property owner or has an interest in the property being expropriated, on September 30 and October 1, 2020; and

Whereas City of Toronto Municipal Code Chapter 213, Real Property also requires a technical amendment to reflect certain signing authorities with respect to Community Space Tenancy leases that were previously delegated to staff by Council;

The Council of the City of Toronto enacts:

1. City of Toronto Municipal Code, Chapter 213, Real Property, is amended by replacing Appendix A with the updated version of Appendix A attached as Schedule A to this by-law.
2. City of Toronto Municipal Code, Chapter 213, Real Property, is amended by adding the following new §213-2.3D:
 - D. for leases pursuant to the Community Space Tenancy Policy, any one of the Deputy City Manager, Corporate Services; Executive Director, Corporate Real Estate Management; and Director, Real Estate Services may execute such leases and any related documents.

Enacted and passed on October , 2020.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A**APPENDIX A****DELEGATED APPROVAL AUTHORITY**

A. Approval Authority	(1) City Manager	(2) Deputy City Manager, Corporate Services	(3) Executive Director, Corporate Real Estate Management	(4) Director, Real Estate Services	(5) Manager, Real Estate Services
1. Acquisitions Where total compensation does not exceed:	\$10 Million	\$5 Million	\$3 Million	\$1 Million	\$50,000
2.(a) Expropriations Where City is Expropriating Authority Statutory offers, agreements and settlements where total compensation does not cumulatively exceed:	\$10 Million	\$5 Million	\$3 Million	\$1 Million	\$50,000
2.(b) Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated					
(i) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed:	\$10 Million	\$5 Million	\$3 Million	\$1 Million	\$50,000
(ii) Request Hearings of Necessity	No	No	No	Yes	Yes
(iii) Waive Hearings of Necessity	No	No	No	Yes	Yes
3. Issuance of RFPs/REOIs	No	Yes	Yes	Yes	No

A. Approval Authority	(1) City Manager	(2) Deputy City Manager, Corporate Services	(3) Executive Director, Corporate Real Estate Management	(4) Director, Real Estate Services	(5) Manager, Real Estate Services
4. Permanent Highway Closures Initiate process and authorize General Manager, Transportation Services to give notice of proposed by-law	No	Yes	Yes	Yes	No
5. Transfer of Operational Management to Divisions, Agencies and Corporations	No	Yes	Yes	No	No
6. Limiting Distance Agreements Where total compensation does not exceed:	\$10 Million	\$5 Million	\$3 Million	\$1 Million	\$50,000
7. Disposals: (including Leases of 21 years or more) Where total compensation does not exceed:	\$10 Million	\$5 Million	\$3 Million	\$1 Million	\$50,000
8. Exchange land in Green Space System and Parks and Open Space Areas of Official Plan	No	Yes	Yes	Yes	No
9.(a) Leases/Licences (City as Landlord/Licensor) Where total compensation (including options/renewals) does not exceed:	\$10 Million	\$5 Million	\$3 Million	\$1 Million	\$50,000
9.(b) Leases/Licences (City as Landlord/Licensor) Where compensation is less than market value, including licences for environmental assessments and/or testing, etc., for periods not exceeding:	No	twelve (12) months	twelve (12) months	six (6) months	three (3) months

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9.(c) Leases/Licences (City as Landlord/ Licensor) 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.	No	Yes	No	No	No
10. Leases/Licences (City as Tenant/ Licensee) Where total compensation (including options/renewals) does not exceed:	\$10 Million	\$5 Million	\$3 Million	\$1 Million	\$50,000
11.(a) Easements (City as Grantor) Where total compensation does not exceed:	\$10 Million	\$5 Million	\$3 Million	\$1 Million	\$50,000
11.(b) Easements (City as Grantor) When closing roads, easements to pre-existing utilities for nominal consideration	No	Yes	Yes	Yes	No
12. Easements (City as Grantee) Where total compensation does not exceed:	\$10 Million	\$5 Million	\$3 Million	\$1 Million	\$50,000

A. Approval Authority	(1) City Manager	(2) Deputy City Manager, Corporate Services	(3) Executive Director, Corporate Real Estate Management	(4) Director, Real Estate Services	(5) Manager, Real Estate Services
13. Revisions to Council Decisions in Real Estate Matters Amendment must not be materially inconsistent with original decision (and subject to General Condition (U) in Appendix B)	Yes	Yes	Yes	Yes	No
14. Miscellaneous (a) Approvals, Consents, Notices and Assignments under all Leases/Licences (b) Releases/Discharges (c) Surrenders/Abandonments (d) Enforcements/Terminations (e) Consents/Non Disturbance Agreements/Acknowledgments /Estoppel Certificates (f) Objections/Waivers/Cautions (g) Notices of Lease and Sublease (h) Consent to regulatory applications by City, as owner (i) Consent to assignment of Agreement of Purchase/Sale; Direction re: Title (j) Documentation relating to Land Titles applications (k) Correcting/Quit Claim Transfer/Deeds	No	Yes	Yes	Yes	No