

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

TRACKING NO.: 2018-264

Approved pursuant to the Delegated Authority contained in Item EX27.12, as adopted by City Council on October 2, 3 & 4, 2017, as amended by Item GM27.12, adopted by City Council on May 22, 23 & 24, 2018 or, where applicable, in Item EX28.8, as adopted by City Council on November 7, 8 & 9, 2017.

Prepared By:	Michele Desimone (Elliott Baron)	Division:	Real Estate Services
Date Prepared:	July 17, 2018	Phone No.:	416-392-8162 (416-338-3207)

Purpose	To obtain authority to enter into Agreements of Purchase and Sale between the City and York University to acquire lands in fee simple or by easement of part of the property municipally known as 4700 Keele Street, Toronto. The acquisitions are part of the Toronto York Spadina Subway Extension Project (the "Project") and are specifically required for subway station (York University Station) and the bus station (Pioneer Village Station) located on the York University campus.
Property	Part of the property municipally known as 4700 Keele Street, Toronto, being firstly: Part of Lot 25, Concession 4 West of Yonge Street designated as Parts 1, 3, 4 and 6 on Plan 66R-29664; and secondly Part of Lot 24, Concession 4 West of Yonge Street designated as Parts 1 through 34 inclusive on 66R-29904; and thirdly, Part of Lot 24, Concession 4 West of Yonge Street designated as Part 1 on Plan 66R-29658 (the "Property").
Actions	<ol style="list-style-type: none"> 1. Authority be granted for the City to enter into Agreements with York University substantially on the terms and conditions set out herein. 2. The City Solicitor be authorized to complete the transactions on behalf of the City, including payment of any necessary expenses and amending and waiving terms and conditions on such terms as she considers reasonable. 3. In accordance with the delegated authority cited herein the Manager of Real Estate Service and the Director of Real Estate Services each be authorized and directed to take necessary action to give effect thereto, including the payment of money and the execution of any and all agreements and documents ancillary to the Agreements; and 4. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
Financial Impact	Compensation for the Property is nominal. Funding is available in the 2018 Council Approved Capital Budget and 2019-2027 Capital Plan for the Toronto Transit Commission (TTC) within the Toronto-York Spadina Subway Extension Capital Project.
Comments	<p>The City and the TTC have entered into a Memorandum of Understanding dated February 1, 2010 (the "MOU"), as authorized by City Council at its meeting of October 26 and 27, 2009, Toronto-York Spadina Subway Extension – Acquisition of Lands from York University where it was agreed that York University would transfer to the City certain lands either in fee simple or by easement to enable the construction on portions of York's land needed for the TYSSE Project.</p> <p>DAF Tracking No. 2017-180 dated June 19, 2017, DAF Tracking No. 2017-304 dated November 13, 2017 and DAF Tracking No. 2018-096 authorized certain acquisitions from York University for the TYSSE Project being lands required for an Emergency Exit Building, a portion of the subway tunnels; and the lands which will become the public highway known as Howard Moscoe Way. This DAF is requesting authority for the lands required for the York University subway station and for the Pioneer Village Bus Station (one further Reference Plan is to be completed for land required for the roadway to be known as Northwest Gate).</p>
Terms	See Page 4 for the key terms

Property Details	Ward:	8 – York West
	Assessment Roll No.:	1908-03-3-340-00402
	Approximate Size:	
	Approximate Area:	Pioneer - 2,144 m ² (23,079 ft ²); York U - 7,436 m ² (80,040 ft ²)
	Other Information:	

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2. Expropriations:</p> <p>3. Issuance of RFPs/REOs:</p> <p>4. Permanent Highway Closures:</p> <p>5. Transfer of Operational Management to Divisions and Agencies:</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 checked="" 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>Delegated to a more senior position.</p> <p>Delegated to a more senior position.</p> <p>Delegated to a more senior position.</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 a more senior position.</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 a more senior position.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to a more senior position.</p> <p>Delegated to a more senior position.</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"/> 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 a more senior position.</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>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/Estoppels/Certificates</p> <p><input type="checkbox"/> (f) Objections/Waivers/Caution</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 he or she also has delegated approval authority.
- Expropriation Applications and Notices following Council approval of expropriation (Manager, Acquisitions & Expropriations is only Manager 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 Deputy City Manager, Internal Corporal Services and any related documents.

Consultation with Councillor(s)								
Councillor:	Councillor Anthony Perruzza			Councillor:				
Contact Name:	Jessica Luke-Smith			Contact Name:				
Contacted by:	Phone	<input checked="" type="checkbox"/>	E-Mail	<input checked="" type="checkbox"/>	Memo	<input type="checkbox"/>	Other	<input type="checkbox"/>
Comments:	Approved			Comments:				
Consultation with Divisions and/or Agencies								
Division:	TTC			Division:	Financial Planning			
Contact Name:	Jerry Pimentel			Contact Name:	Karyn Spiegelman/Warren Daniel			
Comments:	Approved			Comments:	Approved			
Legal Division Contact								
Contact Name:	Michele Desimone							

DAF Tracking No.: 2018- 264	Date	Signature
Concurred with by: Manager, RES (Alex Schuler)	August 21, 2018	Signed by Alex Schuler
<input type="checkbox"/> Recommended by: Supervisor, RES (Daran Somas)		
<input checked="" type="checkbox"/> Approved by: Manager, RES (Denise Gendron)	August 21, 2018	Signed by Denise Gendron
<input type="checkbox"/> Approved by: Director, Real Estate Services David Jollimore		X

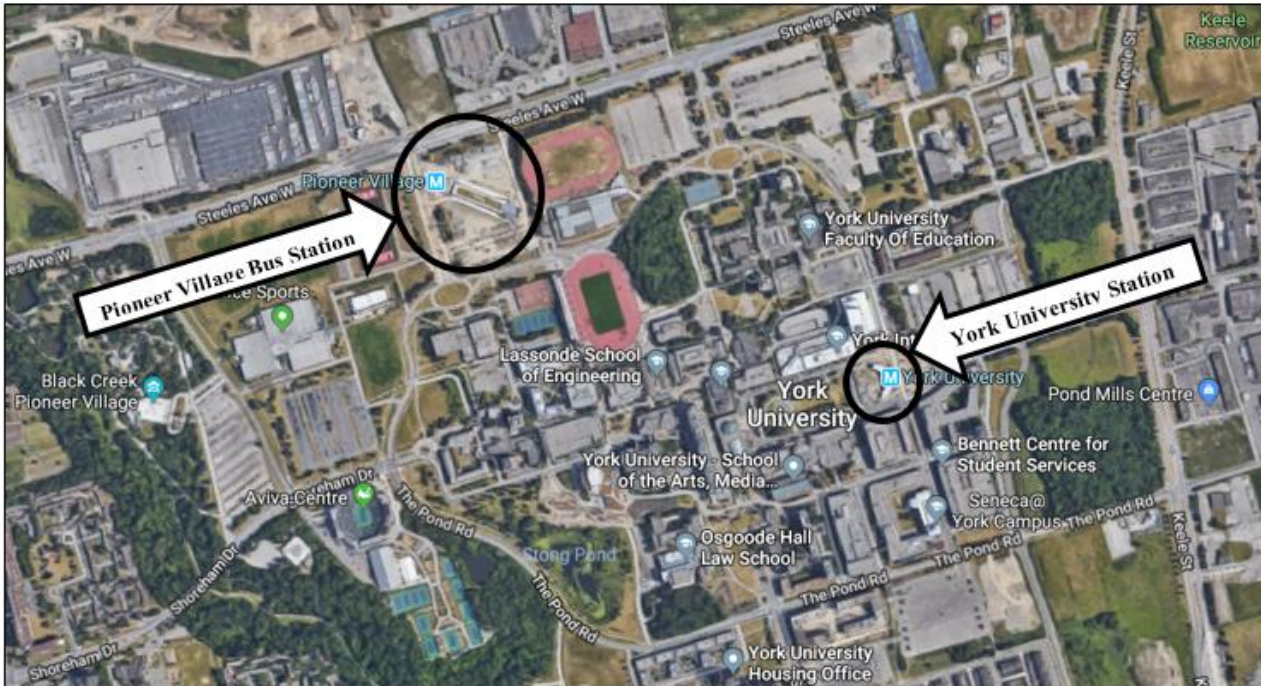
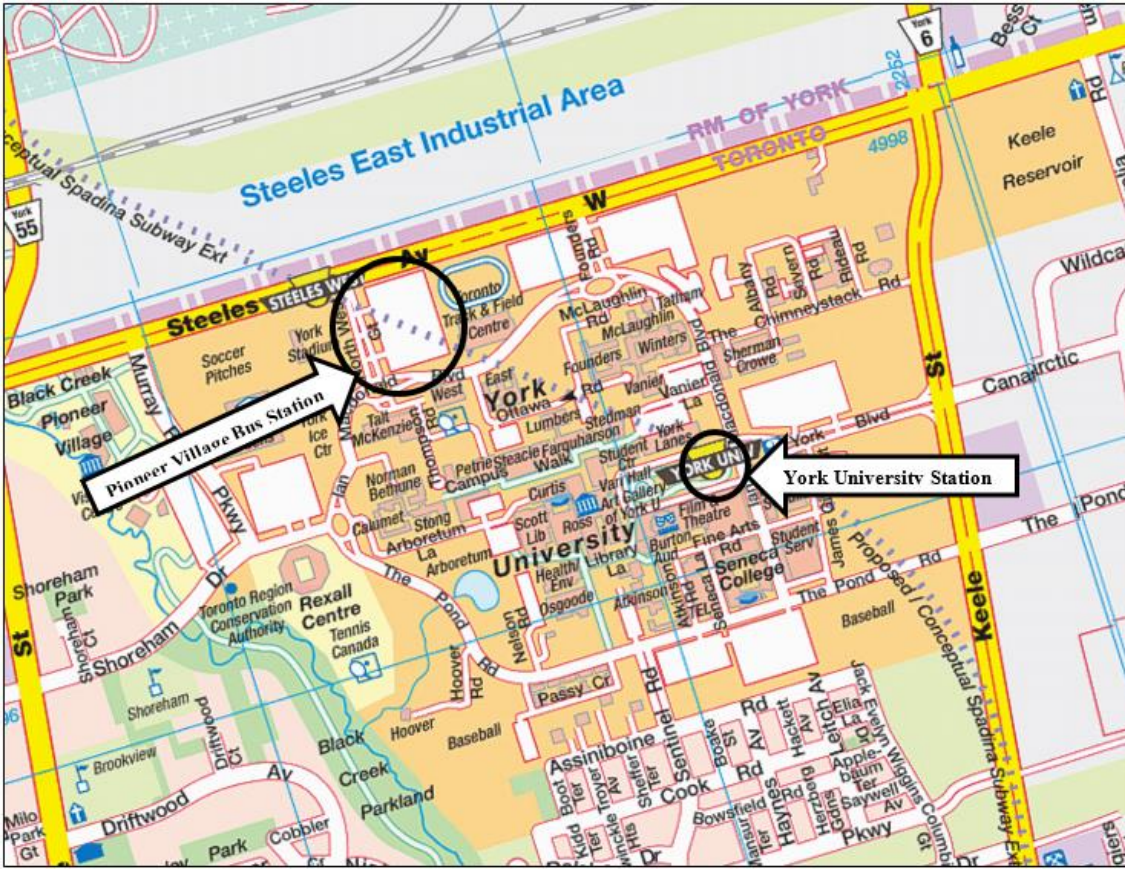
General Conditions ("GC")

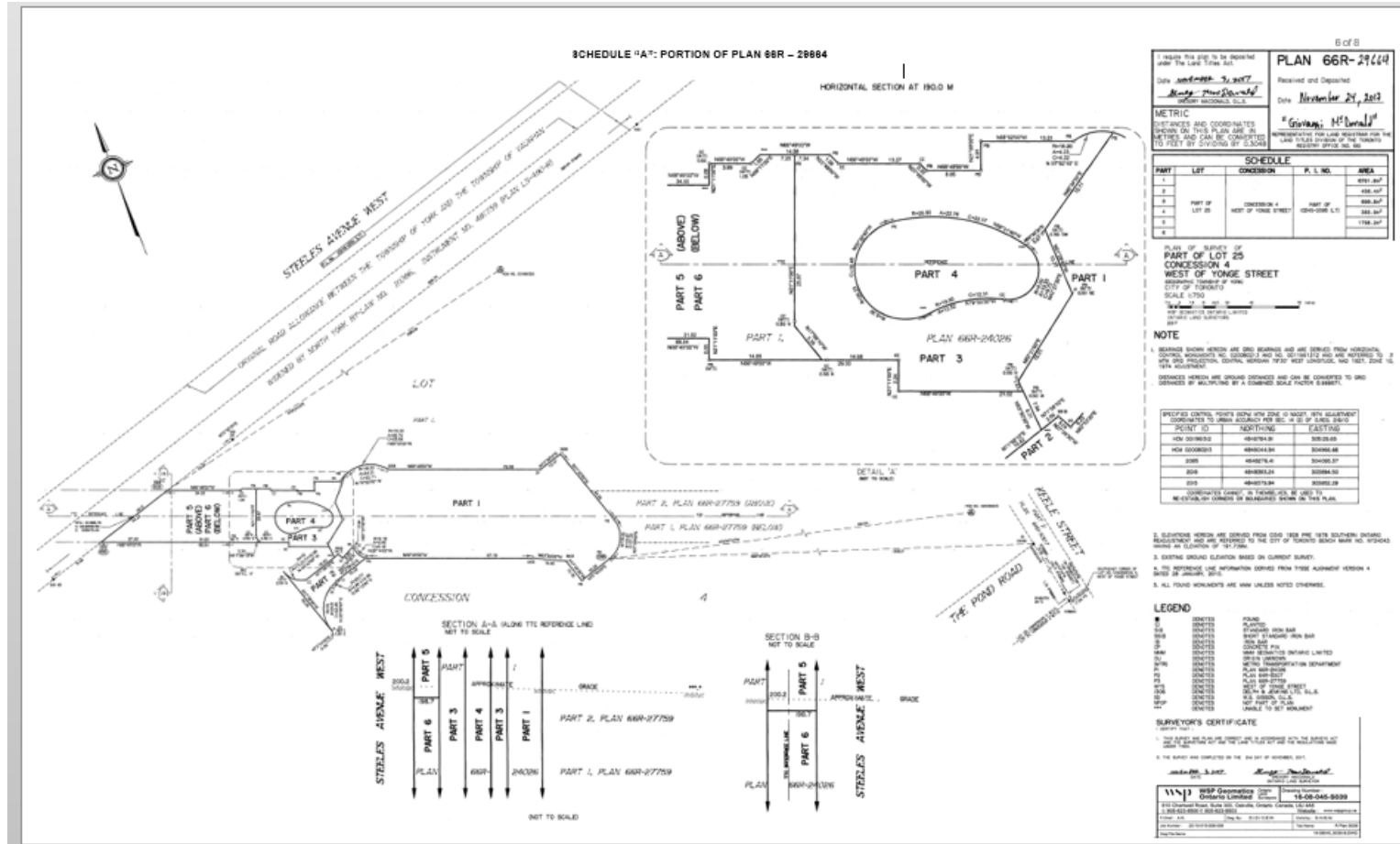
- (a) The local Councillor (or local Councillors if the subject property is located on a ward boundary or if the transaction involves an exchange of properties in more than one ward), will be consulted prior to the exercise of delegated Approving Authority by staff for all Acquisitions, Disposals, Land Exchanges and Leases. In the event of a vacancy in the Ward in which the subject property is located, the Mayor's office shall be consulted in the alternative.
- (b) Where approving power has been delegated to staff, the Deputy City Manager, Internal Corporate Services, in consultation with any other applicable Deputy City Manager or the City Manager, may determine that such matter is of such special interest that same should be returned to the relevant Committee and Council for consideration and determination.
- (c) Exercise of delegated authority is subject to all applicable Council policies, statutes or other applicable law.
- (d) Authority to approve financial commitments/expenditures is subject to all amounts being available in an approved budget, or funding being available from third party sources, except for "Strategic Property Acquisitions" as set out in EX44.22 adopted by Council August 25, 26, 27 and 28, 2014, which identifies alternative funding mechanisms subject to additional approval requirements.
- (e) Property interests are to be based on appraised value, and no interest shall be granted at less than market value unless otherwise specifically authorized.
- (f) Authority to approve transactions at less than market value is subject to statutory anti-bonusing provisions.
- (g) Total compensation means the aggregate of all types of payments, including land value, estimated clean-up costs, potential arbitration awards, loss claims, etc., but exclusive of any applicable taxes and registration costs.
- (h) Authority to acquire property is conditional upon provision being made to bring the property into compliance with applicable MOE or other requirements such that it will be fit for its intended municipal purpose, except for property acquisitions of 50M² or less for transit shelter purposes.
- (i) Authority to initiate the permanent road closure process in **A.4** is conditional upon confirmation by the GM of Transportation Services that it is feasible to permanently close the highway.
- (j) Disposal authorities in **A.7** are subject to the property having been declared surplus, and the disposal policy complied with.
- (k) Land exchanges, except for those in **A.8**, may be authorized based on the delegated Approving Authority for disposals in **A.7**.
- (l) Approving Authority with respect to land located in the Designated Waterfront Area as defined in the *Toronto Waterfront Revitalization Corporation Act, 2002* is conditional upon the approval of the Director, Waterfront Secretariat.
- (m) Authority to approve an exchange of land in **A.8** is conditional upon confirmation by the Chief Planner and Executive Director of City Planning, and the GM of Parks, Forestry & Recreation, that the land being exchanged is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior green space utility.
- (n) Approving Authority in **A.9** Leases (City as Landlord) but not Licences (City as Licensor) is limited to periods (including options/renewals) of less than twenty-one (21) years, as leases of 21 years or more may be authorized based on the delegated Approving Authority for disposals in **A.7**.
- (o) Total compensation in leasing matters where the City is landlord (**A.9**) includes the value of tenant improvements if factored into tenant's rental payments.
- (p) Total compensation in leasing matters where the City is the tenant (**A.10**) includes the value of any tenant improvements to be paid by the City.
- (q) Where options/renewals are included in leases, if the renewal rent is to be determined at a date later than the original approval date, total compensation is to be calculated as though all options are exercised, estimating the renewal rent based on the highest rent payable in the first term of the lease.
- (r) Total compensation in leasing matters where the City is landlord (**A.9**) or tenant (**A.10**) is to be calculated from the date of approval pursuant to this delegation (ie. first allowing for the expiry of any prior approvals, whether by Council or a delegated authority).
- (s) Approving Authority in leasing matters includes authority to approve renewals/extensions within the parameters of the delegated Approving Authority.
- (t) Approving Authority includes authority for amendments within the parameters of the delegated Approving Authority, the cumulative total of which may not exceed the delegated financial limit.
- (u) Where proposed additional amounts in **A.13** exceed 10 per cent of the original decision, even if otherwise in compliance with all other conditions, then Approving Authority is transferred upwards to the next more senior level of Approving Authority having the relevant overall financial limit.
- (v) Approving Authority includes authority for all documents necessary to implement the authority, including ancillary agreements, on terms and conditions satisfactory to the Approving Authority, in consultation with the relevant operating Division(s).
- (w) Staff positions referred to in this delegation include successors from time to time.
- (x) Documents are to be in a form satisfactory to the City Solicitor (including indemnity and insurance provisions).
- (y) Delegated signing authorities in **B** are conditional upon the documents having received the City Solicitor's prior "Approval as to Form".
- (z) Authority to use land acquired by the City for parking purposes by the Toronto Parking Authority is conditional upon Council enacting a by-law designating such use.
- (aa) All residential leasing documents shall adhere to the *Residential Tenancies Act, 2006* and any successor legislation.
- (bb) Despite GC(n), Approving Authority in residential leasing matters is not limited to periods of less than twenty-one (21) years and total compensation in residential leasing matters where the City is landlord is to be calculated based on an assumed term of ten years unless the lease term expressly identified therein is longer.
- (cc) Where Approving Authority has been delegated to the Manager level, such authority shall be conditional upon the Manager first having secured the written concurrence of a second Manager within the Real Estate Services Division.
- (dd) Where the City is transacting with a public agency, and such agency requires that an unqualified environmental indemnity be granted by the City, the authority to acquire property includes authority to grant such an indemnity, provided that the Phase I and Phase II environmental site assessments undertaken on behalf of the City have identified no significant environmental impacts or human health threats, with no, or minor action required ("Low Risk").

KEY TERMS

- Owner:** York University
- Property:** Part of 4700 Keele Street, Toronto, Part of PIN 10245-1016 being firstly: Part of Lot 25, Concession 4, West of Yonge Street, designated as Parts 1, 3, 4 and 6 on Plan 66R-29664; and secondly: Part of Lot 24, Concession 4, West of Yonge Street, designated as Parts 1 through 34 inclusive on Plan 66R-29904; and thirdly, Part of Lot 24, Concession 4 West of Yonge Street designated as Part 1 on Plan 66R-29658 (the "Property")
- Purchase Price:** Nominal fee
- As is, Where is:** The City agrees to accept, assume and take title to the Property and any improvements thereon in an "as is where is" condition
- Owner's Reservation Of Easement:** Owner to reserve an easement over Parts 1, 2, 4, 5, 9, 10, 11, 22, 25, 27, 31, 32, 33 and 35 on Plan 66R-29904 for the purpose of snow removal, landscaping, abandoned bicycle/equipment removal, and access to the refuse storage room at the York University station. Owner to also reserve an easement over Part 21 (for utility purposes) and Part 6 (for a Generator Pad) on Plan 66R-29904. Owner to also reserve an easement over Part 3 on Plan 66R-29664 for the purpose of snow removal, landscaping and litter/debris removal at the Pioneer Village Bus Station
- Owner's Transfer Of Easement:** In addition to transferring the Property, the owner will transfer to the City a negative support Easement over Parts 7, 16, 18, 20, 23, 28 and 33 on Plan 66R-29904 and over Part 5 on Plan 66R-29664 as well as an easement over Parts 13, 14, 15, 18 and 28 on Plan 66R-29904 for the maintenance of a soak-away pit and over Part 33 and 35 on Plan 66R-29904 for a maintenance vehicle layby.

APPENDIX "A": LOCATION MAP





SCHEDULE "B": PORTION OF PLAN 66R - 28804

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PLAN 66R-28804

DATE: 2014-11-20

PROJECT: 66R-28804

METRIC

EDWARD BLOTT

Part	Area	Volume
1	10.00	10.00
2	10.00	10.00
3	10.00	10.00
4	10.00	10.00
5	10.00	10.00
6	10.00	10.00
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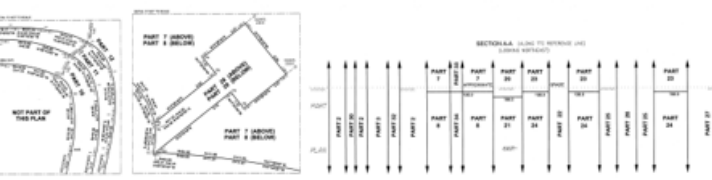
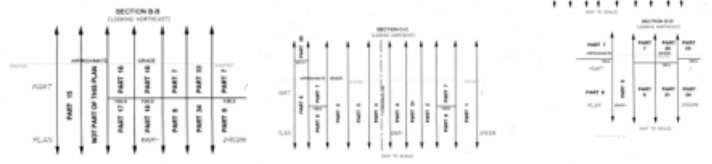
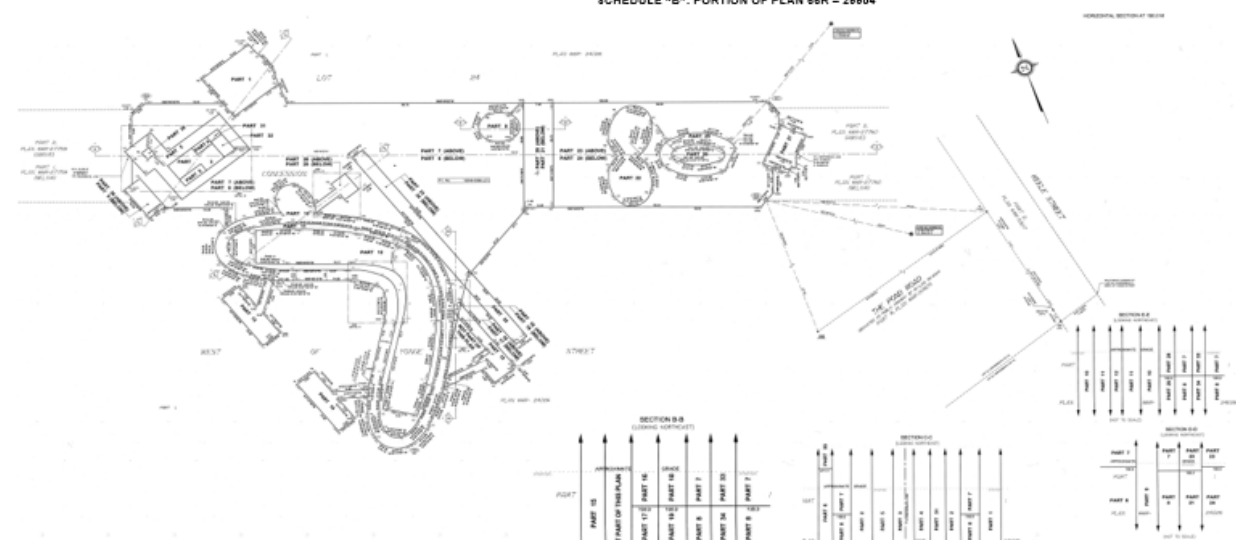
PLAN OF SURVEY OF PART OF LOT 24 CONCESSION 4 WEST OF YONGE STREET

NOTE: THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR THE PURPOSES OF A FINAL PLAN...

LEGEND: 1. LOT 24 CONCESSION 4 WEST OF YONGE STREET...

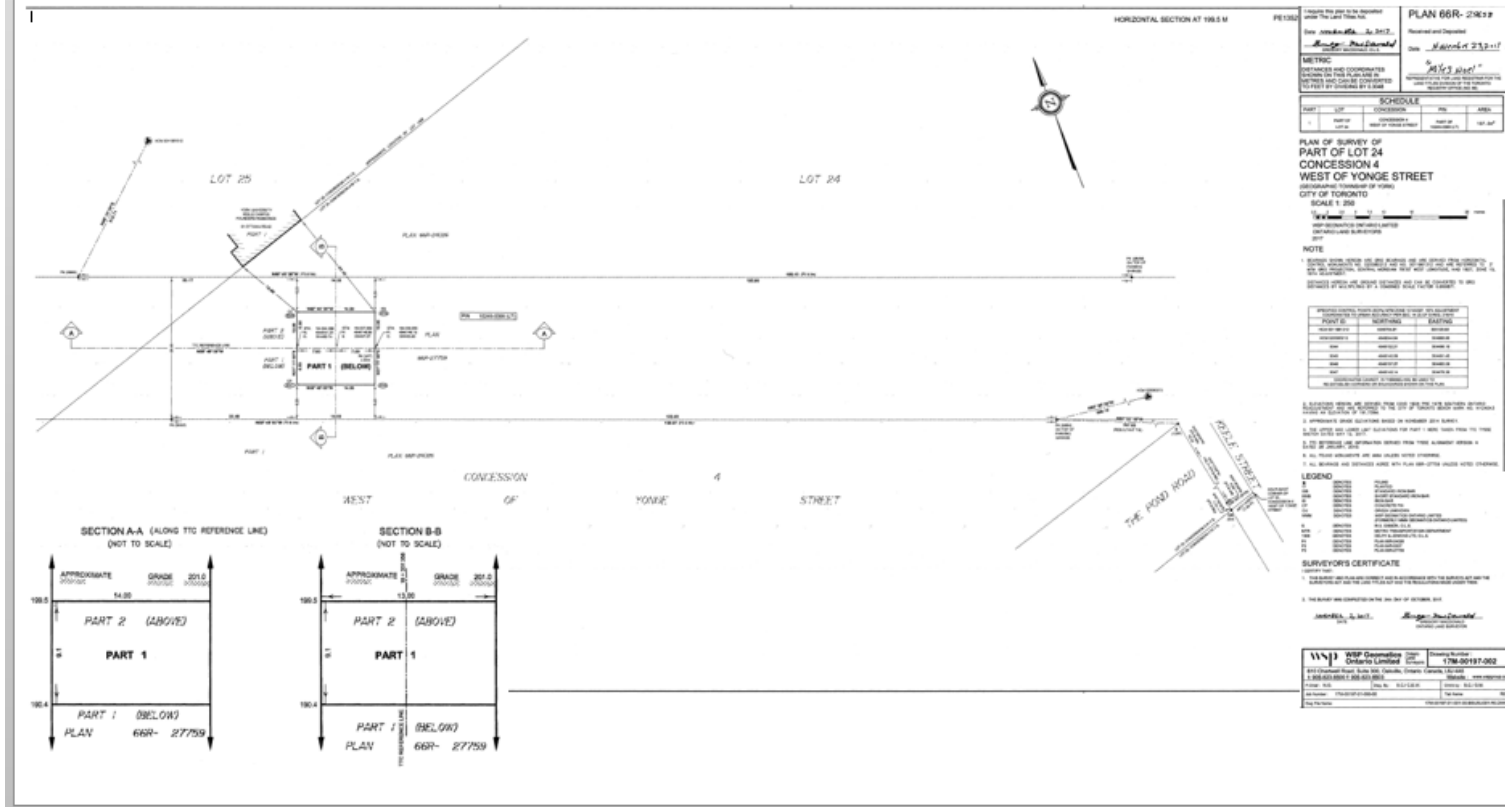
SURVEYOR'S CERTIFICATE: I, EDWARD BLOTT, SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN IS A PRELIMINARY PLAN...

WSP: 178-05187-01



SCHEDULE "C": PORTION OF PLAN 66R - 28668

B of B



PLAN 66R-28668
 Date: *March 23, 2017*
 METRIC
 PLAN OF SURVEY OF
 PART OF LOT 24
 CONCESSION 4
 WEST OF YONGE STREET
 CITY OF TORONTO
 SCALE: 1:200

DATE	BY	CONTRIBUTOR	FILE NO.
2017			

NOTE:
 1. EXISTING AND PROPOSED CONVEYANCES ARE SHOWN WITH BEARINGS AND DISTANCES.
 2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE SURVEY REGULATIONS, R.R.O. 1990, CHAPTER S.6.
 3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE SURVEY REGULATIONS, R.R.O. 1990, CHAPTER S.6.
 4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE SURVEY REGULATIONS, R.R.O. 1990, CHAPTER S.6.

POINT NO.	NORTHING	EASTING
1	1000.000	1000.000
2	1000.000	1000.000
3	1000.000	1000.000
4	1000.000	1000.000
5	1000.000	1000.000
6	1000.000	1000.000
7	1000.000	1000.000
8	1000.000	1000.000
9	1000.000	1000.000
10	1000.000	1000.000
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96	1000.000	1000.000
97	1000.000	1000.000
98	1000.000	1000.000
99	1000.000	1000.000
100	1000.000	1000.000

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a duly qualified Surveyor under the Survey Act, R.S.O. 1990, Chapter S.5, and the Survey Regulations, R.R.O. 1990, Chapter S.6, do hereby certify that the foregoing is a true and correct copy of the original survey plan as filed in my office on the 23rd day of March, 2017.

JAMES H. B. SMITH, Surveyor

WSP	WSP Geomatics Ontario Limited	17M-00197-002
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